



PROPERTY INSPECTION REPORT

123 Main St, , NY 12345

INSPECTION PREPARED FOR: Sample Buyer

INSPECTOR: Kevin R Calhoun, Jr. LIC NYS: 16000098546

AGENT: Buyers 1 Agent 1 -

DATE OF INSPECTION: 9/14/2023

Year Built: 1946



Table Of Contents

Inspection and Site Details	2-4
Exterior	5-14
Roofing	15-20
Structural Components	21-26
Attic and Insulation	27
Heating and Air Conditioning	28-35
Electrical	36-41
Plumbing	42-47
Interior	48-56
Kitchen	57-60
Bathroom 1	61-64
Bathroom 2	65-67
Appliances	68-70
Garage	71-75
Glossary	76-77
Report Summary	78-91



Inspection and Site Details

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

For the purposes of the home inspection report, terms such as Homeowners Association (HOA) and Co-Op Board and Building Maintenance will be used interchangeably.

Reports which have been downloaded are best viewed in Adobe Reader. Photos may be clicked on to enlarge the photo. Videos may be clicked on to play the video.

1. Inspection Fee

Fee:

- \$ - - -

Payment:

- [Venmo](#)

2. Inspection Time

Start:

- 09:30 AM

End:

- 12:00 PM

3. Attending Inspection

Present:

- [Client](#)
- [Seller's Agent](#)

4. Residence Type/Style

Description:

- [Detached](#)
- [Single Family Home](#)
- [Expanded Cape Style](#)

5. Garage/Carport

Description:

- [Detached - 2 Car Garage](#)

6. Year Built

Circa:

- 1946

7. Square Footage**Per Listing, Approximately:**

- 3,000 - 3,100 sq ft

8. Front of Home Faces**For the purpose of this report:** North**9. Bedrooms****Number of Bedrooms:** 5**Number of Bathrooms:** Full: 2**10. Occupancy****Status:**

- Occupied - Furnished
- The utilities were on at the time of inspection.

11. Temperature**Approximate temperature at the time of inspection:**

- 40°

12. Weather Conditions**Weather at time of inspection:**

- Partly cloudy
- Breezy

13. Ground/Soil Surface**Condition:**

- Dry

14. Past 24 Hours**Recent Precipitation:**

- No



Exterior

1. Exterior Views



Front of home



Right side of home



Rear of home



Left side of home



Rear sun room - Satisfactory



Rear yard



Rear yard

2. Driveway

Materials:

- Concrete

Observations:

- Driveway in good shape for age and wear.

3. Walkways

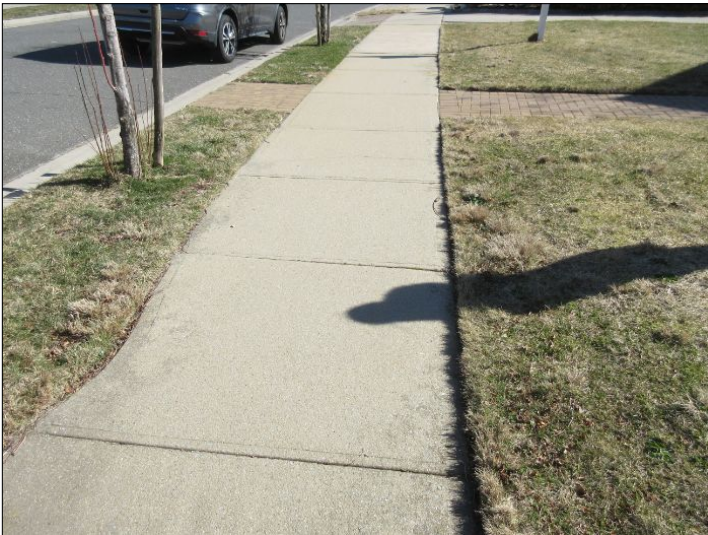
Materials:

- Concrete
- Brick/Pavers

Observations:

- Appeared functional and satisfactory, at time of inspection.





Satisfactory



Satisfactory



Satisfactory (Right side of home)

4. Steps, Stoop, Porch

Materials:

- Front: Concrete, Stone, Tile
- Rear: Concrete, Tile

Observations:

- Appeared functional and satisfactory at time of inspection, unless otherwise noted:



Satisfactory

5. Exterior Doors

Description:

- Front entry door:
- Rear entry door: Metal
- Patio Door: Metal

Observations:

- Appeared functional at time of inspection



Satisfactory



Missing hardware noted

6. Exterior Siding

Description:

- Vinyl Siding
- Brick Veneer

Observations:

- Exterior siding appeared in serviceable condition. No deficiencies, unless otherwise noted:
- Settlement cracks noted in numerous areas

SQUARED AWAY
HOME INSPECTIONS



Loose material(s) noted (Right side)



Flaking noted. Refinish as needed (Right side)



Structural crack noted at front of home. Result from undermining of foundation.



Structural crack noted at front of home. Result from undermining of foundation.



Structural crack noted at front of home. Result from undermining of foundation.



Additional cracks coinciding w/ undermined foundation



Additional cracks coinciding w/ undermined foundation



Step cracking noted - Related to damaged **sill plate** (Rear)



Cracking noted - Likey caused by deteriorated sill plates at rear of home

7. Eaves, Soffits, Fascias



Weathered wood noted. Recommend correction as needed (Rear)

8. Door/Window Frames, Trim

Description:

- Metal-covered wood
- Wood Door trim

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Exposed wood surfaces observed. **Wood rot** & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.



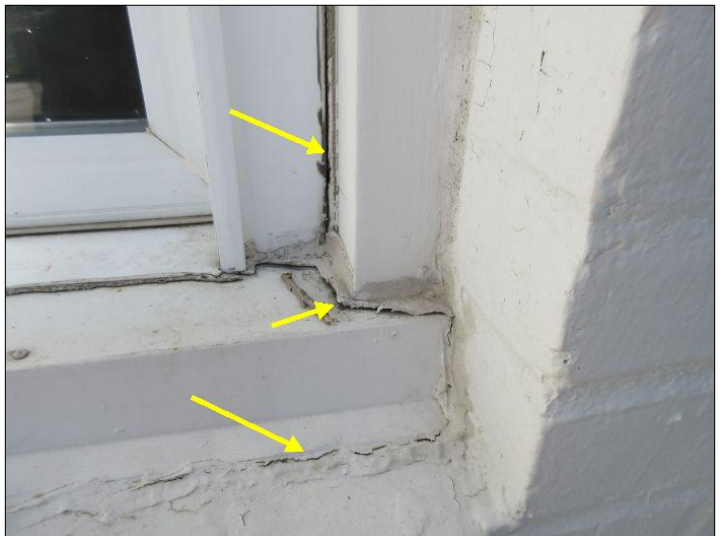
Exposed wood surfaces observed. Recommend enclosing as needed.



Loose / Sagging trim noted (2nd floor rear)



Deteriorated materials noted (Rear door)



Gaps noted at rear window trim - Additional results from rear sill plate deterioration



Deteriorated materials noted (Front door)



Deteriorated materials noted (Front door)

9. Exterior Caulking

Comments:

• Exterior caulking is the simplest energy-efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

Observations:

- Exterior caulking is generally in good condition except where noted:

10. Patio, Flatwork

Description:

- Rear patio:
- Tile

Observations:

- No deficiencies noted



No deficiencies noted



No deficiencies noted

11. Grading, Surface Drainage

Description:

- Ground generally graded away from structure, unless otherwise noted:
- Drywell

Observations:

- No major deficiencies noted.



Ensure drywell is maintained clear of debris

12. Vegetation Affecting Structure

Description:

- Vegetation in contact with the structure

Observations:

- Vegetation should not encourage water to flow towards the structure
- **MONITOR:** There are trees in close proximity to the front and/or rear of the home. Trees can potentially damage the home, clog drainage pipes and block gutters. Large trees should be reviewed annually for pruning, de-limbing, and/or removal.



Recommend trimming



Recommend trimming

SQUARED AWAY
HOME INSPECTIONS

13. Fencing

Materials:

- PVC
- Metal

Observations:

- **RECOMMEND:** PVC fences require annual cleaning to maintain a new/clean look
- Damaged gate noted
- Driveway gate showing signs of deterioration. Recommend budgeting for replacement.



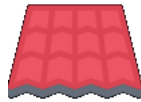
Driveway gate showing signs of deterioration.
Recommend budgeting for replacement.



Damaged gate noted (Left of garage)

14. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement. This can only be confirmed by a geological evaluation of the soil.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- Due to the close proximity to natural water sources, there is potential for some flood damage to occur in the event of another storm, such as Super Storm Sandy. It is recommended to consult with the seller(s) and neighbors to discuss any previous storm impact on the home and/or property.



Roofing

1. Roof Style and Pitch

Description:

- Gabled
- Flat
- Dormered

2. Roof Inspection

Method:

- Walked on roof surface

3. Roof Covering

Materials:

- 3-Tab Shingles
- Roll roofing

Approximate age:

- 10-15 years
- These shingles appear to be in the first third of their life cycle.

Observations:

• Roof appeared serviceable condition at time of inspection. No prediction of future performance or warranties can be offered.

• Evidence of active leak noted. Recommend evaluation and correction by licensed roofing contractor **See **Flashing****



Satisfactory



Satisfactory



Satisfactory



Roof appeared serviceable condition at time of inspection



Satisfactory

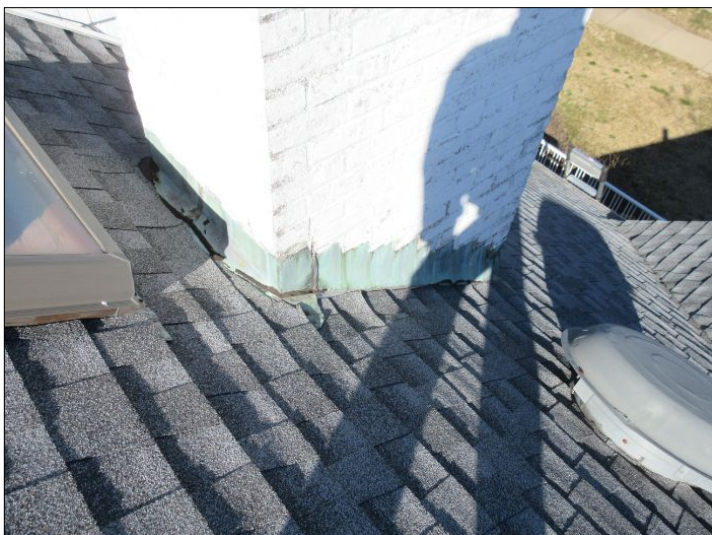


Satisfactory

4. Flashings

Observations:

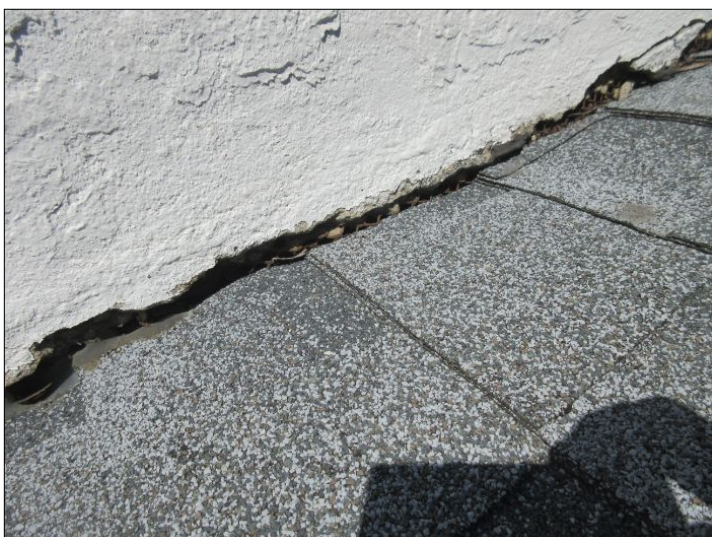
- Not Visible. See Limitations.
- Recommend installing of step flashing to prevent water penetration



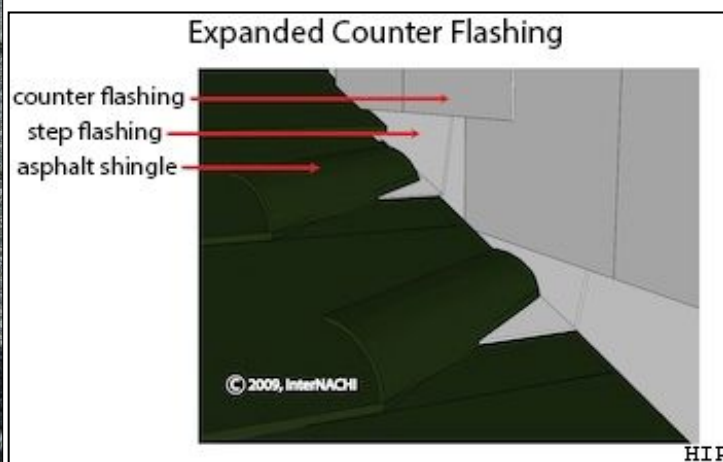
Satisfactory



Recommend installing of step flashing to prevent water penetration



Additional view



5. Roof Penetrations

Description:

- Exhaust fan
- Cast Iron plumbing stack(s)

Observations:

- Visible area(s), appeared functional, at time of inspection.



Satisfactory



Satisfactory

6. Chimney(s)

Description:

- Masonry

Observations:

- Appeared functional at time of inspection
- No cap present



No cap present (Heating / Livingroom Fireplace)



Appeared functional at time of inspection (Bedroom Fireplace)



Cleanout cover missing (Right side)



Appeared functional at time of inspection (Right side)

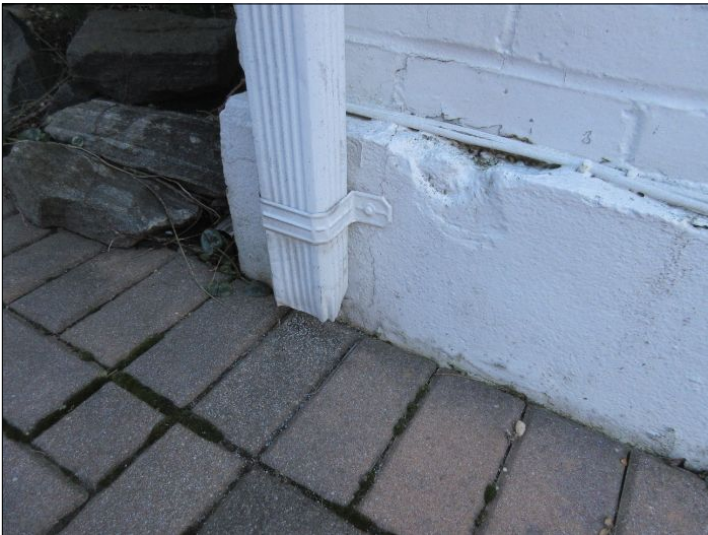
7. Roof Drainage System

Description:

- Galvanized/Aluminum
- All downspouts discharge above grade

Observations:

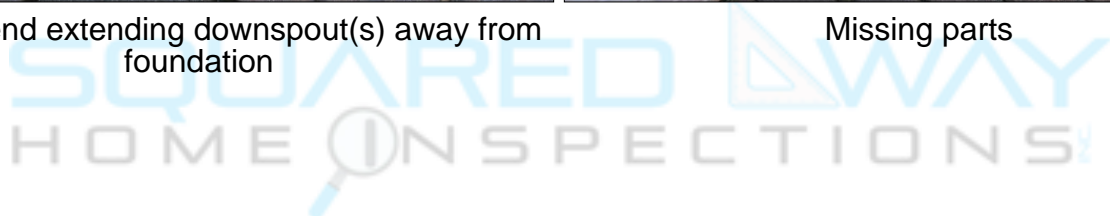
- Recommend extending downspout(s) away from foundation
- Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation.
- **MAINTENANCE:** Routinely monitor to keep gutters and gutter screens from clogging. A good time to check for proper gutter system operation is during a rainfall -- walk the perimeter of the house. Clean and seal gutters as needed.
- Areas of gutters clogged



Recommend extending downspout(s) away from foundation



Missing parts





Discharge blocked. Clear as needed (Rear)

8. Skylight(s)

Observations:

- Appeared functional

9. Limitations of Roofing Inspection

- It highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).
- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof **sheathing** for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.



Structural Components

1. Foundation Type

Description:

- A raised perimeter with pier and beam supports -- Crawlspace

2. Foundation Walls

Description:

- Poured Concrete

Observations:

- Undermining noted at front left corner of the home's **foundation wall**.
- Numerous cracks noted at the foundation, both interior and exterior of the home. This is an indication that the structural integrity of the home has been compromised.
- Recommend consulting with a structural engineer for additional information and guidance.
- **WDO** evidence noted at sill plates



Minor cracking noted (Right side)



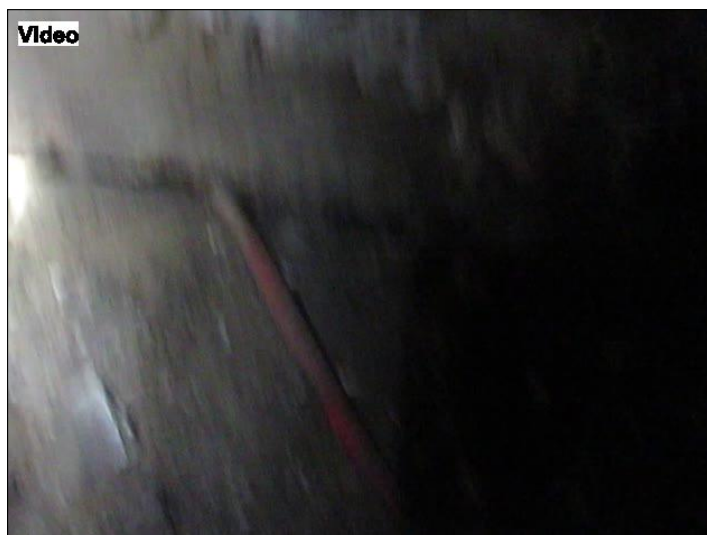
WDO evidence noted at sill plates



Crack at front wall extends to base of foundation



Undermining noted at front left corner of the home's foundation wall.



Undermining noted at front left corner of the home's foundation wall.

3. Foundation Floor

Description:

- Crawl Space: dirt floor
- Crawl Space: concrete floor

Observations:

- Recommend installation of vapour barrier on dirt floor to reduce humidity and protect mechanical equipment and structure from damage.

4. Under Floor Crawlspace(s)

Method of Inspection:

- Crawled

Insulation & Ventilation:

- Under floor insulation type: fiberglass batts

Observations:

- Insulation sparse in area(s)
- Insulation installed backwards. **Vapor barrier** should be towards heated area.
- **Mold-like bio growth observed. Professional testing & evaluation advised.**



Crawlspace access



Access

HOME INSPECTIONS



Insulation loose in area(s)



Mold-like bio growth observed. Professional testing & evaluation advised.

5. Columns, Beams

Description:

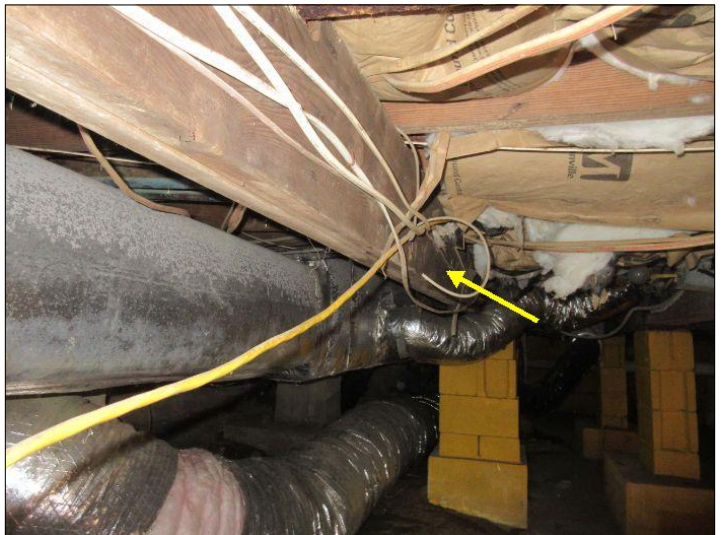
- Masonry block
- Wooden beams

Observations:

- Mid-span girder appears to be undersized
- Mid-span girder appears to be "rolling" towards the rear of the home. Recommend consultation with a structural engineer for further information and guidance.



Satisfactory



Mid-span girder appears to be "rolling" towards the rear of the home. Recommend consultation with a structural engineer for further information and guidance.



Temporary support column noted

6. Floor Structure

Description:

- Dimensional lumber wood **Joists**

Observations:

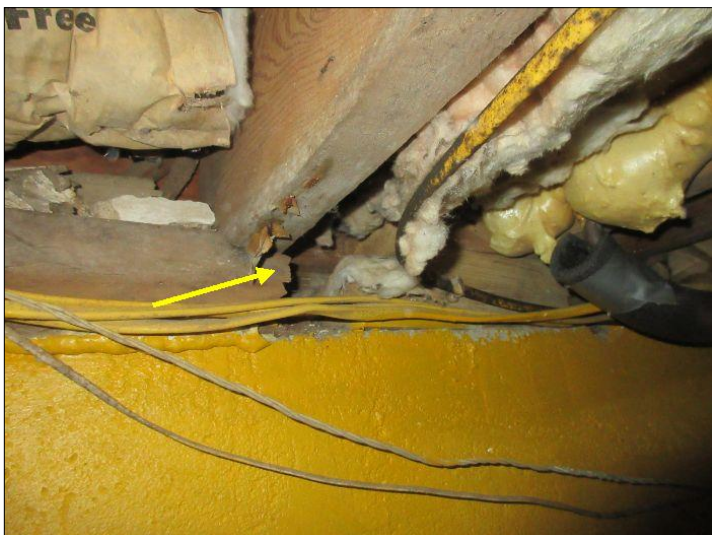
- Approximately 20' of sill plate at the rear foundation wall has been deteriorated and has failed. Structural repairs are required. Consult with licensed contractor for guidance.
- Previous repairs to floor joists noted
- Damaged sill plates has resulted in the "sinking" of the rear wall of the home, causing the 1st and 2nd floors to sag (leaning towards the rear)



WDO damaged sill plate (Rear wall)



Additional view



Additional damage



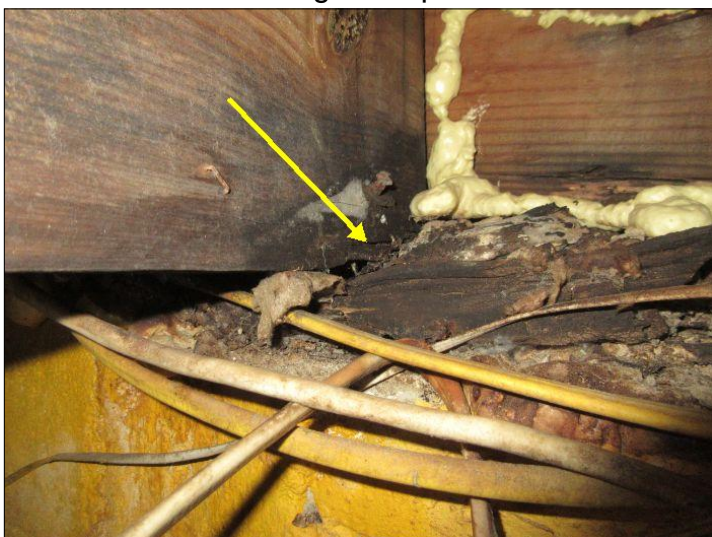
Damaged sill plate



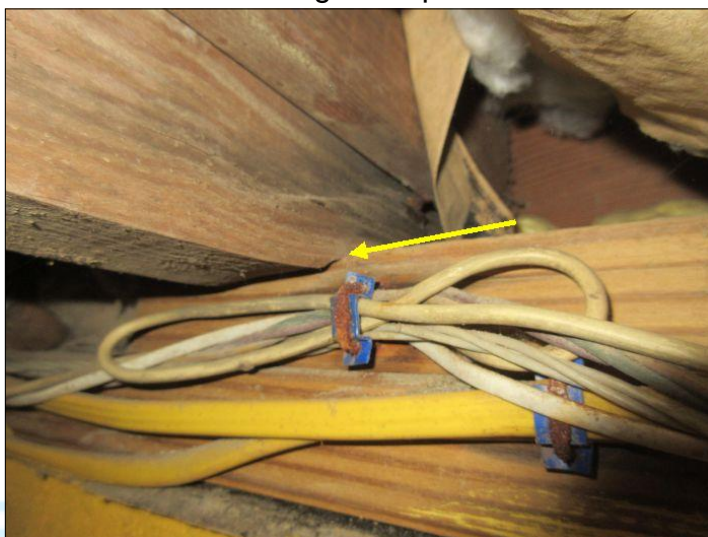
Damaged sill plate



Damaged sill plate



Damaged sill plate



Previous repairs noted

7. Wall Structure

Description:

- Wood frame

Observations:

- Virtually all of the walls and ceilings are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

8. Ceiling, Roof Structure

Description:

- Roof framing system:

- **Rattlers**

Observations:

- Limited view due to finished ceilings.
- Limited view of ceiling framing due to insulation.

9. Limitations of Structural Components Inspection

- A representative sample of the visible structural components was inspected.
- Furniture, storage, and/or personal items restricted access to some structural components.
- No representation can be made to future leaking of foundation walls.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.



Attic and Insulation

1. Attic Access

Attic Inspection Method:

- Inspected from access only.

Description of Access:

- Access door located in:
 - Knee Walls

Observations:

- Functional at time of inspection

2. Attic Ventilation

Observations:

- Existing attic ventilation appears adequate at time of inspection

3. Insulation in Unfinished Spaces

Description: Attic Insulation:, Fiberglass, batts

Approximate Depth/R-Value: 5-7 inches Approx R-19

Observations:

- Insulation level in the attic is typical for homes this age



Loose insulation noted in attic area

4. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Any estimates of insulation R values or depths are rough average values.
- An analysis of indoor air quality is not part of this inspection.



Heating and Air Conditioning

1. Heating System

Description:

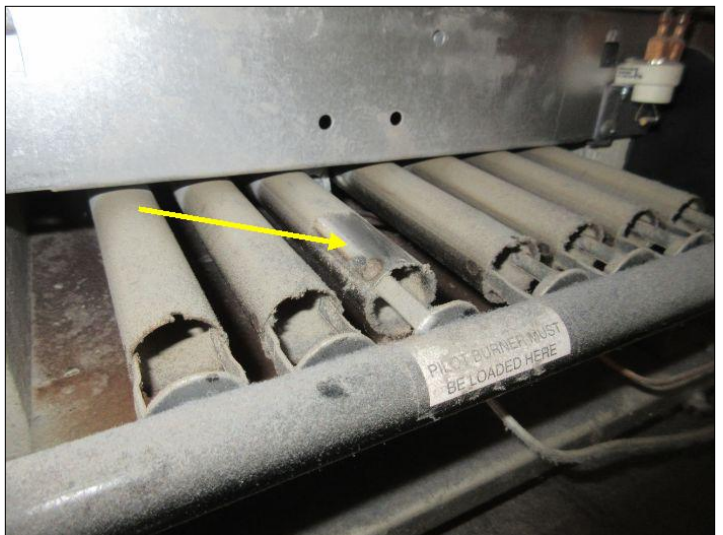
- Gas fueled
- Hot Water **Boiler**
- Manufacturer: Crown Boiler

Approximate Heating System Age:

- Manufactured: 2012
- 11 years

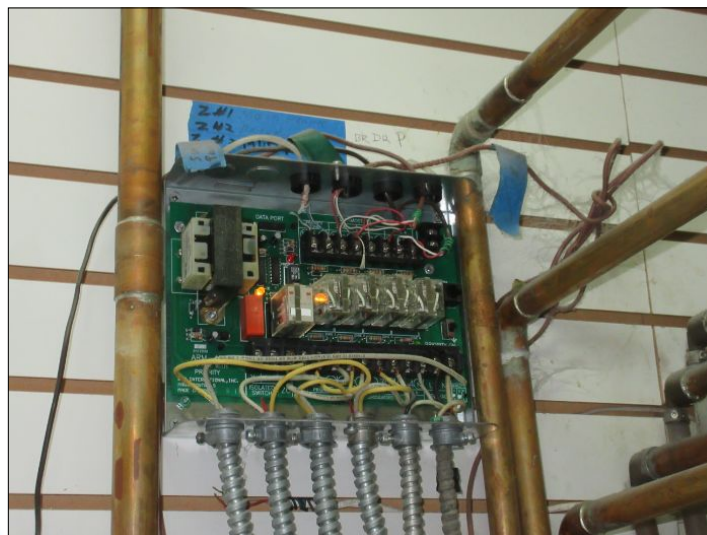
Observations:

- Annual/Seasonal professional inspection and cleaning service contract is recommended.
- Dust buildup observed in service compartment and/or draft tubes.



Annual/Seasonal professional inspection and cleaning service contract is recommended.

Dust buildup observed in service compartment and/or draft tubes.



Heating system relay box - Cover missing

2. Energy Source

For Heating:

- Natural Gas -- Gas meter location: Front

For Cooling:

- Electric - 220/240 volt **A/C**

Observations:

- No deficiencies noted.

3. Heating System Safety Switch

Location:

- Inside utility room near door

Observations:

- No deficiencies noted



No deficiencies noted

4. Thermostat(s)

Description:

- Smart **Thermostat**
- Location(s):
- Main Level
- 2nd Floor

Observations:

- No deficiencies noted.
- Recommend the client have the homeowner provide the instructions for programming or show the client how to do so.



No deficiencies noted.

5. Heating Distribution Systems

Description:

- Radiators
- Baseboard Heaters

Observations:

- No deficiencies noted.

6. Combustion Air

Observations:

- No deficiencies noted.

7. Venting, Flue(s), Chimney(s)

Materials:

- Metal

Observations:

- The visible portions of the vent pipes appeared functional.
- The metal chimney liner vent **flue** pipe was not inspected or visible from end to end. Recommend a certified chimney sweep inspect for your safety.



The visible portions of the vent pipes appeared functional.

8. Cooling System

Description:

- Compressor/**Condenser** unit
- Manufacturer: Rheem, Luxaire

Age and Capacity:

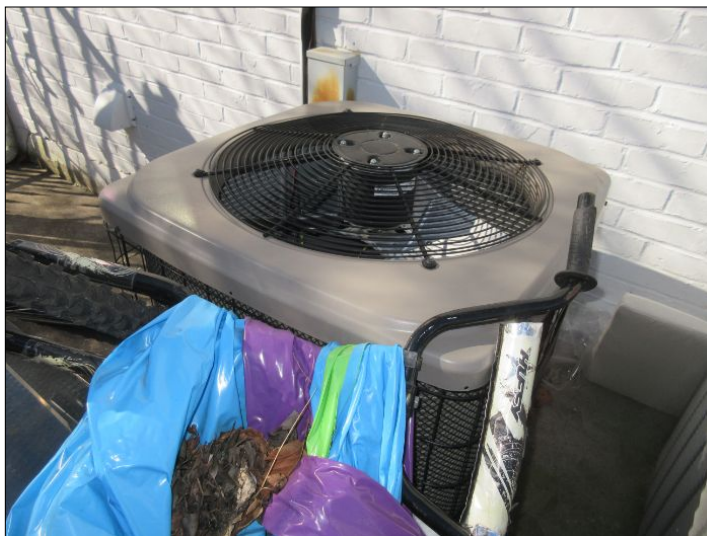
- Both units are approximately
- 10 years

Observations:

- No deficiencies noted at the time of inspection.
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
- Both units approx 3 tons
- Both units mfg 2013



1st floor A/C system - 3 ton - Mfg 2013



2nd floor A/C system - 3 ton - Mfg 2013



No deficiencies noted at the time of inspection.

9. Refrigerant

Materials:

- R410A



10. Exterior Safety Switch

Location:

- Left side of home

Observations:

- The exterior electrical disconnect/shut off box was rusted and could not be opened

11. Cooling Distribution Systems

Description: Ceiling registers • Floor registers

Observations:

- 2nd floor - No deficiencies noted
- 1st floor - Damage ducts were noted in the basement. Metal ducts have been rusted / rotted resulting in a breach of the system. Conditioned air is lost to the crawlspace area, as well as moist / humid air is likely to be drawn into the home via this opening, resulting in rusting of floor register covers.



Metal ducts have been rusted / rotted resulting in the basement is a breach of the system. Conditioned air is lost to the crawlspace area, as well as moist / humid air is likely to be drawn into the home via this opening, resulting in rusting of floor register covers.

Additional view



Deterioration noted



Rotted duct noted (Crawlspace)

12. Condensate Drain

Observations:

- 2nd floor - No deficiencies noted

- 1st floor - Condensation drips into dirt floor in crawlspace, creating a more humid environment. Recommend installation of condensation pump to direct water out of home.



2nd floor - No deficiencies noted



1st floor - Condensation drips into dirt floor in crawlspace, creating a more humid environment. Recommend installation of condensation pump to direct water out of home.

13. Filter(s)

Description:

- At wall return

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



HVAC Return 2nd fl

14. Solid Fuel Heating

Description:

- Masonry wood burning fireplace
- Location: Master Bedroom

Observations:

- Appeared functional at time of inspection.
- Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.



Appeared functional at time of inspection (Master Bedroom)



Recommend cleaning (Master Bedroom)

15. Gas Fireplace(s)

Description:

- Natural gas
- Wood burning fireplace equipped with gas fire logs

Observations:

- NOT INSPECTED

• **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

• **INFORMATION:** The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership--- for fire safety reasons.



NOT INSPECTED

16. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- The test the central air conditioner (A/C), the electrical power to the unit AND the outside air temperature must be above 65 degrees Fahrenheit for a period of at least 24 hours. Turning on the A/C if these time and outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components.



Electrical

1. Service Drop

Description:

- Overhead service
- Meter Location: Left side
- Outside wall of residence

Observations:

- The exterior meter is rusted. Have a qualified professional evaluate.



Electrical service mast

2. Service Rating

Amperage and Volts:

- 200 amps
- 120/240 volts

3. Main Disconnect

Description:

- One 200 Amp Breaker on Main Service Panel. See photo below.

4. Main Service Panel(s)

Description: Manufacturer: Bryant
Located at electrical meter



Main service disconnect

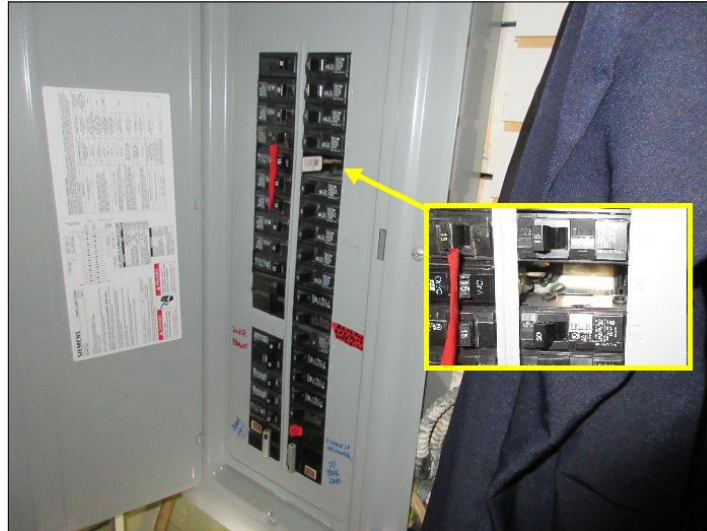
5. Sub Panel(s)

Description:

- Manufacturer: Siemens
- Located in: Utility Room
- 200 Amps

Observations:

- Wiring inside panel appeared satisfactory at time of inspection.
- There are open knockouts at the panel. Replace as needed.



There are open knockouts at the panel. Replace as needed.

6. Service Grounding

Description:

- Copper

Observations:

- No discrepancies on visible sections noted.

7. Overcurrent Protection

Type:

- Breakers

Observations:

- No deficiencies noted.

8. Wiring Methods

Description:

- Copper
- Copper Clad Aluminum
- Wiring type: non-metallic sheathed cable "Romex"
- Wiring type: metallic sheathed cable "BX"

Observations:

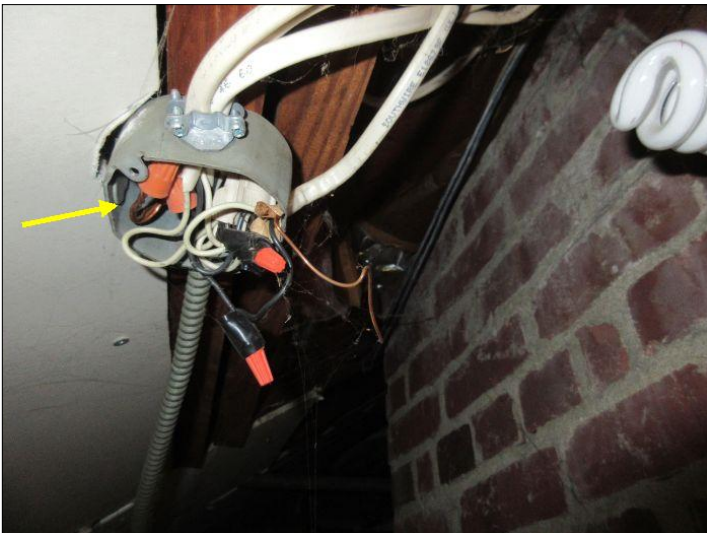
- Missing junction box cover. Repair as needed.



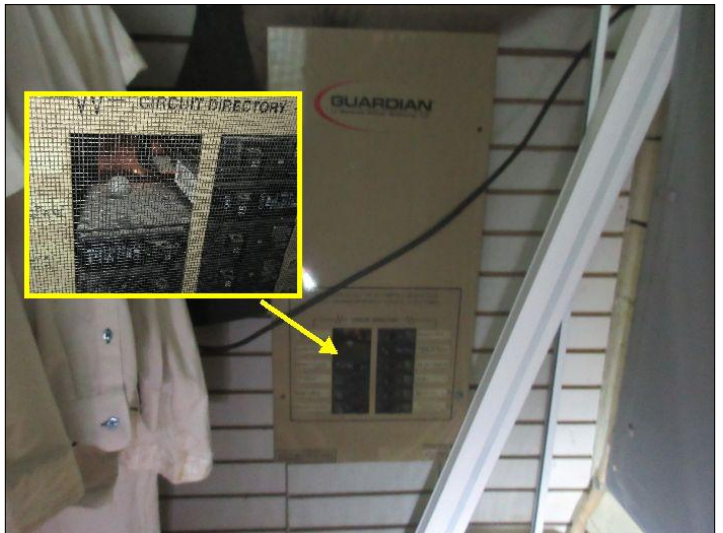
Backup generator disconnect



Backup generator - Locked, unable to test



Missing junction box cover (2nd fl hallway closet)



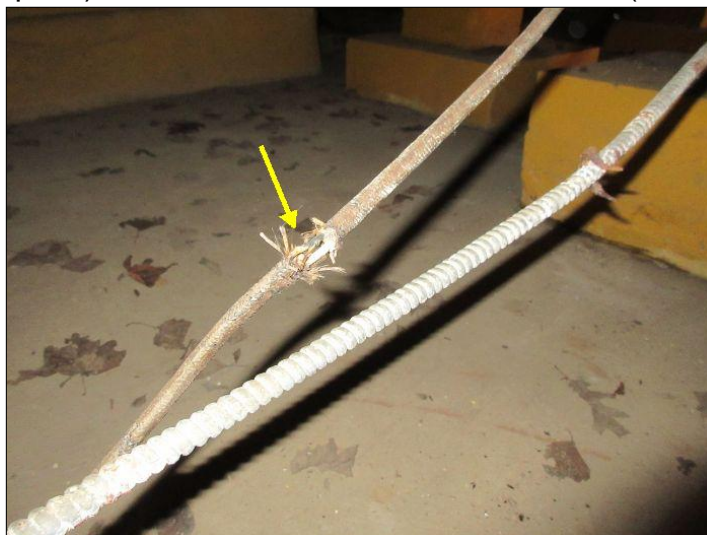
Backup Generator **Circuit** Box - Open knockouts noted, secure as needed



Missing junction box cover. Repair as needed.
(Crawlspace)



Recommend securing wires as needed
(Crawlspace)



Deteriorated sheathing noted (Crawlspace)

9. Lighting, Fixtures, Switches, Outlets

Description:

- Grounded

Observations:

- A **representative number** of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.



Light fixture missing. Exposed wires noted. (Left side)



Loose switch noted, recommend correction as needed by licensed electrician (2nd fl closet)



Damaged switch noted. Replace as needed (Bathroom #1)

10. GFCI

Definition: Ground Fault Circuit Interrupter - **GFCI** - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Observations:

- Operated when tested, unless otherwise noted:
- Test GFCIs monthly to ensure proper operation.

11. Smoke/Heat Detector(s)

Observations:

- **SAFETY:** Recommend installation of hardwired & interconnected smoke alarms in ALL bedrooms as well as one on each level.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

12. Carbon Monoxide (CO) Detector(s)

Observations:

- **SAFETY:** Installation of CO detector, at least one per floor.
- Testing of CO detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is beyond the scope of this inspection. Battery operated CO alarms should be checked routinely and the batteries changed frequently.
- FYI: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

13. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sample of outlets, switches and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Smoke and Carbon Monoxide detectors are not tested during a home inspection. It is strongly recommended for homeowners to purchase new life safety equipment upon taking possession of a property and maintain devices as per manufacturer's recommendations.
- Back-up generator not tested or inspected. Licensed electrician should evaluate and operate. Recommend you review with seller to become familiar how to operate emergency generator in the event of a power failure.



Plumbing

1. Water Supply

Source:

- Public municipal water supply

2. Main Service Piping

Materials:

- Copper

3. Water Main

Water Meter Location:

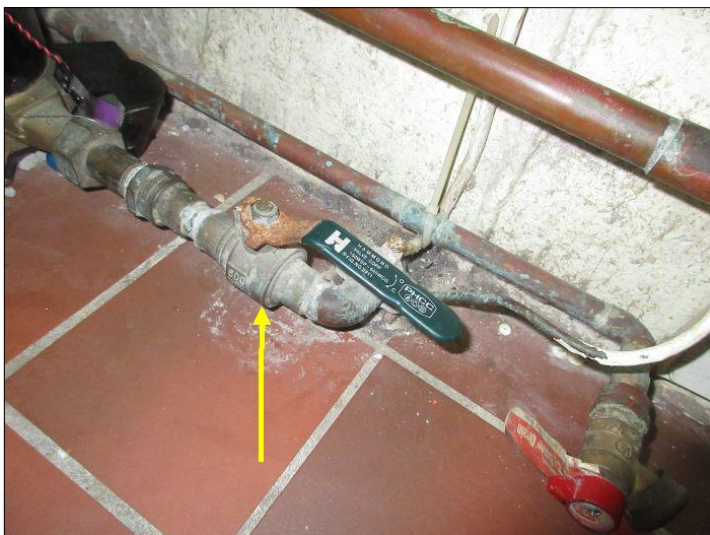
- Utility Room

Water Main Shutoff Location:

- Utility room

Observations:

- No deficiencies noted.
- Located and client made aware of.



Main service shut off valve



Water meter

4. Exterior Hose Bibs/Spigots

Description:

- Standard hose bib(s)
- Not Tested



Appeared to have been winterized, at time of inspection.

5. Water Supply, Distribution Systems

Materials:

- Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

6. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

7. Flow and Pressure

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

8. Waste, Drain, Vent Piping

Waste System Type:

- Public sewage disposal system

Visible Waste Piping In House:

- Cast Iron
- PVC

Observations:

- Visible piping appeared serviceable at time of inspection, unless otherwise noted



Recommend additional supports as needed

9. Water Heater(s)

Description:

- Manufacturer: State Water Heaters
- Location: Utility Room

Capacity:

- 50 Gallons

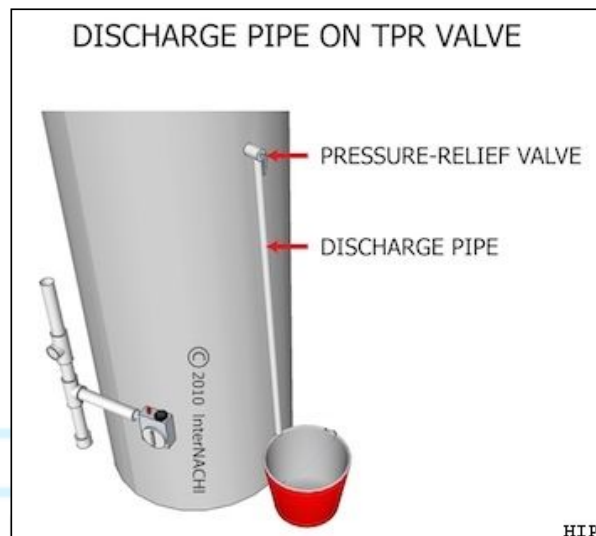
10. Water Heater(s) Condition

Age:

- Year: 2021
- Approx:
- 2 Years

Observations:

- **SAFETY:** Temperature Pressure Relief (TPR) Valve extension pipe is missing. It is recommended to install extension tube to terminate within 6" of floor to prevent burn injuries in event the water heater malfunctions.
- **SAFETY:** The water temperature is above the recommended temperature of 120° F. Recommend adjusting the temperature at the water heater to prevent burn injuries.



SAFETY: Temperature Pressure Relief (TPR) Valve extension pipe is missing



SAFETY: The water temperature is above the recommended temperature of 120° F

11. Water Heater Vent System

Materials: Metal single wall chimney vent pipe

Observations:

- Visible portions appeared functional with no discrepancies.

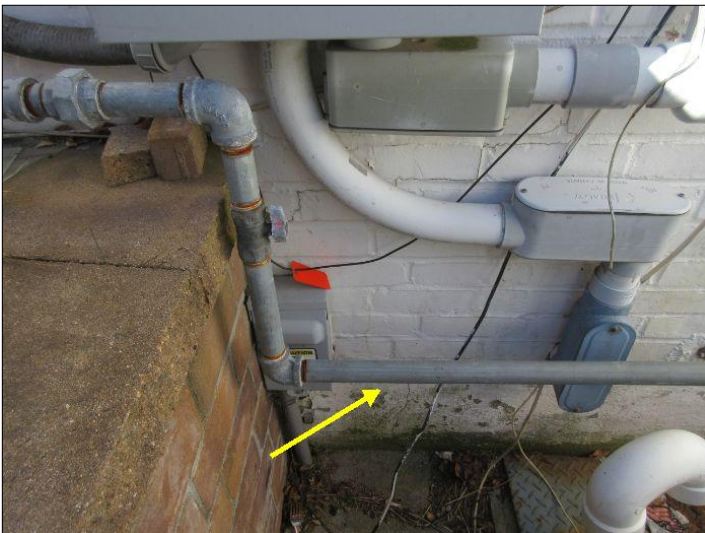
12. Fuel Storage, Distribution

Description:

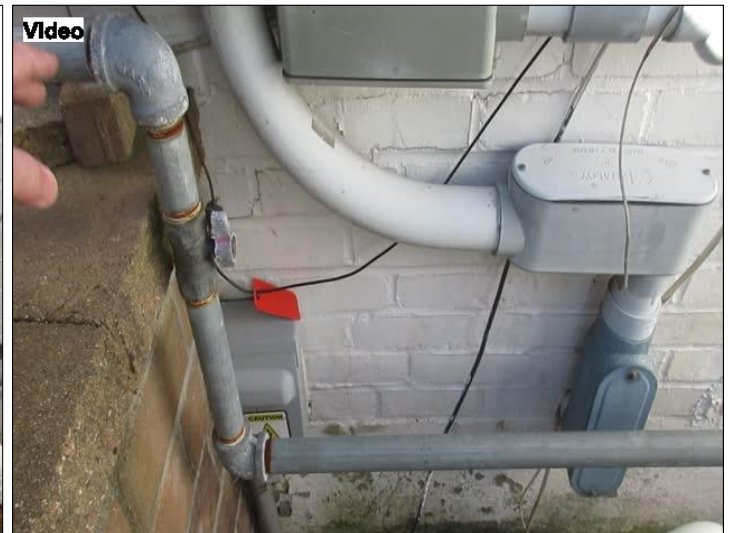
- Black iron pipe used for gas branch/distribution service

Observations:

- Recommend securing exposed gas pipe to prevent damage



Exterior gas piping not secure



Recommend securing exposed gas pipe to prevent damage



Gas Meter (Front of home)

13. Drainage Sump, Pump(s), Piping

Observations:

- Catch basin noted. Recommend installation of pump to remove water, as needed.



Catch basin noted. Recommend installation of pump to remove water, as needed.

14. Other Components

Description:

- Sprinkler System

Observations:

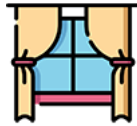
- Sprinkler System **backflow preventer** PRESENT. Sprinkler systems are beyond the scope the house inspection. Recommend qualified contractor to inspect sprinkler system.
- Not tested.



Sprinkler system timer (Utility Room)

15. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.



Interior

1. Interior Views



Master Bedroom



Master Bedroom



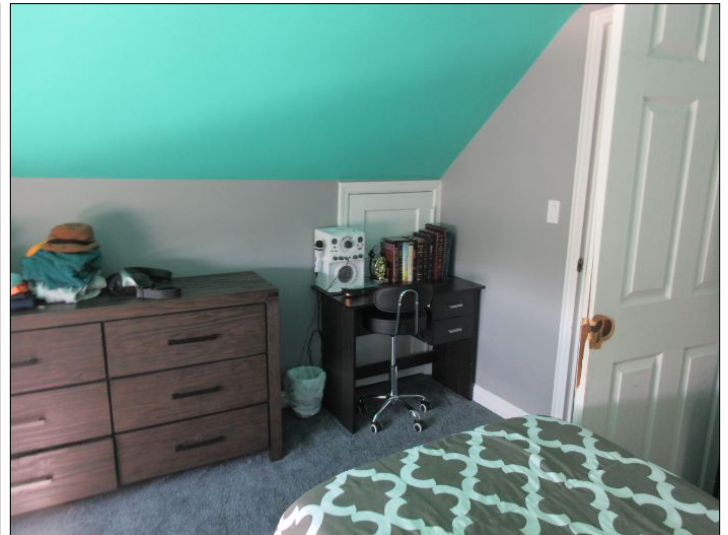
Bedroom #2



Bedroom #2



Bedroom #3



Bedroom #3



Bedroom #4



Bedroom #4



Bedroom #5



Bedroom #5

HOME INSPECTIONS



Bedroom #6



Living Room



Living Room



Dining Room



Pantry area



Utility Room

HOME INSPECTIONS



Sun Room

2. Wall and Ceiling Finishes

Materials:

- Drywall

Observations:

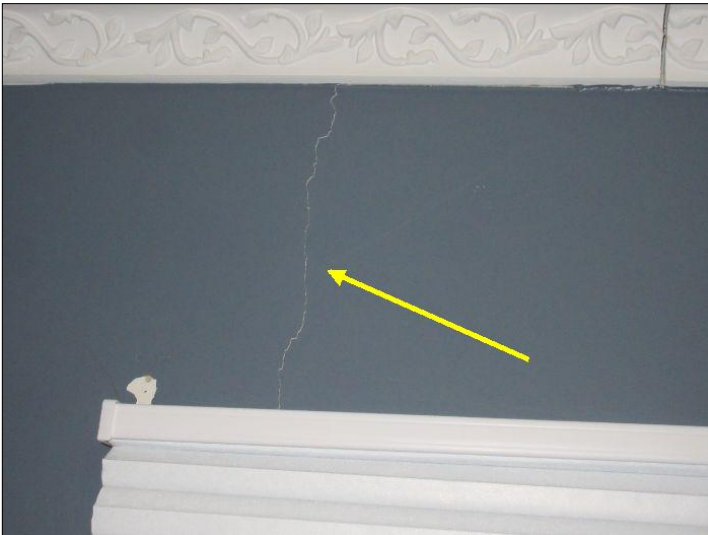
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.
- Evidence of active leak noted
- Mold-like bio growth observed. Professional testing & evaluation advised.



Indications of water penetration in cedar closet (Thermal View)



Wall repair noted - Damage from shifting foundation. Coincides w/ cracks at front brick veneer (Bedroom #5)



Wall repair noted - Damage from shifting foundation. Coincides w/ cracks at front brick veneer (Bedroom #5)



Damaged drywall noted (Bedroom #6)



Evidence of active leak noted, likely from missing step flashing (Bathroom #1)



Evidence of active leak noted, likely from missing step flashing (Bathroom #1)



Mold-like bio growth observed. Professional testing & evaluation advised (Bathroom #1)

SQ
HOM

AY
NS

3. Floor Finishes

Materials:

- Hardwood type
- Ceramic tile
- Carpet

Observations:

- Common wear noted
- Uneven and sagging areas noted. Refer to "Structural Components" for additional information

4. Windows

Description:

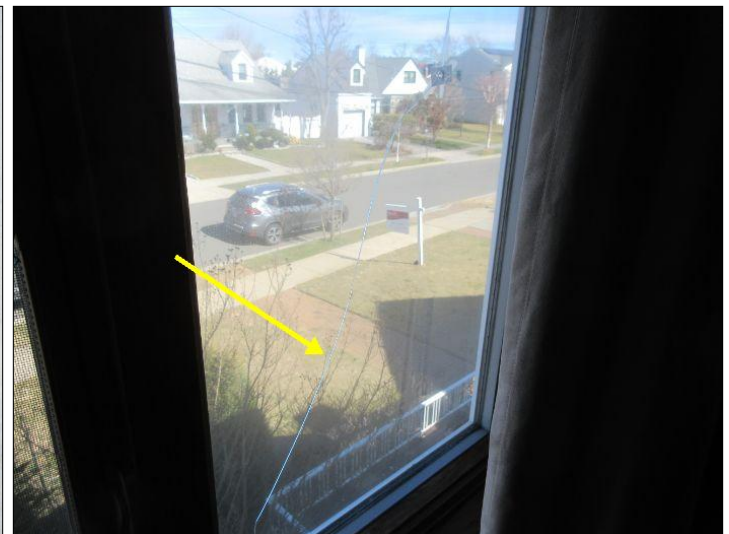
- Vinyl
- Double hung
- Sliders
- Crank/casement

Observations:

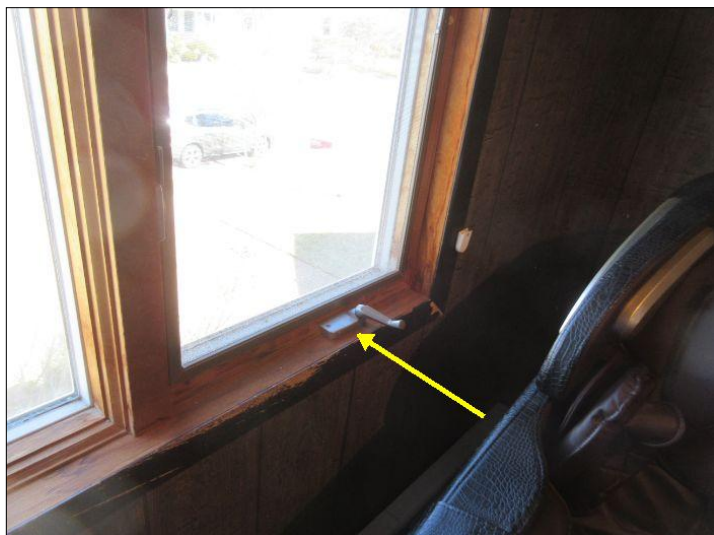
- The representative number of windows that were tested are functional, unless otherwise noted
- Highly recommend operating all windows during final walk through inspection.
- In accordance with inspection Standards, we do not test every window in the house, and particularly if it is furnished. We do test representative number of unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
- Damage/missing hardware noted. Repair/replace as needed.
- **SAFETY:** Cracked or broken window glass was noted. Recommend repair or replacement of the damaged glass.



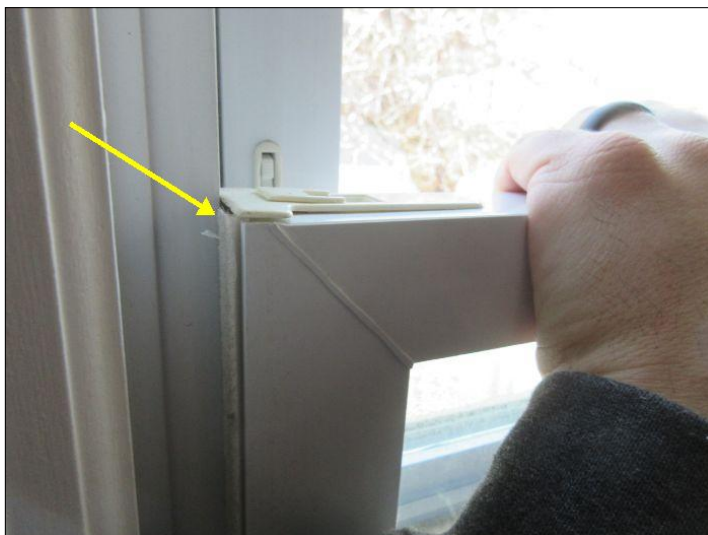
Deteriorated exterior finish noted (Right side)



Broken glass (Master Bedroom)



Damaged hardware noted (Master Bedroom)



Damaged hardware noted. Replace clips as needed (Bedroom #6)



Damaged hardware noted (Kitchen)

5. Interior Doors

Description:

- Hollow core wood doors
- Raised panel - colonial

Observations:

- Tested doors appeared functional at time of inspection, unless otherwise noted

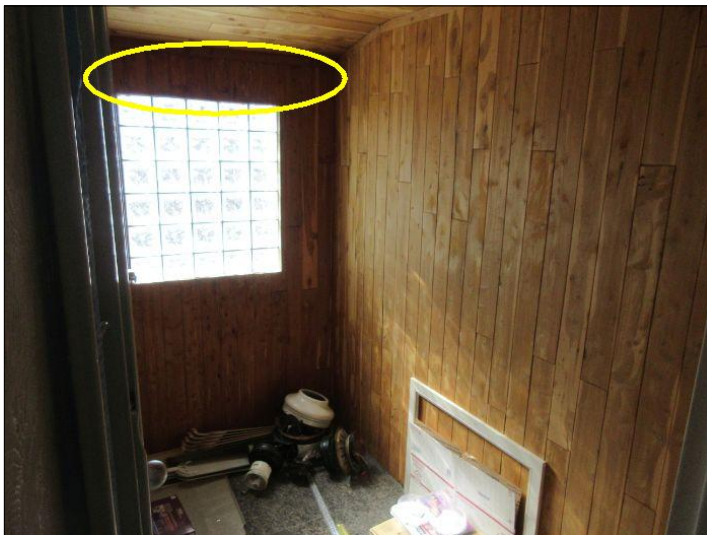


Damaged door, replacement required (Bedroom #3)

6. Closets

Observations:

- Water damage noted in cedar closet. Recommend consultation with roofing professional for additional evaluation.



Water damage noted in cedar closet. Recommend consultation with roofing professional for additional evaluation.

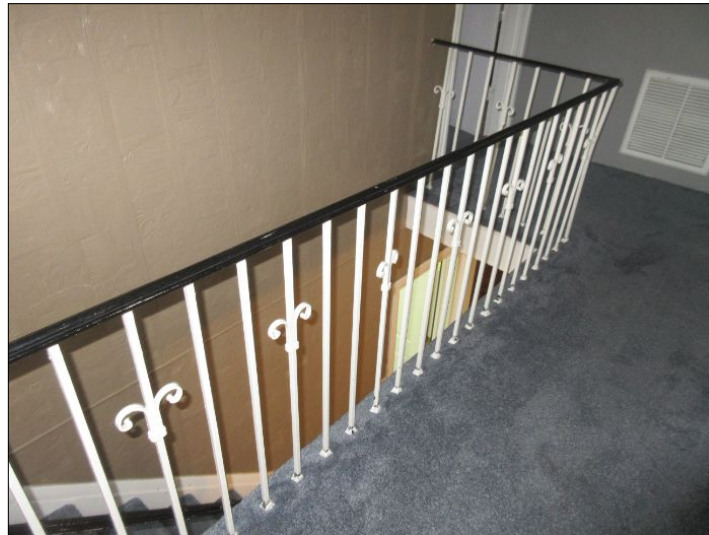


Higher moisture content verified w/ moisture meter

7. Stairways, Steps, Railings

Observations:

- Appeared functional, no discrepancies.



Appeared functional, no discrepancies.

8. Below Grade Moisture Presence

Presence:

- Yes

Observations:

- Recommend utilization of dehumidifier to help keep moisture levels low
- Recommend consultation with qualified mold remediation company for proper evaluation / cleanup

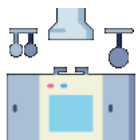
9. General Information

Observations:

- Vermin prevention products noted. Recommend consulting with sellers regarding reasons.
- Mold-like bio growth observed. Professional testing & evaluation advised.

10. Limitations of Interior Inspection

- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.
- Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.
- RECOMMEND: Thorough review of interior areas during final walk-through inspection prior to closing
- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.



Kitchen

1. Cabinets, Vanities

Materials:

- Wood laminate

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Normal wear noted



Appeared functional and in satisfactory condition, at time of inspection.

2. Countertops

Materials:

- Stone type -- Granite / Corian type

Observations:

- No discrepancies noted, with normal wear for age.
- Limited visibility, due to personal items.



Satisfactory

SQUARED AWAY
HOME INSPECTIONS

3. Faucets

Observations:

- No deficiencies noted.



No deficiencies noted.

4. Sinks

Observations:

- No deficiencies observed.
- Kitchen has a Stainless steel - under mounted sink



No deficiencies observed.

5. Dishwasher

Observations:

- Not Inspected - Personal items in machine.



Not Inspected - Personal items in machine.

6. Kitchen Hood/Exhaust Fan

Observations:

- Integrated with microwave above range.

7. Microwave

Manufacturer:

- HotPoint

Observations:

- Operated when tested



Operated when tested

8. Ranges, Ovens, Cooktops

Manufacturer:

- Whirlpool

Observations:

- Natural Gas
- Cooktop: Gas Burners
- Oven(s): Gas
- Operated when tested.



Operated when tested.

9. Refrigerator

Manufacturer:

- Samsung

Observations:

- Appeared functional, at time of inspection.
- Ice and/or water dispenser operated as intended.



Appeared functional, at time of inspection.

10. Limitations of Appliances Inspection

- Appliances which were inspected were tested by turning them on for a short period of time.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.



Bathroom 1

1. Description

Description:

- 1st Floor
- Full Bathroom

2. Bathroom Views



3. Shower(s)

Description:

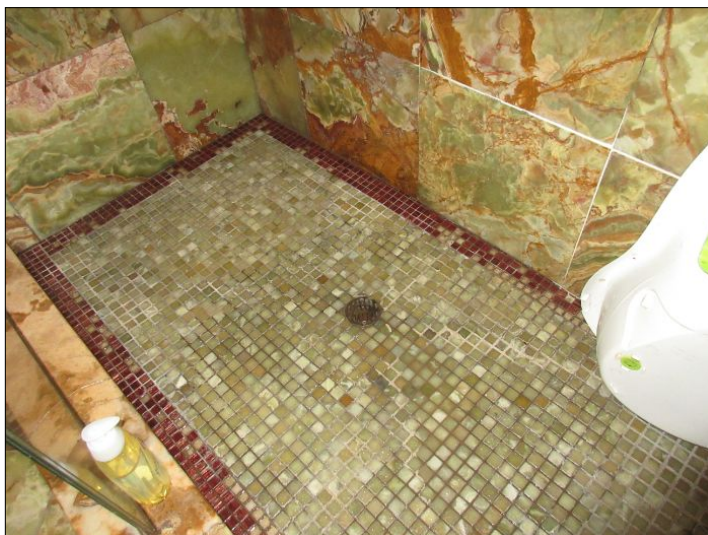
- Surround is ceramic tile
- Tile base

Observations:

- Appeared functional, at the time of inspection - except where noted.
- Recommend all tile edges at shower walls be caulked and sealed to prevent moisture penetration.
- Mold like bio growth stains observed. Professional testing and evaluation is advised. Repair as needed.



Mold like bio growth stains observed. Professional testing and evaluation is advised. Repair as needed.



Appeared functional, at the time of inspection



Satisfactory



Satisfactory

4. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.



Operated when tested. No deficiencies noted.

5. Faucets

Observations:

- No deficiencies noted on the inspected faucets.



No deficiencies noted on the inspected faucets.

6. Sinks

Observations:

- No deficiencies observed.



No deficiencies observed.

7. Bathroom Exhaust Fan(s)

Observations:

- Appeared functional, at time of inspection.
- The bath fan is poorly located. It should be located in the areas above the shower and/or the toilet.

8. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners, **grout** lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.



Bathroom 2

1. Description

Description:

- 2nd Floor
- Full Bathroom

2. Bathroom Views



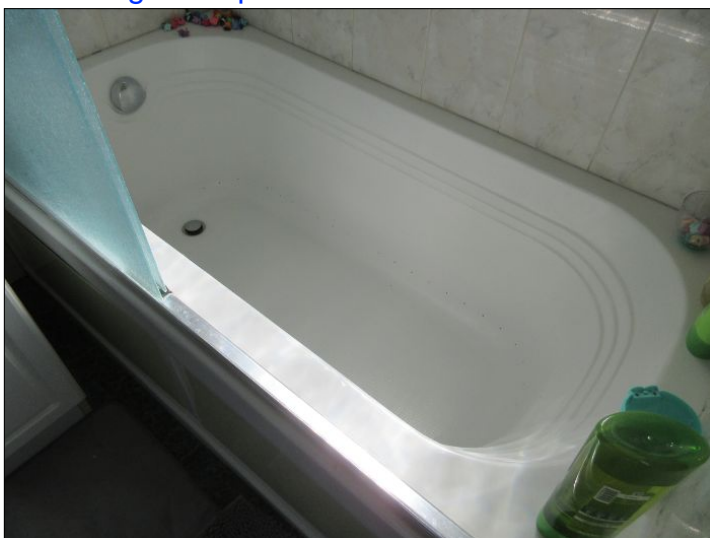
3. Tub(s)

Materials:

- Whirlpool (hydromassage) tub

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Motor briefly activated to ensure motor was serviceable. Due time and water wastage, the tub was partially filled to test water flow through jets.
- Some grout repair needed



Appeared satisfactory and functional, at time of inspection.



Some grout repair needed

4. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.



Operated when tested. No deficiencies noted.

5. Faucets

Observations:

- No deficiencies noted on the inspected faucets.



No deficiencies noted on the inspected faucets.

6. Sinks

Observations:

- No deficiencies observed.



No deficiencies observed.

7. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.



Appliances

1. Washer

Manufacturer:

- LG

Observations:

- Tested Rinse Cycle. No deficiencies noted.



Tested Rinse Cycle. No deficiencies noted.

2. Dryer

Manufacturer:

- LG

Observations:

- Operated as designed using normal controls



Operated as designed using normal controls

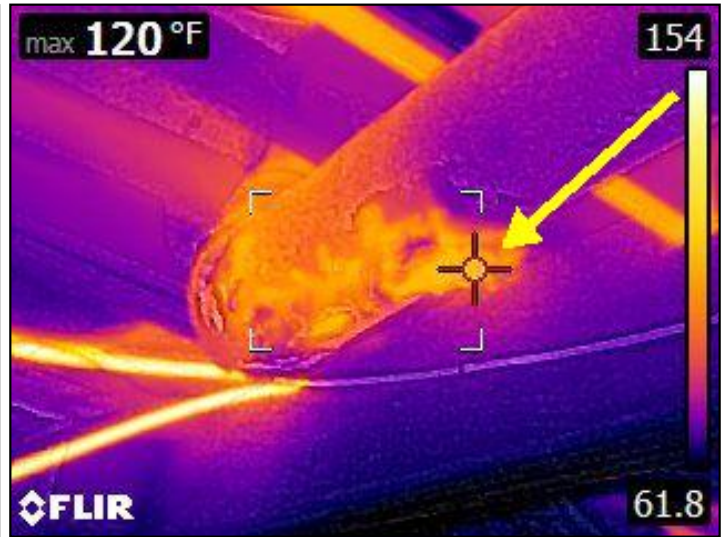
3. Dryer Vent

Observations:

- **MAINTENANCE:** Clean the lint screen/filter before or after drying each load of clothes. Annual/periodic cleaning of dryer vent duct recommended, as fire safety.
- The dryer vent duct has failed and the dryer exhaust vents into the crawlspace. Recommend repairs to prevent additional moisture from entering the crawlspace as well as any CO generated by the dryer unit.
- **Prevent Carbon Monoxide Poisoning:** Many dryers emit carbon monoxide. With a normally functioning dryer vent, the carbon monoxide is vented outdoors. However, venting inside the building, carbon monoxide is very dangerous and can result in illness and death.



The dryer vent duct has failed and the dryer exhaust vents into the crawlspace



Dryer exhaust escaping duct at opening (Thermal View)



Location of dryer vent (Left side)



Dryer vent has failed and collapsed

4. Other Components

Description:

- Central Vacuum

Observations:

- Not tested





Not tested



Rear awning rubs against roof. Does not operate correctly.

5. Limitations of Appliances Inspection

- Appliances which were inspected were tested by turning them on for a short period of time.
- Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
- This home is equipped with a central vacuum system which is outside the scope of this inspection and was not tested. Recommend you confirm functional operation prior to closing.



Garage

1. Garage Views



Exterior



Exterior



Interior

2. Garage Door(s)

Description:

- Two 7' doors
- Fiberglass

Observations:

- Satisfactory
- Not tested due to stored items behind doors





Not tested due to stored items behind doors



Side door deteriorated - Requires replacement



Exterior trim missing



Deteriorated trim noted

3. Garage Door Opener(s)

Observations:

- Not tested

4. Garage Door Safety Features

Safety Reverse:

- Not tested

Safety Sensor:

- Not tested

5. Garage Floor, Sill Plates

Description:

- Concrete

Observations:

- Due to stored items and large amounts of vegetation debris stored in the garage, the floor and walls were unable to be evaluated



6. Garage Attic

Method of Inspection:

- Viewed and walked in the Attic
- Viewed from attic access

Observations:

- Rear area - Satisfactory
- Front area - Viewed from access hole. Visible areas appeared satisfactory. Evidence of previous pest intrusion. Recommend garage is sealed to prevent further pest intrusion.



Front area - Viewed from access hole. Visible areas appeared satisfactory. Evidence of previous pest intrusion. Recommend garage is sealed to prevent further pest intrusion.



Additional view



Rear area - Satisfactory

7. Roof Style

Description:

- Gabled

8. Roof Inspection

Method:

- Viewed and photographed from ground level

9. Roof Covering

Materials:

- Dimensional (upgraded) architectural shingles

Approximate age:

- These shingles appear to be in the first third of their life cycle.

Observations:

- Damaged area(s) noted - Likely area of pest entrance



Damaged area(s) noted - Likely area of pest entrance

10. Roof Drainage System

Description:

- Galvanized/Aluminum
- All downspouts discharge above grade

Observations:

- Areas of gutters clogged



Areas of gutters clogged



Areas of gutters clogged

11. General Information



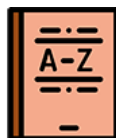
Unable to view / access interior of garage due to stored debris



Structural - Missing header noted at opening in rear of garage



Unable to view / access interior of garage due to stored debris



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
BTU	Abbreviation for British thermal unit; a measure of heat energy, a BTU is the amount of heat required to raise the temperature of one pound of water by one degree Fahrenheit.
Backflow preventer	Keeps water from backing up in a water supply or drainage system.
Boiler	Used to transfer heat from a fuel source to a fluid, such as water, and are constructed from cast iron, steel or copper.
Circuit	Path that electricity travels.
Condenser	An air conditioner component that liquefies the refrigerant gas by cooling it.
Flashing	A metallic material that is used in certain areas of the roof and walls to prevent water from seeping into the structure.
Flue	The enclosed passageway in a chimney through which smoke and other gases move upward.
Foundation wall	Generally composed of poured concrete, masonry (concrete) block, or brick; the height of the foundation wall determines whether the structure has a full basement or a crawl space.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Grout	A mixture of Portland cement, lime and sand that is mixed with water to fill and seal the spaces between tiles.
Heat exchanger	The area where combustion or the burning of fuel for heat takes place in a furnace or hot water heater.
Joists	Wooden framing members used to construct floors and ceilings.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Rafters	The long wooden framing members that are fastened to the ends of the ceiling joists and form the gables of the roof.
Representative number	Not all components are inspected. A number of randomly selected, visible, components are inspected.
Sheathing	Plywood covering placed over the exterior framing members.
Sill plate	The first wooden member of the house and is used as the nailing surface for the floor system.
Thermostat	A control device that automatically responds to temperature changes by opening and closing an electric circuit.
Vapor barrier	Sheets of moisture-resistant material, such as polyethylene film, kraft paper, or aluminum foil, bonded to insulation that prevent warm interior air from mixing with cold exterior air and forming condensation within the wall.

WDO	Wood destroying organisms, are defined as arthropods or plant life that can infest decaying, or “seasoned”, wood and cause damage to a structure. A short list of the most common occurring organisms are: termites, carpenter ants, carpenter bees, powder post beetles, old house borers, and wood-decaying fungi.
Wood rot	Caused by a type of fungus that destroys wood; it is as damaging as termite or other insect infestation.



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior

Page 8 Item: 6

Exterior Siding

• Settlement cracks noted in numerous areas



Structural crack noted at front of home. Result from undermining of foundation.



Structural crack noted at front of home. Result from undermining of foundation.



Structural crack noted at front of home. Result from undermining of foundation.



Additional cracks coinciding w/ undermined foundation

HOME INSPECTIONS



Additional cracks coinciding w/ undermined foundation

Step cracking noted - Related to damaged sill plate (Rear)



Cracking noted - Likey caused by deteriorated sill plates at rear of home

Page 11 Item: 8 Door/Window Frames, Trim



Gaps noted at rear window trim - Additional results from rear sill plate deterioration

Roofing

Page 15 Item: 3 Roof Covering

• Evidence of active leak noted. Recommend evaluation and correction by licensed roofing contractor **See **Flashing****

Page 16 Item: 4 Flashings

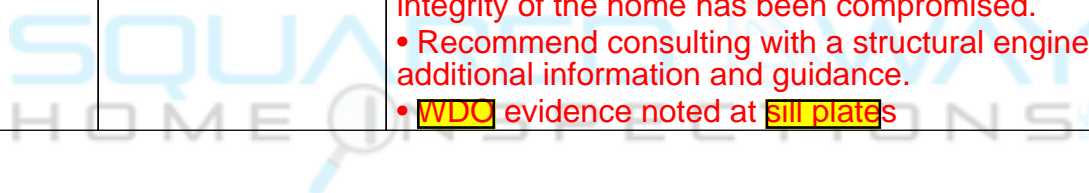


Recommend installing of step flashing to prevent water penetration

Structural Components

Page 21 Item: 2 Foundation Walls

- **Undermining noted at front left corner of the home's foundation wall.**
- Numerous cracks noted at the foundation, both interior and exterior of the home. This is an indication that the structural integrity of the home has been compromised.
- Recommend consulting with a structural engineer for additional information and guidance.
- **WDC** evidence noted at **sill plates**





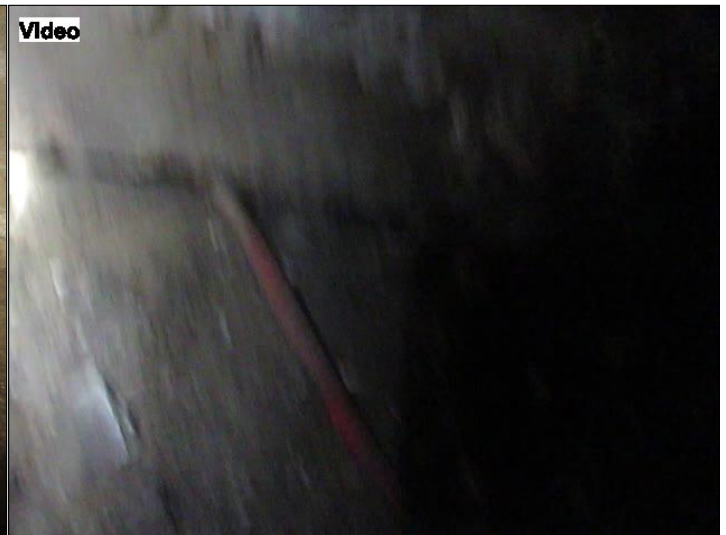
WDO evidence noted at sill plates



Crack at front wall extends to base of foundation



Undermining noted at front left corner of the home's foundation wall.



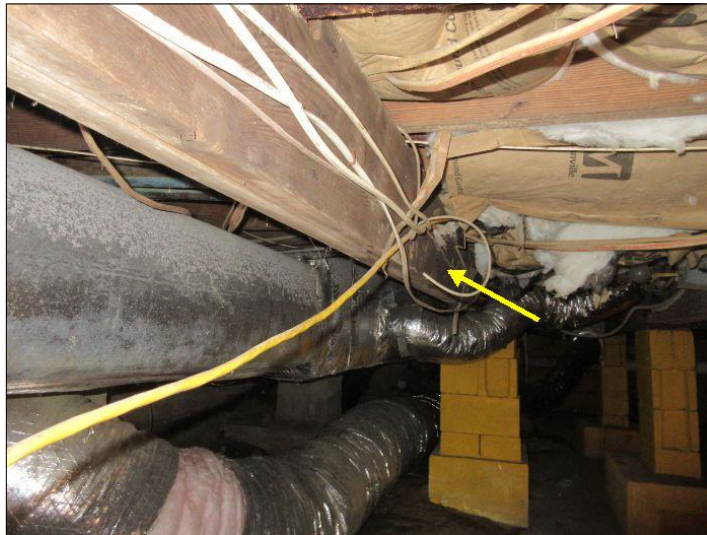
Undermining noted at front left corner of the home's foundation wall.

Page 22 Item: 4	Under Floor Crawlspace(s)	• Mold-like bio growth observed. Professional testing & evaluation advised.
-----------------	---------------------------	--



Mold-like bio growth observed. Professional testing & evaluation advised.

Page 23 Item: 5	Columns, Beams	<ul style="list-style-type: none"> • Mid-span girder appears to be undersized • Mid-span girder appears to be "rolling" towards the rear of the home. Recommend consultation with a structural engineer for further information and guidance.
-----------------	----------------	---



Mid-span girder appears to be "rolling" towards the rear of the home. Recommend consultation with a structural engineer for further information and guidance.

Page 24 Item: 6	Floor Structure	<ul style="list-style-type: none"> • Approximately 20' of sill plate at the rear foundation wall has been deteriorated and has failed. Structural repairs are required. Consult with licensed contractor for guidance. • Previous repairs to floor joists noted • Damaged sill plates has resulted in the "sinking" of the rear wall of the home, causing the 1st and 2nd floors to sag (leaning towards the rear)
-----------------	-----------------	---





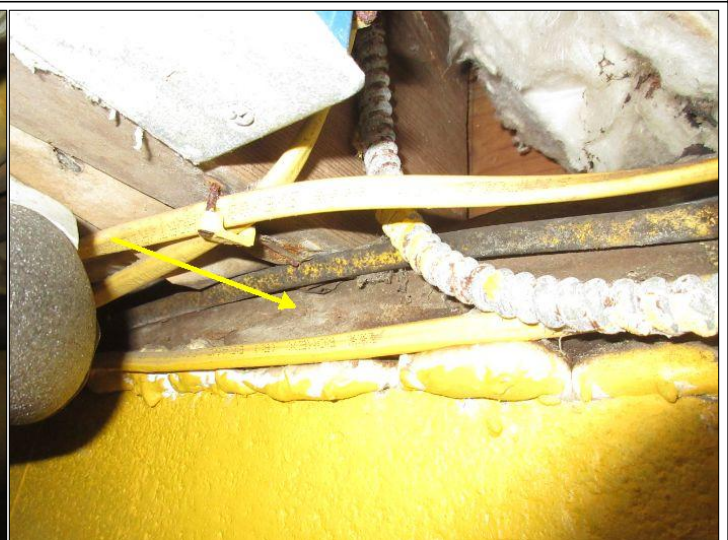
WDO damaged sill plate (Rear wall)



Additional view



Additional damage



Damaged sill plate



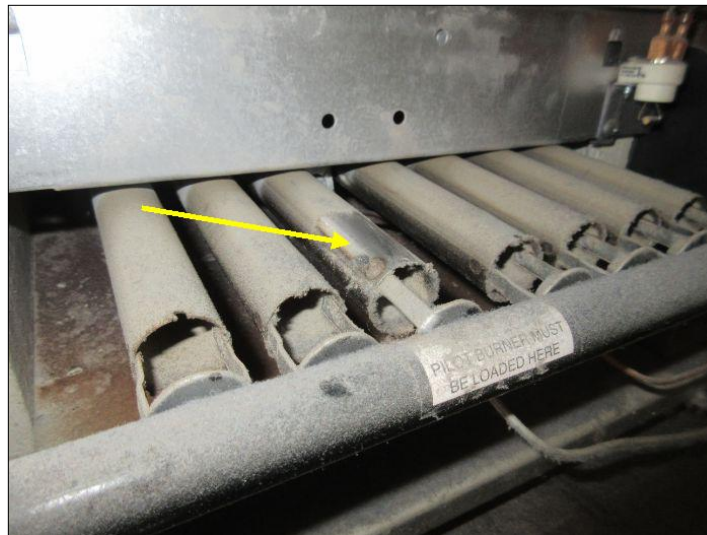
Damaged sill plate



Damaged sill plate

Heating and Air Conditioning

Page 28 Item: 1	Heating System	<ul style="list-style-type: none"> • Dust buildup observed in service compartment and/or draft tubes.
-----------------	----------------	--

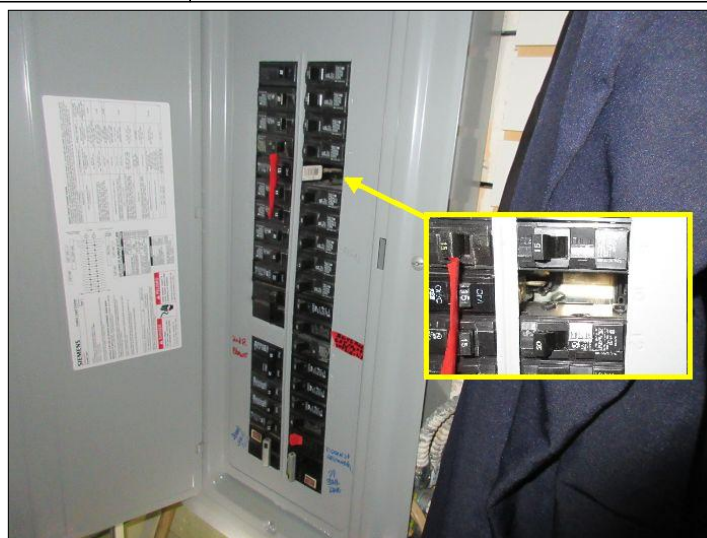


Dust buildup observed in service compartment and/or draft tubes.

Page 32 Item: 11	Cooling Distribution Systems	<ul style="list-style-type: none"> • 1st floor - Damage ducts were noted in the basement. Metal ducts have been rusted / rotted resulting in a breach of the system. Conditioned air is lost to the crawlspace area, as well as moist / humid air is likely to be drawn into the home via this opening, resulting in rusting of floor register covers.
Page 33 Item: 12	Condensate Drain	<ul style="list-style-type: none"> • 1st floor - Condensation drips into dirt floor in crawlspace, creating a more humid environment. Recommend installation of condensation pump to direct water out of home.

Electrical

Page 37 Item: 5	Sub Panel(s)	<ul style="list-style-type: none"> • There are open knockouts at the panel. Replace as needed.
-----------------	--------------	---

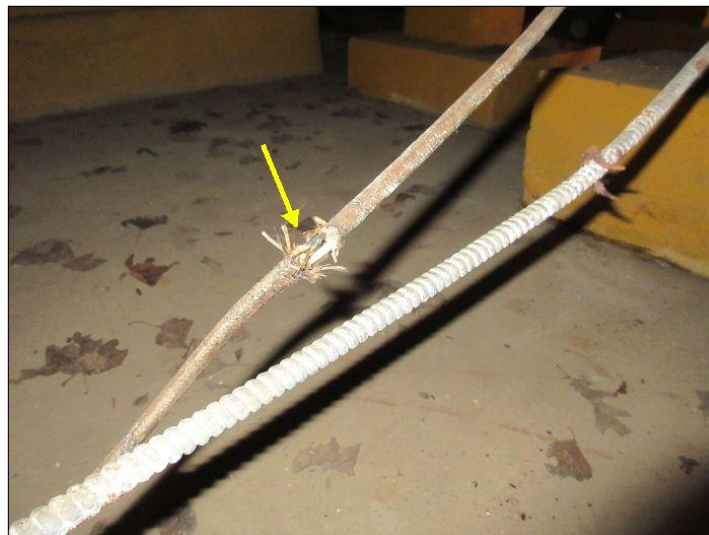


There are open knockouts at the panel. Replace as needed.

Page 38 Item: 8	Wiring Methods	<ul style="list-style-type: none"> • Missing junction box cover. Repair as needed.
-----------------	----------------	---



Missing junction box cover (2nd fl hallway closet) Backup Generator Circuit Box - Open knockouts noted, secure as needed



Deteriorated sheathing noted (Crawlspace)

Page 39 Item: 9 Lighting, Fixtures, Switches, Outlets



Light fixture missing. Exposed wires noted. (Left side)



Loose switch noted, recommend correction as needed by licensed electrician (2nd fl closet)



Damaged switch noted. Replace as needed (Bathroom #1)

Plumbing

Page 44 Item: 10 Water Heater(s) Condition

- **SAFETY:** Temperature Pressure Relief (TPR) Valve extension pipe is missing. It is recommended to install extension tube to terminate within 6" of floor to prevent burn injuries in event the water heater malfunctions.
- **SAFETY:** The water temperature is above the recommended temperature of 120° F. Recommend adjusting the temperature at the water heater to prevent burn injuries.





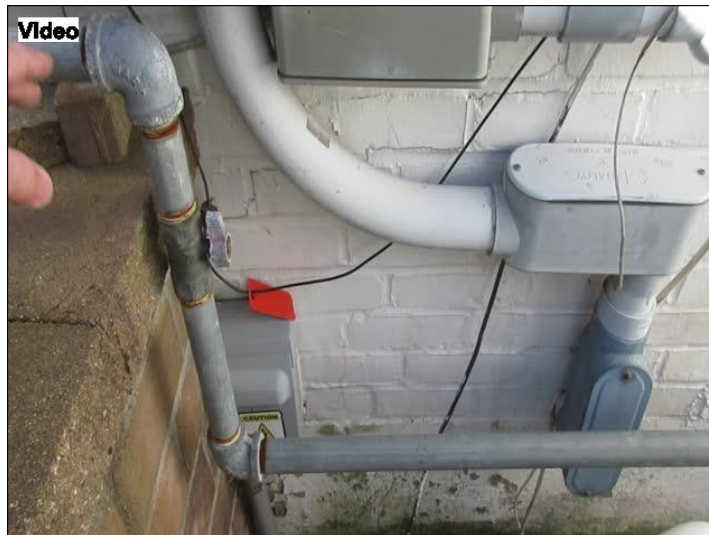
SAFETY: Temperature Pressure Relief (TPR) Valve extension pipe is missing

SAFETY: The water temperature is above the recommended temperature of 120° F

Page 45 Item: 12

Fuel Storage, Distribution

- Recommend securing exposed gas pipe to prevent damage



Recommend securing exposed gas pipe to prevent damage

Interior

Page 51 Item: 2

Wall and Ceiling Finishes

- Evidence of active leak noted
- Mold-like bio growth observed. Professional testing & evaluation advised.





Evidence of active leak noted, likely from missing step flashing (Bathroom #1)

Evidence of active leak noted, likely from missing step flashing (Bathroom #1)



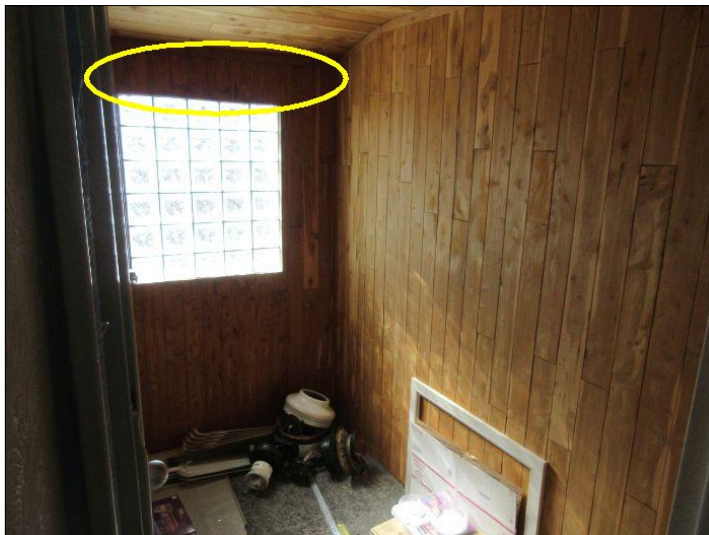
Mold-like bio growth observed. Professional testing & evaluation advised (Bathroom #1)

Page 53 Item: 3	Floor Finishes	<ul style="list-style-type: none"> • Uneven and sagging areas noted. Refer to "Structural Components" for additional information
Page 53 Item: 4	Windows	<ul style="list-style-type: none"> • SAFETY: Cracked or broken window glass was noted. Recommend repair or replacement of the damaged glass.



Broken glass (Master Bedroom)

Page 55 Item: 6	Closets	<ul style="list-style-type: none"> • Water damage noted in cedar closet. Recommend consultation with roofing professional for additional evaluation.
-----------------	---------	---



Water damage noted in cedar closet. Recommend consultation with roofing professional for additional evaluation.



Higher moisture content verified w/ moisture meter

Page 56 Item: 8	Below Grade Moisture Presence	<ul style="list-style-type: none"> • Recommend consultation with qualified mold remediation company for proper evaluation / cleanup
-----------------	-------------------------------	--

Page 56 Item: 9	General Information	<ul style="list-style-type: none"> • Mold-like bio growth observed. Professional testing & evaluation advised.
-----------------	---------------------	---

Bathroom 1

Page 61 Item: 3	Shower(s)	<ul style="list-style-type: none"> • Mold like bio growth stains observed. Professional testing and evaluation is advised. Repair as needed.
-----------------	-----------	---





Mold like bio growth stains observed. Professional testing and evaluation is advised. Repair as needed.

Appliances

Page 69 Item: 3	Dryer Vent	<ul style="list-style-type: none"> • The dryer vent duct has failed and the dryer exhaust vents into the crawlspace. Recommend repairs to prevent additional moisture from entering the crawlspace as well as any CO generated by the dryer unit. • Prevent Carbon Monoxide Poisoning: Many dryers emit carbon monoxide. With a normally functioning dryer vent, the carbon monoxide is vented outdoors. However, venting inside the building, carbon monoxide is very dangerous and can result in illness and death.
-----------------	------------	--



Dryer vent has failed and collapsed

Garage

Page 74 Item: 9	Roof Covering	<ul style="list-style-type: none"> • Damaged area(s) noted - Likely area of pest entrance
-----------------	---------------	--





Damaged area(s) noted - Likely area of pest entrance

Page 74 Item: 10	Roof Drainage System	• Areas of gutters clogged
------------------	----------------------	----------------------------