Breathe Easy Home Inspections
(480) 254-5708 breatheeasyinspectionsaz@gmail.com



STANDARD HOME INSPECTION

1234 East Sample Avenue
Mesa, AZ

INSPECTION DATE
July 6, 2026

PREPARED FOR
Sample Client

KK

INSPECTOR
Konnor Kirkwood

Konnor Kirkwood

breatheeasyinspectionsaz@gmail.com
Konnor Kirkwood: AZ 72416

SA

AGENT
Sample Agent
Sample Realty

TABLE OF CONTENTS

Click any section to jump to it in the report

1. Inspection Information 2
2. Utility Shutoff Locations 7
3. Roof & Related Components 9
4. Attic, Roof Structure, & Ventilation 15
5. Foundation - Slab on Grade 21
6. Grounds & Site 23
7. Exterior Walls & Components 28
8. Electrical System & Components 34
9. Heating, Cooling, and Ventilation 45
10. Plumbing System & Fixtures 54
11. Water Heater 65
12. Garage Area 70
13. Interior Areas and Items 75
14. Laundry Area 80
15. Appliances 82
16. Final Checklist 91

1. INSPECTION INFORMATION

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Important Information/Limitations	✓			
Property general photos/videos	✓			

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

1.1.1 · General Info

In Attendance

- Inspector
- Buyer's Agent
- Pest Control Inspector
- Roofing inspector/contractor
- Seller(s)
- Phone call with clients

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)

2000

1.1.5 · General Info

Inspection Type

- Pre-purchase
- Sewer Line Inspection

1.1.6 · General Info

Applicable Standards of Practice

- ASHI

1.1.7 · General Info

Weather Conditions

- Hot
- Dry

1.1.8 · General Info

Temperature at the Time of Inspection

- 100+ 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

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.
Front of the house generally faces:

- **North**

1.1.12 · 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)**

1.2.1 · Important Information/Limitations

Inspection Scope & Limitations

The inspection company performs all inspections in substantial compliance with the applicable Standards of Practice for Arizona. (https://btr.az.gov/sites/default/files/2026-02/HI-Standards-10-27-23.pdf)

This inspection of 1234 East Sample Avenue, Mesa, AZ for Sample Client 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/licensed/insured 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 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.

1.2.2 · 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.

1.2.3 · 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.

The inspection company 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.

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.

1.2.4 · Important Information/Limitations

©copyright Notice

© Copyright Notice: The language used in this report and its corresponding layout is Copyrighted and registered with the US Copyright Office. This report (the language and layout found within) is used under license ©2026. The Client(s) named herein and their Direct Real Estate 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.

1.2.5 · 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.

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.

1.2.6 · Important Information/Limitations

Defect Categorization and Standards of Practice (Comment Key)

In accordance with the Arizona Standards of Professional Practice for Home Inspectors, this inspection is a **visual, non-technically exhaustive inspection** of the readily accessible systems and components of the home. The inspection is not intended to identify concealed conditions, latent defects, or every minor issue that may exist.

The Standards require the inspector to report inspected systems and components that show conditions requiring significant repair, correction, monitoring, or further evaluation by appropriate persons when applicable.

For clarity and ease of use, this report organizes observations into the following categories:

Maintenance Items that may need routine upkeep, adjustment, servicing, monitoring, or minor repair. These are generally common ownership responsibilities and may not represent an immediate concern, but they should not be ignored.

Recommendations / Conditions Items or conditions that warrant further attention, repair, evaluation, replacement, correction, or monitoring. These may affect performance, durability, function, or long-term reliability. When appropriate, further evaluation or repair by a qualified professional may be recommended.

Safety Concerns Items or conditions that may present a safety hazard, increased risk of injury, or a condition that should be addressed for occupant safety. Some safety concerns may also require prompt correction or further evaluation by an appropriate qualified person.

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

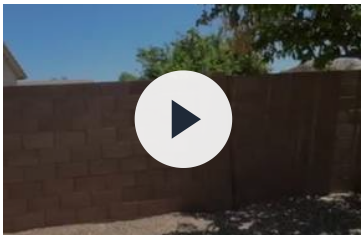
Neglecting repairs, servicing, or maintenance can allow relatively minor conditions to become more serious over time. Categorization is simply a tool for context, not a substitute for carefully reviewing the full report and following the specific recommendations provided.

PLEASE NOTE: The inclusion of Maintenance or Recommendations / Conditions items does not imply that all such items have been identified. This inspection is not exhaustive. Some lower-priority, cosmetic, or non-significant conditions may go undocumented. The primary goal is to identify visible conditions requiring significant repair, correction, monitoring, further evaluation, or safety-related attention, while still providing useful observations about the overall condition of the property when appropriate.

1.3.1 · Property General Photos/videos

General photos/videos





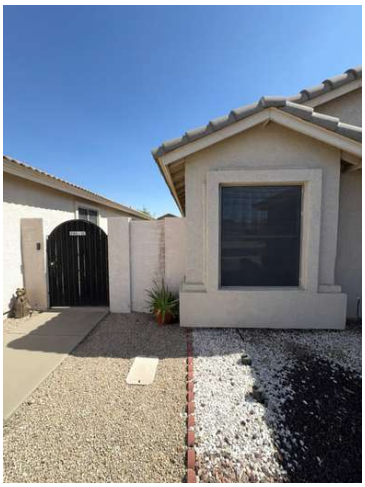
LIMITATIONS/EXCLUSIONS

1.2.7 · Important Information/Limitations

Zero Lot Line - Limited Visibility on Left Side

Exterior - Left Side

Observed a **zero lot line** on the left side of the house; the **neighbor's fenced yard** prevents full visual inspection of that portion of the structure. Recommend asking the seller for more information and/or asking the neighbor for permission to view this side of the home.





INQUIRE W/SELLER(S)

2. UTILITY SHUTOFF LOCATIONS

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
Electric Service Shutoff	✓			
Water Shutoff	✓			
Gas/LP Shutoff	✓			

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

2.1.1 · Electric Service Shutoff

Main Breaker / Service Disconnect Location

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



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

- **Garage exterior**



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.

2.3.1 · Gas/LP Shutoff

Main Gas Shutoff Valve Location

- **On Exterior Meter**
- **Garage exterior**



2.3.2 · Gas/LP Shutoff

Gas Shutoff Valve Information

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

3. ROOF & RELATED COMPONENTS

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Inspection Method	✓			
Roof Surface Condition	✓			
Gutters/Downspouts			✓	
Vents/Roof Protrusions	✓			✓
Roof Flashings	✓			✓
Chimney			✓	
Skylight(s)	✓			✓
Low Slope Roofing Material	✓			✓
Concrete Tile	✓			✓

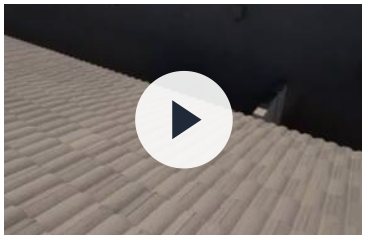
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

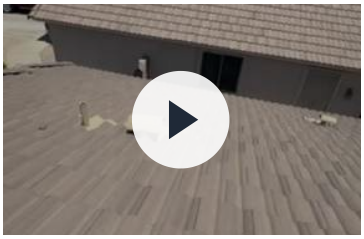
INFORMATION

3.1.1 · General Info

Roof Views







3.1.2 · General Info

Roof Covering Material

- **Concrete Tile**
- **Built-up Roofing**

3.1.3 · 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.

3.2.1 · Inspection Method

Inspection Method(s)

- Walked the Roof

3.2.2 · Inspection Method

Amount of Roof Safely Walkable

- 90+%

3.2.3 · Inspection Method

Roof Walking Limitations

- N/A

3.2.4 · 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.***

3.3.1 · 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.

3.4.1 · 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.

3.4.2 · Gutters/Downspouts

Gutters Not Present

Gutters were not present on the home, and no indications of repercussions were observed due to the lack of their presence. Gutters can be added in the future to mInimize rainwater at the foundation, if desired.

3.5.1 · Vents/Roof Protrusions

Roof Protrusion Type(s)

- **Plumbing Stack Vent(s)**
- **Exhaust Vents**
- **Gas Vent(s)**
- **Fixed Roof Exhaust Vent(s)**

3.5.2 · 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.

3.6.1 · 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.

3.7.1 · Chimney

Chimney Material

- **Not Present**

3.7.2 · 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.

3.8.1 · Skylight(s)

Skylight(s) Information

The visible portions of the skylight(s) were inspected using the above-referenced inspection method. The exterior components, including the glazing, frame, and visible flashing elements, were viewed for indications of damage, deterioration, improper installation, or moisture intrusion. Interior ceilings in the area below the skylight(s) were also viewed for signs of leakage or staining that could indicate past or present water intrusion. No significant defects were observed at visible areas unless noted elsewhere in this report.

LMT - Flashing assemblies around skylights are often concealed beneath roofing materials and cannot be fully evaluated without invasive measures. Ongoing monitoring of interior surfaces below skylights is recommended, as skylights are a common location for moisture intrusion when flashing components age or become compromised.

3.9.1 · Low Slope Roofing Material

Low Slope Covering Type

- **Modified Bitumen (Mod-Bit)**
- **coating applied**

3.10.2 · Concrete Tile

Concrete Tile Information

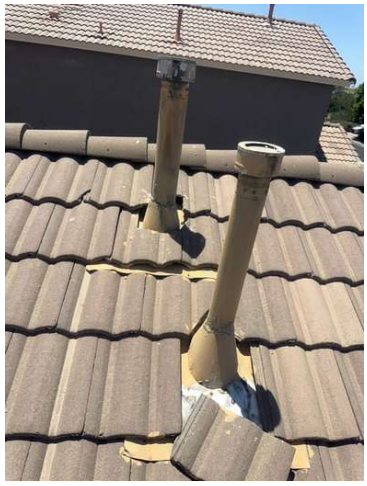
The roof is covered with **concrete tiles**. These tiles tend to be more durable, fire-resistant, and resistant to insects and decay, and can last for many decades when properly installed and maintained. The tiles last longer than the underlayment and can typically be reused if they are in good shape/do not break when removed. They are more susceptible to impact damage and require specialized installation/maintance. Unlike clay or sand-cast tiles, concrete tiles are generally walkable when safely accessible (and for new builds if permitted by the builder).

RECOMMENDATIONS

3.5.3 · Vents/Roof Protrusions

Flue Pipe(s) - Missing Storm Collar

There were flue pipe(s) present with missing storm collars. Storm collars help to prevent water infiltration in between the flue and flashing. Repairs to install proper storm collar(s) is recommended to be performed by a qualified contractor.





RECOMMENDATIONS

3.8.2 · Skylight(s)

Flashing - Damaged/Lifting

There was damaged/separated and/or improperly installed flashing present at the skylight(s). Deficient skylight flashing can allow water intrusion and lead to moisture-related damage to roof and interior components. Repairs as needed to correct the flashing are recommended to be performed by a qualified roofing contractor.



RECOMMENDATIONS

3.9.2 · Low Slope Roofing Material

Low Slope Roofing - Buckled

REAR PATIO

The low slope roofing material was buckled, no cracks observed at the buckles at this time. This material has been coated and will need to be recoated periodically. Recommend inspecting/monitoring every 1-3 years.







MAINTENANCE MONITOR

3.10.1 · Concrete Tile

Cracked or Broken Tiles

Cracked and/or broken concrete tiles were observed in the referenced area(s). This can allow moisture to penetrate beneath the tiles, potentially leading to underlayment deterioration, roof leaks, and structural damage. Repairs or replacement of the damaged tiles as needed are recommended to be conducted by a qualified roofing contractor.



3.10.3 · Concrete Tile

Loose or Displaced Tiles

Loose and/or displaced concrete tiles were observed in the referenced area(s). This condition can compromise the weather resistance of the roof and increase the risk of wind or impact damage. Proper re-securing or replacement of the affected tiles as needed is recommended to be conducted by a qualified roofing contractor.





3.10.4 · Concrete Tile

Improper Mortar or Adhesive

Improperly installed or deteriorated mortar/adhesive was observed in the referenced area(s). This can compromise the integrity of the roof, allowing tiles to become loose or displaced. Repairs to the affected areas as needed are recommended to be conducted by a qualified roofing contractor.





3.10.5 · Concrete Tile

Underlayment Deterioration

Deterioration of the underlayment was visible in the referenced area(s). This can reduce the water resistance of the roof and increase the likelihood of leaks. Repairs or replacement as needed are recommended to be conducted by a qualified roofing contractor.



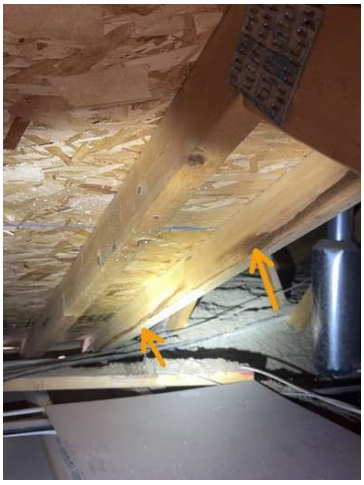


3.10.6 · Concrete Tile

Attic - Water Staining Potential Roof Leak

GARAGE ATTIC

Water staining was observed on the roof framing/sheathing indicating possible moisture intrusion that may be related to the roof covering.



FURTHER/FULL EVALUATION

4. ATTIC, ROOF STRUCTURE, & VENTILATION

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info/Limitations	✓			
Attic Access	✓			
Inspection Method	✓			
Attic Ventilation	✓			
Roof Structure/Framing	✓			✓
Insulation	✓			✓
Roof Protrusions	✓			
Chimney			✓	

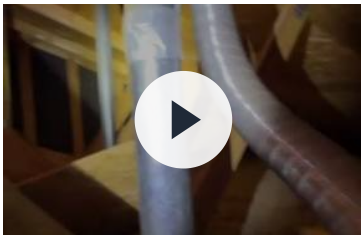
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

4.1.1 · General Info/Limitations

Attic View(s)





4.1.2 · 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.

4.1.3 · General Info/Limitations

Attic HVAC Platform - Water Stains Observed

Attic - HVAC Platform

Water stains were noted on the **HVAC platform** in the attic. The source could be a prior roof leak or an HVAC system leak, requiring further investigation.





INQUIRE W/SELLER(S)

4.2.1 · Attic Access

Access Location(s)

- **Garage**
- **Hallway**





4.2.2 · Attic Access

Access Type(s)

- **Access Panel(s)**

4.2.3 · 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.

4.3.1 · Inspection Method

Inspection Method

- Walked Where Possible
- From Access Opening

4.3.3 · Inspection Method

Attic Access Opening(s) - Obstructions/Concerns

- N/A

4.3.4 · Inspection Method

Attic Area - Safety Concerns/Obstructions

- Framing
- HVAC Ductwork

4.3.5 · Inspection Method

Amount of Attic Physically Accessible

- 30-40%

4.3.6 · Inspection Method

Amount of Attic Visually Accessible

- 60-70%

4.3.7 · 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.

4.4.1 · Attic Ventilation

Attic Ventilation Types

- **Soffit Inlet Vents**
- **Gable Vents**
- **Fixed Roof Deck Vents**

4.4.2 · 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

4.5.1 · Roof Structure/Framing

Roof Structure Type

- **Roof Trusses**
- **OSB Sheathing**

4.5.2 · 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.

4.6.1 · Insulation

Insulation Type

- Cellulose
- Fiberglass Batts

4.6.2 · Insulation

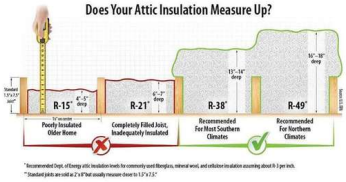
Insulation Amount (Average)

- Less than 6"

4.6.4 · 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

4.7.1 · 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.

4.7.2 · Roof Protrusions

Water Heater Vent Pipe - Stains Observed

Garage

Stains were observed around the **water heater vent pipe**. The discoloration may be roofing related. No moisture was observed during the inspection. Recommend sealing vent flashing or adding a storm collar if not installed. Recommend evaluation by a licensed contractor.





FURTHER/FULL EVALUATION

4.8.1 · 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.

LIMITATIONS/EXCLUSIONS

4.3.2 · Inspection Method

Areas of Attic Not Visibly Accessible or Fully Accessible

- **Rear of Structure**

RECOMMENDATIONS

4.5.3 · Roof Structure/Framing

Truss(es) - Altered

Altered/cut/repaired truss(es) were observed in the attic. Trusses are engineered structural components and should not be cut, notched, or otherwise modified without a design approved by a structural engineer. Alterations can weaken the truss system and compromise the integrity of the roof structure. An evaluation of the trusses by a licensed framer and/or structural engineer is recommended, with engineered repairs performed as needed by a qualified contractor.







Hallway attic

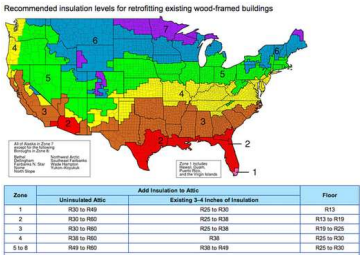
RECOMMENDATIONS

4.6.3 · Insulation

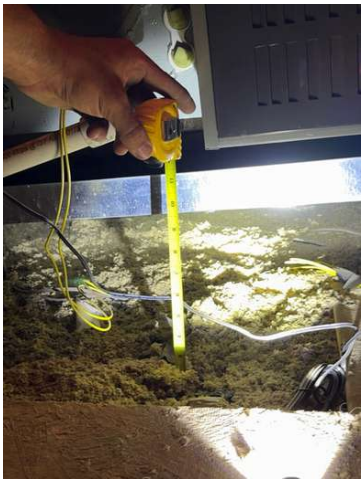
Insulation - Additional Insulation Recommended

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



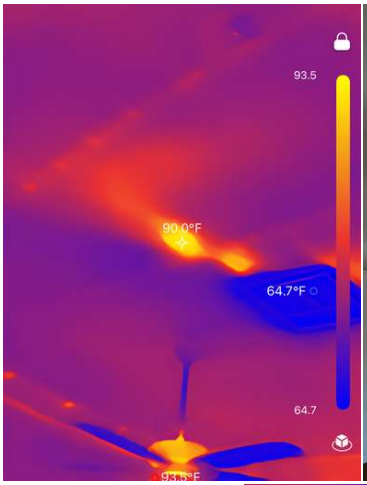
RECOMMENDATIONS

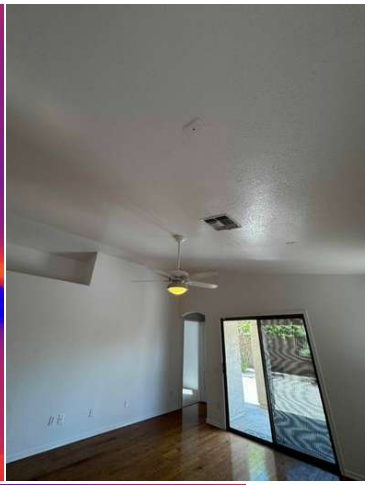
4.6.5 · Insulation

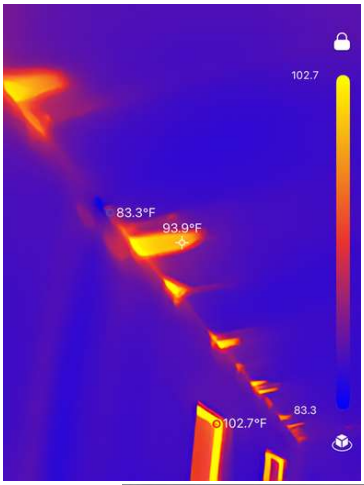
Insulation - Thermal Imaging hot spots

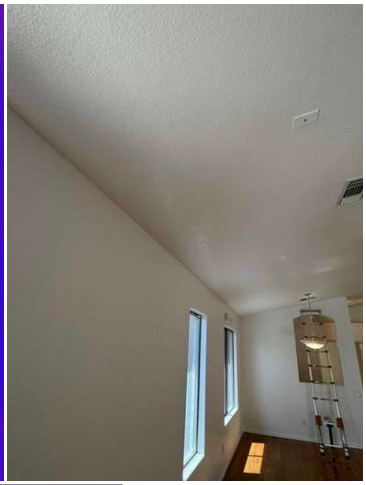
WALLS

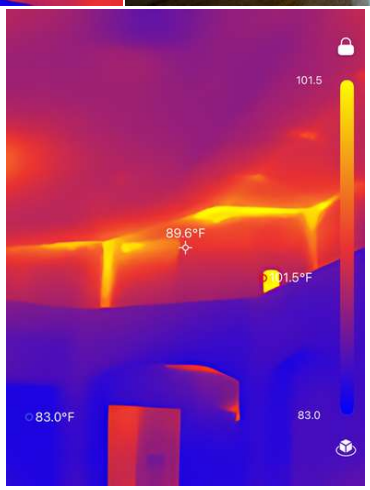
Thermal imaging identified missing/low sections insulation within the ceilings/walls. This deficiency reduces thermal performance and may increase heating/cooling costs; additional insulation is recommended to improve energy efficiency.

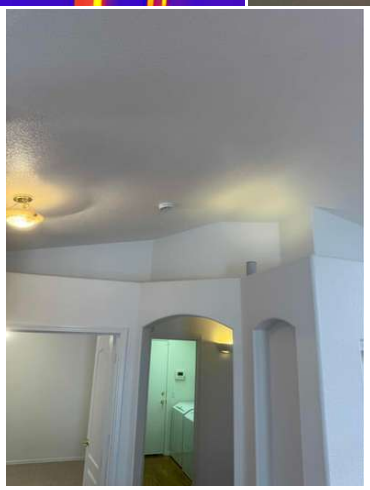












RECOMMENDATIONS ENERGY EFFICIENCY UPGRADE

5. FOUNDATION - SLAB ON GRADE

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Slab Surface	✓			
Slab Perimeter	✓			✓

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

5.1.1 · General Info

Foundation Type

- **Slab on Grade**

5.1.2 · General Info

Slab Inspection Overview

The slab foundation was evaluated at visible and accessible areas only. Slab-on-grade construction systems are largely concealed and cannot be fully assessed without invasive methods. Interior floor coverings, finishes, furnishings, exterior grading, soil conditions, and wall cladding may conceal portions of the slab and limit visibility of its performance.

Inspection of slab foundations relies primarily on identifying visible indicators of movement or distress, such as cracking, displacement, uneven floors, separation at finishes, or other related conditions. The absence of visible indicators does not guarantee that settlement, movement, or structural concerns are not present.

LMT - The percentage of the slab that was visible is noted above. The portions of the slab that were concealed by floor coverings, finishes, furnishings, soil, grading, or exterior materials were not visible for inspection. The condition of concealed portions of the slab is excluded from this evaluation, and movement or distress may exist in areas that were not visible at the time of inspection.

5.2.1 · Slab Surface

Amount of Slab Surface Visible

- **Garage Only**

5.2.2 · Slab Surface

Slab Surface Information

The inspection of the slab foundation was limited to visible and accessible portions only. When floor coverings were present, the interior surfaces were evaluated for indications of slab movement or distress, including sloping floors, cracking or displacement of floor coverings, and other visible conditions that can be associated with slab settlement or structural concerns. No reportable conditions were present at the visible areas unless otherwise noted in this report.

LMT – The percentage of the slab that was visible is noted above. Portions of the slab were not visible where covered by floor coverings or other materials. Areas that were not visible are excluded from this evaluation.

5.3.1 · Slab Perimeter

Amount of Slab Perimeter Visible

- **70-80%**

5.3.2 · Slab Perimeter

Slab Perimeter Information

Visible portions of the slab foundation perimeter were inspected for significant cracking, displacement, or other visible deficiencies. No reportable conditions were present at the visible areas unless otherwise noted in this report.

LMT – The percentage of the slab perimeter that was visible is noted above. In areas where wall cladding terminated at grade, where the slab edge was covered by soil, concrete flatwork, finishes, or other materials, the slab perimeter was not visible. These areas are excluded from this

evaluation.

RECOMMENDATIONS

5.3.3 · Slab Perimeter

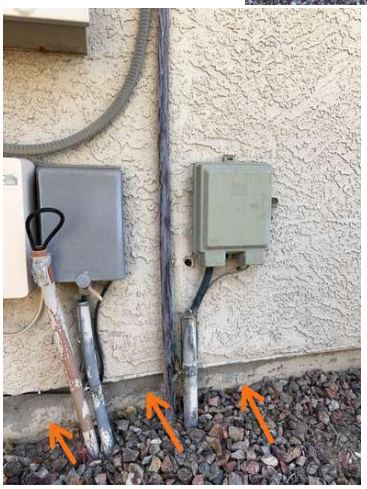
Stem Wall - Water Damage Observed

FOUNDATION - STEM WALL

The **stem wall** shows visible **water damage** and **efflorescence**, indicating areas of elevated moisture. Recommend patching/painting/coating and implementing drainage measures to keep water away from the foundation.





RECOMMENDATIONS

6. GROUNDS & SITE

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Information	✓			
Driveway and Walkway Condition	✓			✓
Grading/Lot Drainage	✓			✓
Vegetation Observations	✓			
Porch(es), Patio(s), & Flatwork	✓			✓
Appurtenance Roof Condition	✓			
Gates	✓			
Privacy Walls	✓			✓
Retaining Wall			✓	
Stairs, Steps, & Ramps			✓	
Guards & Rails			✓	
Decks			✓	

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

6.1.1 · 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.

6.2.1 · Driveway And Walkway Condition

Driveway Material

- Concrete

6.2.2 · Driveway And Walkway Condition

Walkway Material

- Concrete

6.2.3 · 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.

6.3.1 · Grading/Lot Drainage

Grading/drainage Conditions

- **Satisfactory Grading**

6.3.2 · 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.

6.4.1 · 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.

6.5.1 · 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.

6.6.1 · Appurtenance Roof Condition

Appurtenance Roof Information

Visible portions of appurtenance (porch, deck, patio, etc.) roofs were inspected looking for any significant defects, leaks, etc. No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

6.9.1 · 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.

6.10.1 · 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.

6.11.1 · 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.

6.12.1 · 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.

RECOMMENDATIONS

6.2.4 · Driveway And Walkway Condition

Concrete - Area(s) of Damage

Cracking/Damage to the concrete surface was present at the referenced area(s). Surface damage can worsen with exposure to moisture and temperature changes, leading to further deterioration, spalling, or potential trip hazards. An evaluation of the affected areas, with repairs performed as needed, is recommended to be conducted by a qualified concrete contractor.



RECOMMENDATIONS

6.2.5 · Driveway And Walkway Condition

Height Difference Between Garage Slab and Driveway

GARAGE TO DRIVEWAY TRANSITION

We observed height differences between the **garage slab** and the **driveway slab**, creating a potential **trip hazard** at the transition.



RECOMMENDATIONS

6.3.3 · Grading/Lot Drainage

Deco Drain - Damage and Debris

EXTERIOR - DRAINAGE AREA

The deco drain at the walkway is visibly damaged and clogged with debris, impeding proper water flow. Recommend cleaning and replacing the damaged section to restore effective drainage.



Front



MAINTENANCE MAINTENANCE ITEM

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

Tiles - Deficiencies

Cracked, damaged, and/or loose tile(s)/grout were present at the referenced area. An evaluation and repairs are recommended to be performed as needed by a qualified contractor.



Rear





RECOMMENDATIONS

6.8.1 · Privacy Walls

Block Wall Caps - Loose and Unsecured

EXTERIOR - BLOCK WALL

Some **block wall caps** were observed to be loose. Recommend re-securing all loose caps.



MAINTENANCE

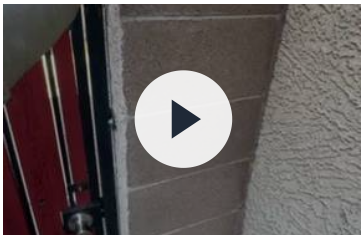
6.8.2 · Privacy Walls

Block Wall Adjacent to Gate - Loose/Wobbly

EXTERIOR - GATE

The **block wall** beside the gate is observed to be loose and wobbly. Recommend a qualified contractor repair and secure the wall.





RECOMMENDATIONS MAINTENANCE ITEM

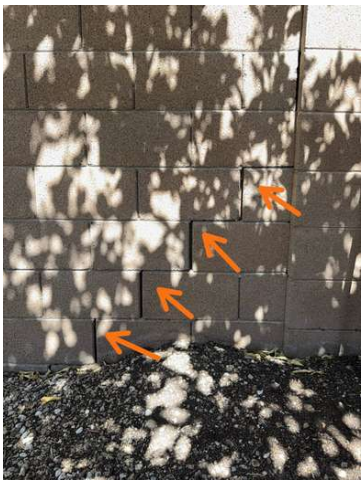
6.8.3 · Privacy Walls

Block Wall - Displaced Section Observed

N/A

During the inspection a section of the **block wall** was found displaced from its original alignment. This may be from tree roots/settling. Recommend evaluation by a block wall contractor.





Left

RECOMMENDATIONS MONITOR AGED

7. EXTERIOR WALLS & COMPONENTS

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Walls/Cladding	✓			✓
Window Exteriors	✓			
Wall Flashings	✓			
Eaves/Overhangs/Fascia	✓			✓
Gas Sidewall Vent(s)			✓	
Sealant/Paint Overall	✓			✓
Exterior Doors	✓			✓

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

7.1.1 · General Info

See general videos

7.1.2 · 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.

7.2.1 · Walls/Cladding

Cladding Material

- Stucco

7.2.2 · Walls/Cladding

Wall Construction Type

- Wood Framed

7.2.3 · Walls/Cladding

Vegetation/belongings Obscuring Wall(s) Visibility?

- No

7.2.4 · 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.

7.3.1 · 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.

7.4.1 · 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.

7.5.1 · Eaves/Overhangs/Fascia

Soffit & Fascia Material

- **Wood Fascia & Soffit**
- **Wood Rafter Ends**

7.5.2 · 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.

7.6.1 · Gas Sidewall Vent(s)

Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.

7.7.1 · 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.

7.7.2 · Sealant/Paint Overall

See exterior cladding comments

7.7.3 · Sealant/Paint Overall

Rear Patio Ceiling

Rear Patio Ceiling

Repairs observed on the rear patio ceiling, recommend asking seller for more information



INQUIRE W/SELLER(S)

7.8.1 · 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).

LIMITATIONS/EXCLUSIONS

7.3.2 · Window Exteriors

Sun Screens - Limited Visibility Observation

Exterior - Sun Screens

installed **sun screens** were noted this limits visibility of the windows during the inspection.

ENERGY EFFICIENCY

RECOMMENDATIONS

7.2.5 · Walls/Cladding

Exterior Stucco Comments

EXTERIOR - STUCCO

Observed thin, damaged **stucco** with visible gaps and cracking in several exterior areas, recommend patching and repainting.



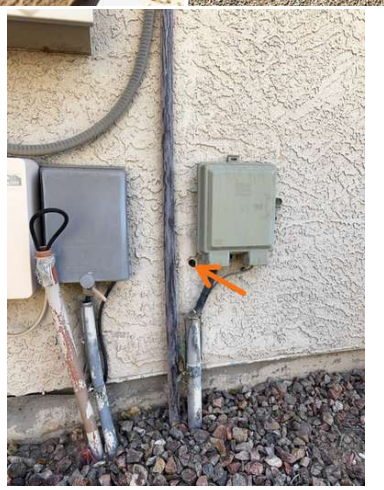












RECOMMENDATIONS MAINTENANCE ITEM AGED

7.5.3 · Eaves/Overhangs/Fascia

Wood - Water Damage

There was water-related damage present at the overhangs and/or fascia at the referenced area(s). If left unaddressed, deterioration in these locations can progress and may affect roof edge protection, trim integrity, gutter attachment, and potentially adjacent structural roof components over time. Repairs or replacement of damaged materials as needed to restore proper function and condition are recommended to be performed by a qualified person.


Right


Right

RECOMMENDATIONS

7.8.2 · Exterior Doors

Hardware - Interior Keyed Deadbolt

SFTY - There were interior-keyed deadbolt(s) installed on the referenced door(s). This safety hazard can slow or prevent someone trying to escape in case of a fire. While current standards require that only the main egress door lock should be operable from inside of the home without keys, tools, or special knowledge, I professionally recommend that all exterior doors meet this same criteria for fire safety. Replacement of any interior-keyed deadbolt(s) is recommended to be performed by a qualified person.



Main Entry

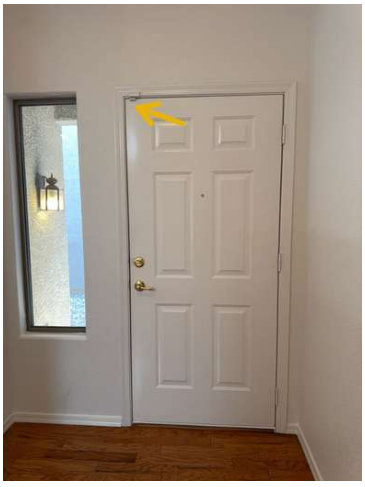
RECOMMENDATIONS

7.8.3 · Exterior Doors

Door - Rubbing and Difficult Operation

LOCATION NOT SPECIFIED

The interior door rubs against the frame, making it difficult to open; recommend adjustment.





MAINTENANCE MAINTENANCE ITEM

7.8.4 · Exterior Doors

Screen Door - Missing Lock and Latch

EXTERIOR - SCREEN DOOR

The screen door located at the side entrance was observed to have no functional lock or latch, rendering it unable to secure the door. Recommend installing a proper locking mechanism.



RECOMMENDATIONS MAINTENANCE ITEM

8. ELECTRICAL SYSTEM & COMPONENTS

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Service Entrance	✓			
Service Disconnect	✓			
Service Amperage	✓			
Service Equipment/Electrical Panel	✓			✓
Subpanel(s)			✓	
Service Grounding/Bonding	✓			
Branch Wiring	✓			
Breakers	✓			✓
GFCI Protection	✓			✓
Receptacles	✓			✓
Doorbell	✓			✓
Smoke Alarms	✓			
CO Alarms	✓			✓
Ceiling Fans	✓			✓
Switches & Light Fixtures	✓			

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

8.1.1 · 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.

8.2.1 · Service Entrance

Service Entrance Type

- **Underground Service Lateral**

8.2.2 · 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.

8.3.1 · 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.

8.4.1 · Service Amperage

Service Entrance Conductors Size & Type

- Undetermined
- Copper

8.4.2 · Service Amperage

Service Amperage

- 200amps 120/240VAC

8.4.3 · 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.

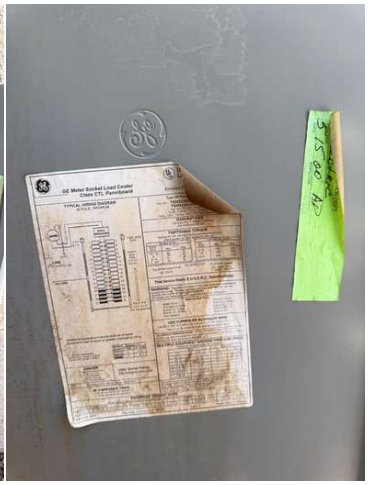
Voltage was not measured during this inspection. A typical residential service of 120/240 VAC is presumed unless otherwise noted. In rare cases, 120/208 VAC service may be present. Verification of system voltage is beyond the scope of a standard home inspection.

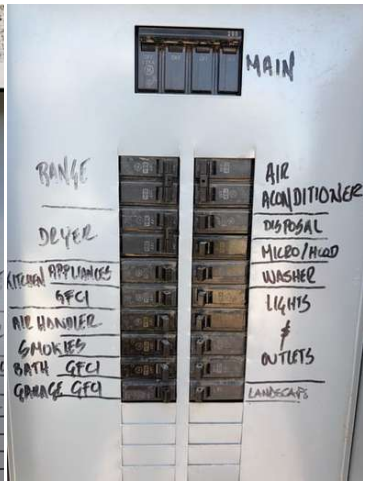
Underground conductors, concealed wiring, utility-owned components, and any portions of the service system not visible at the time of inspection are excluded from this evaluation.

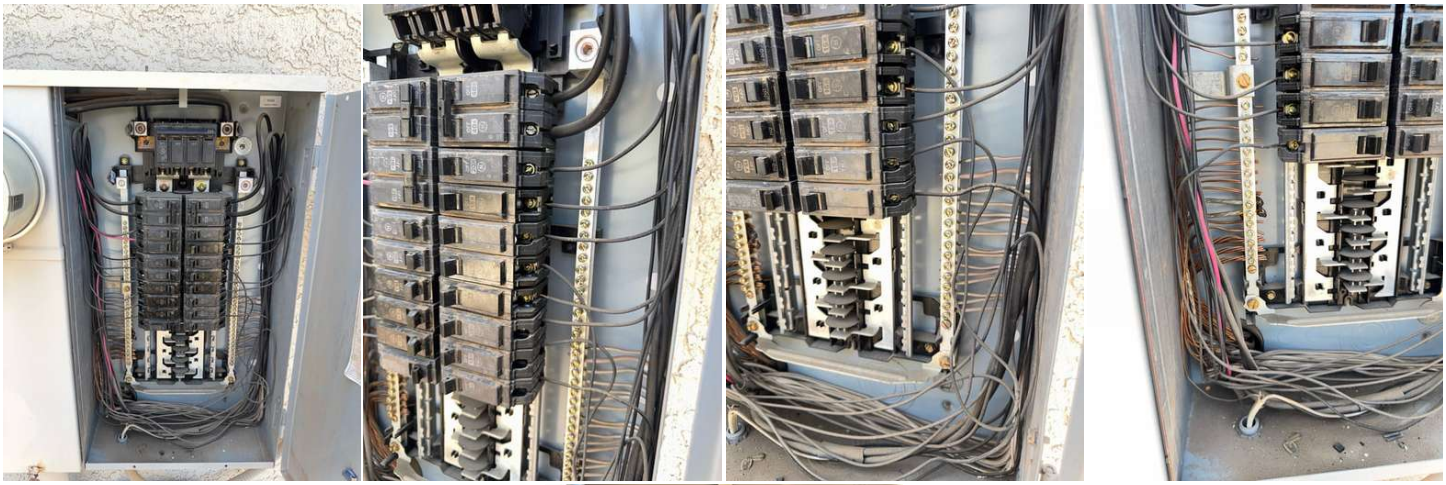
8.5.1 · Service Equipment/Electrical Panel

Electrical Panel / Service Equipment Location

- **Garage exterior**



8.5.3 · Service Equipment/Electrical Panel

Electrical Panel Manufacturer

- GE

8.5.4 · Service Equipment/Electrical Panel

Panel Cover Removed?

- Yes

8.5.5 · 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.

8.6.2 · Subpanel(s)

Subpanel(s) Location

- N/A not present

8.6.3 · Subpanel(s)

Subpanel Manufacturer

- N/A

8.6.4 · Subpanel(s)

Subpanel Information

The subpanel(s) were inspected to ensure all current safety standards were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection unless otherwise noted in this report.

8.7.1 · Service Grounding/Bonding

GEC Present

- Yes

8.7.2 · Service Grounding/Bonding

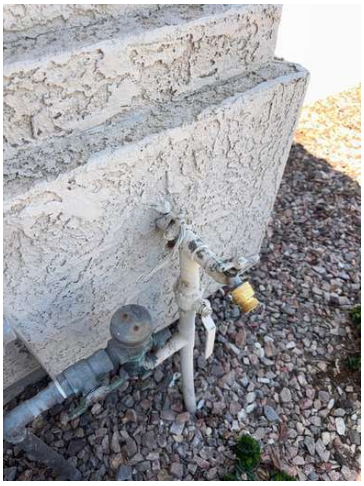
Grounding Electrode Type

- Water Pipe
- Not Visible

8.7.3 · Service Grounding/Bonding

Water Pipe Bonding Present

- Yes



8.7.4 · Service Grounding/Bonding

Gas Pipe Bonding Present

- Yes



8.7.5 · 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.

8.7.6 · Service Grounding/Bonding

Water Pipe Bonding Present

Water pipe bonding was present. No deficiencies were observed at the time of inspection.

8.8.1 · Branch Wiring

Visible Branch Wiring Type

- NM Sheathed Cable
- BX Cable (Armor Cable)

8.8.2 · Branch Wiring

15 & 20amp Branch Wiring Metal Type

- Copper
- Multi-Strand Aluminum

8.8.3 · 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.

8.9.2 · Breakers

AFCI Breakers Present?

- No

8.9.3 · Breakers

Breakers in Off Position

- 0

8.9.4 · 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.*

8.10.1 · 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.

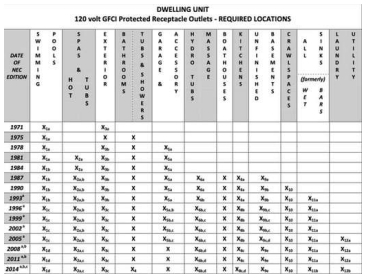
LMT - GFCI protection is tested only when a visible GFCI device with "Test" and "Reset" buttons is present, or when a GFCI breaker is located in the main or subpanel. Underwriters Laboratories (UL) recognizes these test buttons as the appropriate method for verifying device operation. Testing with a 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.



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	ACCESSORY	HYDROMASSAGE TUBS	BASEMENT USES	KITCHENS	UNFINISHED SPACES	CRAWLSPACES	ALL SINKS (formerly WETS)	BARS	LAUNDRY	UTILITY
1971	X_{20}		X_{20}													
1975	X_{20}		X	X												
1978	X_{20}		X_{20}	X		X_{20}										
1981	X_{20}	X_{25}	X_{20}	X		X_{20}										
1984	X_{20}	X_{25}	X_{20}	X		X_{20}										
1987	X_{15}	$X_{20,25}$	X_{20}	X		X_{20}		X_{20}	X	X_{20}		X_{20}				
1990	X_{15}	$X_{20,25}$	X_{20}	X		X_{20}		X_{20}	X	X_{20}		X_{20}	X_{20}			
1993[4]	X_{15}	$X_{20,25}$	X_{20}	X		X_{20}		X_{20}	X	X_{20}		X_{20}	X_{20}	X_{15}		
1996[4]	X_{15}	$X_{20,25}$	X_{20}	X		$X_{20,15}$		$X_{20,15}$	X	X_{20}		$X_{20,15}$	X_{20}	X_{15}		
1999[4]	X_{15}	$X_{20,25}$	X_{20}	X		$X_{20,15}$		$X_{20,15}$	X	X_{20}		$X_{20,15}$	X_{20}	X_{15}		
2002[4]	X_{15}	$X_{20,25}$	X_{20}	X		$X_{20,15}$		$X_{20,15}$	X	X_{20}		$X_{20,15}$	X_{20}	X_{15}		
2005[4]	X_{15}	$X_{20,25}$	X_{20}	X		$X_{20,15}$		$X_{20,15}$	X	X_{20}		$X_{20,15}$	X_{20}	X_{15}		X_{15}
2008[4,5]	X_{15}	$X_{20,15}$	X_{20}	X		X		$X_{20,15}$	X	X_{20}		X_{20}	X_{20}	X_{15}		X_{15}
2011[4,5]	X_{15}	$X_{20,15}$	X_{20}	X		X		$X_{20,15}$	X	X_{20}		X_{20}	X_{20}	X_{15}		X_{15}
2014[4,5,6]	X_{15}	$X_{20,15}$	X_{20}	X_{6}		X		$X_{20,15}$	X	$X_{20,6}$		X_{20}	X_{20}	X_{15}		X_{15}

8.11.1 · 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.

8.12.1 · 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.

8.13.1 · Smoke Alarms

Smoke Alarm Presence

- **Present**



8.13.2 · 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.**

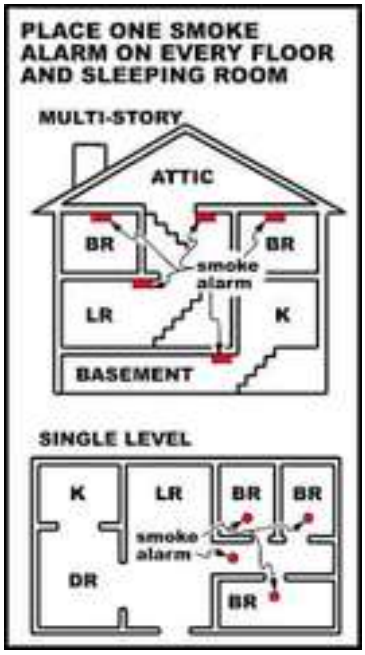
LMT – Smoke alarms were not tested during this inspection. Pressing the “test” button only verifies the audible alert and does not confirm the alarm’s ability to detect smoke or fire. Proper functional testing requires the use of a smoke can, which is beyond the scope of a home inspection.

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



8.14.1 · CO Alarms

CO Alarm Presence

- **Present**
- **Not Present at all Recommended Locations**

8.14.3 · 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

8.14.4 · CO Alarms

CO Alarms Tested

The CO detectors that were present were tested by depressing the "test" button, and an audible alarm sounded. This unfortunately only tests that the speaker works, as an actual test would consist of spraying concentrated CO at the detector to test for proper operation, which is beyond the scope of a home inspection.

8.15.1 · 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.

8.16.1 · 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

8.6.1 · Subpanel(s)

Subpanel Not Present/Found

LMT - A subpanel was either not present or not found at the home.

8.8.4 · 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.

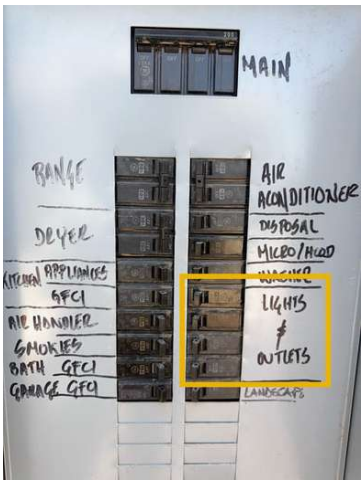
Any comments made regarding these systems should be considered a courtesy and not a comprehensive evaluation. Verification of proper installation or functionality is recommended to be performed by a qualified specialist if desired.

RECOMMENDATIONS

8.5.2 · 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.



MAINTENANCE

8.9.1 · 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.

RECOMMENDATIONS

8.10.2 · GFCI Protection

GFCI - Not Present (Upgrade)

SFTY - Although GFCI protection was not required in the referenced area(s) when this structure was built, it was not present at the time of inspection. GFCI devices help reduce the risk of electric shock in locations subject to moisture or contact with grounded surfaces. The installation of GFCI receptacle(s), or GFCI protection at the circuit, is recommended to be performed by a licensed electrician for improved safety.



Laundry Room

RECOMMENDATIONS

8.10.3 · GFCI Protection

GFCI - Not Present on all Garage Receptacles

SFTY - GFCI protection was not present on all garage receptacles, which is required by current safety standards. Repairs or upgrades as applicable to ensure all garage receptacles are GFCI-protected is recommended to be performed by a licensed electrician



RECOMMENDATIONS

8.10.4 · GFCI Protection

GFCI - Not Present on All Kitchen Countertop Receptacles (Upgrade)

SFTY - Kitchen countertop receptacle(s) were present that were not GFCI-protected. Current standards require all kitchen countertop receptacles to have this protection to reduce the risk of electrical shock. Repairs or upgrades, as applicable, are recommended to be performed by a licensed electrician to ensure all kitchen countertop receptacles are GFCI-protected.







RECOMMENDATIONS

8.11.2 · Receptacles

Receptacle(s) - Loose at Wall/Electrical Box

Receptacle(s) were loose at the wall or within their respective electrical boxes. Loose receptacles can lead to wire strain, arcing, or damage over time. Proper securement of any loose receptacles is recommended to be performed by a licensed electrician.





RECOMMENDATIONS

8.12.2 · Doorbell

Camera doorbell

EXTERIOR - FRONT DOOR

The exterior doorbell camera is observed to be loose and shows visible damage at the front entry. Recommend securing the unit to the mounting surface and repairing any damaged components. Not tested.



MAINTENANCE

8.14.2 · 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.

We only observed 1 CO detector outside the laundry room in the hallway. You may wish to upgrade and add more. This CO detector appears older and we recommend replacement as needed.



RECOMMENDATIONS

8.15.2 · Ceiling Fans

Wobbling

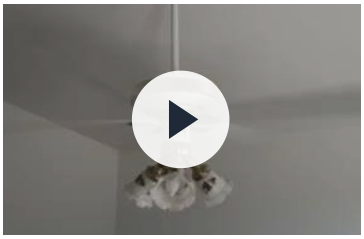
The ceiling fan in the referenced area(s) wobbled during operation. This condition may indicate that the fan is out of balance or that its mounting hardware is loose. Continued use in this condition could lead to premature wear or potential failure. Repairs or adjustments to eliminate the wobble are recommended to be performed as needed by a qualified person.



Office



Primary Bedroom



MAINTENANCE

9. HEATING, COOLING, AND VENTILATION

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Exterior Unit(s) - Split System	✓			✓
Interior Unit(s) - Split System	✓			✓
Gas Pipe(s)	✓			✓
Furnace Venting	✓			
Auxiliary Drain Pan	✓			✓
Condensate Management	✓			
Refrigerant Lines	✓			
Thermostat(s)	✓			
Air Filter/Return Plenum	✓			
Return Air and Supply Information	✓			
Visible Ductwork	✓			
Cooling Source In Each Habitable Room	✓			
Heating Source In Each Habitable Room	✓			
Mechanical Ventilation (Kitchen & Bath)	✓			✓
Solid-Fuel & Gas Fireplace/Appliances, etc.			✓	

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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.

9.1.2 · General Info

Air Scrubber - Information Required from Seller

N/A

Air scrubber was observed on the property. Request additional information from the seller or HVAC contractor.



INQUIRE W/SELLER(S)

9.2.1 · 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.

9.2.2 · Exterior Unit(s) - Split System

Exterior Unit Location

- Right Side of Structure

9.2.4 · Exterior Unit(s) - Split System

Exterior Unit Energy Source & Type

- Electric AC Unit

9.2.5 · Exterior Unit(s) - Split System

Exterior Unit Manufacturer

- Trane

9.2.6 · Exterior Unit(s) - Split System

Exterior Unit Manufacture Year

- 2012

9.2.7 · Exterior Unit(s) - Split System

Exterior Unit Max Circuit Breaker Amperage

- 45amps

9.2.8 · Exterior Unit(s) - Split System

Exterior Unit Overcurrent Protection Amperage

- 45amp fuses

9.2.9 · Exterior Unit(s) - Split System

Exterior Unit Tonnage

- 3.5 Ton

9.3.1 · 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.

9.3.4 · Interior Unit(s) - Split System

Interior Unit(s) Location

- Attic

9.3.5 · Interior Unit(s) - Split System

Interior Unit(s) Energy Source and Distribution

- Gas Forced Air

9.3.6 · Interior Unit(s) - Split System

Interior Unit Manufacturer

- Trane

9.3.7 · Interior Unit(s) - Split System

Interior Units Manufacture Year

- 2011

9.3.8 · Interior Unit(s) - Split System

Interior Unit Tonnage

- 3.5 Ton

9.4.1 · Gas Pipe(s)

Gas Pipe Information

The gas pipe supplying the unit was inspected for the presence of a shut-off valve, sediment trap, and any visible damage. No deficiencies were observed at visible portions unless otherwise noted in this report.

9.5.1 · Furnace Venting

Vent Information

The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

9.5.2 · Furnace Venting

Gas Appliance Category

- Category 1

9.5.3 · Furnace Venting

Vent Material

- Type B Galvanized

9.5.4 · Furnace Venting

Vent Termination Point

- Roof

9.6.1 · Auxiliary Drain Pan

Auxiliary Drain Pan Present

- Yes

9.6.2 · 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.

9.7.1 · Condensate Management

Condensate Termination Point

- **Not Visible**
- **May be left side of structure that is a zero lot line**

9.7.2 · 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.

9.8.1 · 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.

9.9.1 · Thermostat(s)

Thermostat Location(s)

- **Hallway**





9.9.2 · 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.

9.10.1 · Air Filter/Return Plenum

Filter Location(s)

- **Hallway**

9.10.2 · Air Filter/Return Plenum

Filter Size

- **20 X 30**





9.10.3 · 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.

9.11.1 · Return Air And Supply Information

Return Air Temp

- 80-85

9.11.3 · Return Air And Supply Information

Temperature Differential Heating Mode

- 20+ Degrees

9.11.4 · Return Air And Supply Information

Temperature Differential Cooling Mode

- 20+Degrees





9.11.5 · Return Air And Supply Information

Return Air Temperature Reading

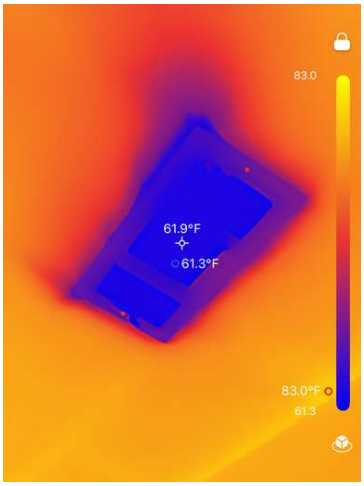
A temperature reading of the return air was taken at the time of inspection to provide a baseline to compare output (supply) temperatures to, showing the system(s) responded to normal operating controls.

9.11.6 · 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.





9.11.7 · 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.

9.12.1 · 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.

9.13.1 · Cooling Source In Each Habitable Room

Cooling Source In Each Habitable Room?

- Yes

9.14.1 · Heating Source In Each Habitable Room

Heating Source In Each Habitable Room?

None selected

9.15.1 · Mechanical Ventilation (Kitchen & Bath)

Kitchen Fan Type

- Microwave Recirculating

9.15.2 · Mechanical Ventilation (Kitchen & Bath)

Bath Ventilation Sources

- Ventilation Fan(s)

9.15.3 · Mechanical Ventilation (Kitchen & Bath)

Exhaust Fan Vent(s) Termination Point(s)

- Through Roof

9.15.4 · 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.

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

Fireplace/appliance Type(s)

None selected

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

Fireplace/appliance Location(s)

None selected

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

Fireplace/appliance Flue Termination Point

None selected

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

Pilot Lit?

None selected

LIMITATIONS/EXCLUSIONS

9.3.2 · Interior Unit(s) - Split System

Gas Forced Air Furnace Information

EXCL - This structure contains a gas forced-air furnace. The heat exchanger, a critical component of this type of system, is a welded metal assembly that isolates the products of combustion, including moisture, carbon monoxide, and other gases, from the interior air stream so they can be safely vented to the exterior. Heat exchangers are concealed within the furnace cabinet and are not visible during a standard home inspection, and are therefore excluded from this evaluation.

Heat exchangers in gas furnaces typically have an average service life of approximately 15–20 years. As these components age, the potential for cracking increases, which can allow combustion gases, including carbon monoxide, to enter the indoor air supply. For safety, it is recommended that operable carbon monoxide alarms be installed within the structure, that the furnace be serviced annually by a qualified HVAC professional, and that budgeting for eventual furnace replacement be anticipated as the unit approaches the typical service life range.

9.11.2 · Return Air And Supply Information

Emergency vs Auxiliary Heat Information

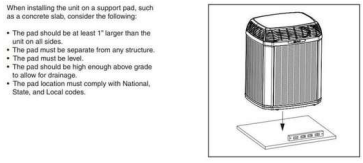
LMT - Emergency heat is a function provided on some analog thermostats, which would initiate electric strip heat located inside of the air handler's cabinet. Auxiliary heat, while initiating the same electric strip heat, is now handled by digital thermostats. When the "called-for" temp at the thermostat 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

9.2.3 · Exterior Unit(s) - Split System

Exterior Unit - Not Level

The exterior unit was not level at the time of inspection. Current standards require that HVAC equipment be installed on stable, level foundations to prevent excessive vibration, movement, and potential damage. An unlevel unit can result in improper oil distribution within the compressor, reduced refrigerant flow efficiency, increased noise, and premature system wear. An evaluation of the unit's mounting pad, with adjustments made as needed to ensure a level installation in accordance with current standards, is recommended to be performed by a qualified HVAC contractor.





RECOMMENDATIONS

9.3.3 · Interior Unit(s) - Split System

Interior and exterior Unit - Aged

AGED - The interior and exterior HVAC unit (air handler and/or furnace and condenser) was observed to be aged. While prior maintenance and other factors can influence longevity, the remaining service life is undeterminable. Due to its age, servicing and evaluation are recommended to be performed by a qualified HVAC contractor or obtaining any recent service records from the homeowner.









RECOMMENDATIONS

9.3.9 · Interior Unit(s) - Split System

Interior Unit - Rust/stains in pan

Rust and/or corrosion was present at the base of the unit/in the backup pan. This may be associated with a deficiency with the fan unit or be an indicator of past water in the pan. An evaluation of the unit with repairs made as needed is recommended to be performed by an HVAC contractor.







RECOMMENDATIONS

9.4.2 · Gas Pipe(s)

Sediment Trap - Missing

A sediment trap was not present on the gas pipe supplying the furnace. Furnaces and water heaters are recommended to have a sediment trap as close to the appliance as possible, to prevent particulates from entering the appliance, possibly causing damage to the heat exchanger. The installation of a sediment trap is recommended to be conducted by an HVAC contractor or other qualified person.



RECOMMENDATIONS

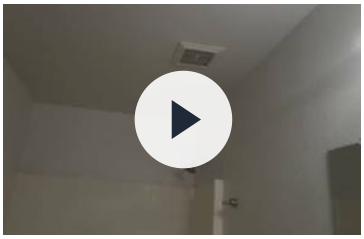
9.15.5 · Mechanical Ventilation (Kitchen & Bath)

Exhaust Fan - Aged Unit

AGED - The exhaust fan was an aged unit. Although functional at the time of inspection, replacement should be anticipated in the future due to its age.



Primary Bathroom



MAINTENANCE

10. PLUMBING SYSTEM & FIXTURES

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Plumbing Leaks Information	✓			✓
Exterior Spigots	✓			
Sink(s)	✓			✓
Undersink Plumbing	✓			✓
Bathtub(s)	✓			✓
Shower(s)	✓			✓
Shower Surround, Floor, & Door Assembly	✓			
Toilet(s)	✓			✓
Water Pressure	✓			
Water Supply & Distribution Pipes	✓			✓
Drain, Waste, and Vent Pipes (DWV)	✓			✓
Main Cleanout	✓			
Gas Meter/LP Tank Information	✓			
Gas Pipes	✓			
Functional Flow	✓			
Functional Drainage	✓			
Water softener			✓	

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

10.1.2 · General Info

Plumbing Visibility Hindrances

- **Slab Foundation**
- **Framing Covered**

10.1.3 · 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.

10.2.2 · 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.

10.3.1 · 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.

10.4.1 · Sink(s)

Sinks Information

The sink(s) were inspected by operating the faucet valves and running water through the drain while observing the fixture, surrounding areas, and visible plumbing for signs of leakage, improper installation, or other deficiencies. The inspection also included evaluation of water flow, drainage rate, and overall fixture stability under normal operating conditions.

Spray wand(s) (if present), whether standalone or integrated into the faucet assembly, were also operated to check for proper function and visible leakage.

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

10.5.1 · Undersink Plumbing

Undersink Plumbing Visibly Obstructed?

- **Partially**

10.5.3 · Undersink Plumbing

Undersink Plumbing Information

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

LMT - If storage or stored items were present within the cabinet, visibility of some components, such as piping connections or the cabinet floor, may have been limited. Inspection of this area is therefore limited to visible portions only.

10.6.1 · Bathtub(s)

Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

10.7.1 · Shower(s)

Showers Information

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

10.8.1 · 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.

10.9.1 · Toilet(s)

Toilet(s) Information

The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

LMT - Toilets are not tested for their attachment to the closet flange/anchor bolts, as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.

10.10.1 · Water Pressure

Water Pressure (Approx.)

- **80-90psi**

10.10.2 · Water Pressure

Water Pressure Information

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

10.10.4 · Water Pressure

Picture of water meter





10.11.1 · Water Supply & Distribution Pipes

Service Pipe Material (Visible Portions)

- Copper

10.11.2 · Water Supply & Distribution Pipes

Water Distribution Pipe Material (Visible Portions)

- Copper

10.11.3 · Water Supply & Distribution Pipes

Approx. Percentage of Water Distribution Pipes Visible

- 10-20%

10.11.4 · 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.

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

Sewer/septic Lateral Material (Visible Portions)

- ABS

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

DWV Material Type (Visible Portions)

- ABS

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

Approx. Percentage of Drain/Waste Pipes Visible

- 50-60%

10.12.4 · 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.

10.13.1 · Main Cleanout

Cleanout Location

- **Front of Structure**
- **See sewer, Scope)**



10.13.2 · Main Cleanout

Cleanout Information

There was a sewer or septic lateral cleanout present at the referenced area(s). A cleanout provides an access point for clearing blockages or performing maintenance on the main waste line and is typically used by plumbing contractors when diagnosing or correcting drainage issues.

LMT - Cleanouts were reported on for presence only and were not opened to verify condition or functionality.

10.14.1 · Gas Meter/LP Tank Information

Fuel Source

- Gas Meter

10.14.2 · Gas Meter/LP Tank Information

Location of Fuel Source

- Left Side of Structure

10.14.3 · Gas Meter/LP Tank Information

Gas Meter Information

The gas meter was inspected looking for damage and the regulator vents' clearance from ignition sources and air inlets into the home. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.



10.15.1 · Gas Pipes

Gas Pipe Material

- Black Iron

10.15.2 · Gas Pipes

Approx % of Gas Pipes Visible

- <10%

10.15.3 · Gas Pipes

Gas Pipes Information

The visible portions of the gas piping system were inspected for indications of significant defects such as corrosion, mechanical damage, improper support, or concerns at connections, fittings, and appliance shutoff valves. Only the portions of the piping that were visible and accessible during the inspection could be evaluated. The inspection did not include pressure testing, leak detection, or evaluation of concealed gas piping within walls, floors, or ceilings.

No reportable conditions were present at visible portions of the gas piping unless otherwise noted in this report.

LMT – Much of the gas piping system may be concealed within finished walls, ceilings, floors, or slab foundations and therefore may not be visible during the inspection. The inspection of the gas piping system is limited to visible and readily accessible portions only, and the condition of concealed piping is excluded from this inspection.

10.16.1 · Functional Flow

Functional Flow

- **Yes**

10.16.2 · Functional Flow

Flow Information

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

10.17.1 · Functional Drainage

Functional Drainage

- **Yes**

10.17.2 · Functional Drainage

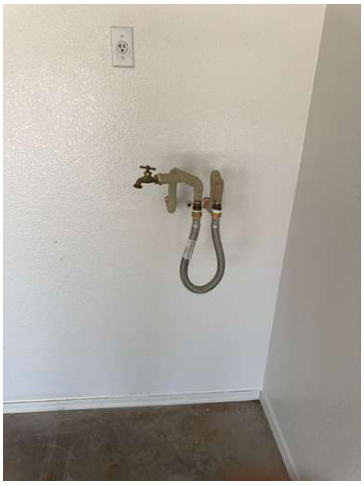
Drainage Information

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report.

LMT - Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

10.18.1 · Water Softener

Plumbed but not installed



LIMITATIONS/EXCLUSIONS

10.1.1 · General Info

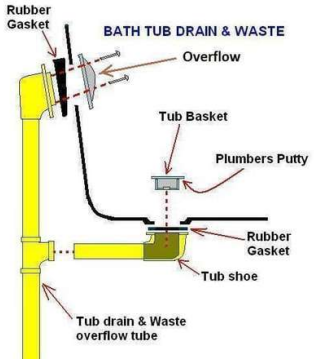
Bathroom Fixture Limitations

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.



RECOMMENDATIONS

10.2.1 · Plumbing Leaks Information

Undersink Moisture Damage - Minor to Moderate

Moisture damage was present on the cabinet floor beneath the referenced sink(s), ranging from minor to moderate in severity. This condition may indicate past or present leaks, which can promote microbial growth and lead to further material deterioration if not addressed.

Repairs to any damaged materials are recommended to be conducted as needed by a qualified person. Monitoring for future leakage and addressing any plumbing issues as they arise is also advised.







Kitchen

RECOMMENDATIONS

10.4.2 · Sink(s)

Faucet/valves - Loose

The faucet assembly was loose at its base. This condition is often caused by loose or improperly secured plastic mounting nuts beneath the sink. Movement at the base of the faucet can place stress on water supply lines or seals, potentially leading to leaks over time. Proper securement of the assembly is recommended to be performed by a qualified person.



RECOMMENDATIONS

10.5.2 · Undersink Plumbing

Dishwasher Drain - High Loop Missing

A proper “high loop” or “air gap” was not present, or was not installed correctly, at the visible portions of the dishwasher drain line. A correctly installed high loop or air gap prevents wastewater from the sink or disposal from siphoning back into the dishwasher, which can lead to contamination, odors, or poor drainage performance.

Repairs or adjustments to properly install the dishwasher drain line with a correct high loop or air gap are recommended to be performed by a licensed plumber or other qualified person.



RECOMMENDATIONS

10.5.4 · Undersink Plumbing

Drain Pipes - Rust and/or Corrosion

Some degree of rust and/or corrosion was present on the plumbing pipes. This is an indicator that the pipes are nearing the end of their life due to inner wall damage. Repairs or replacement of any rusted/corroded drain pipes is recommended to be performed by a licensed plumber as needed.





Primary Bathroom

RECOMMENDATIONS

10.5.5 · Undersink Plumbing

Water Pipes - Corrosion

Corrosion was present on a water distribution pipe that typically is associated with a past leak. Although no leak was present at the time of inspection, this is typically due to the corrosion "sealing" over the drip leak location. Evaluation is recommended by a licensed plumber to ensure the fittings and connections are made properly so that another leak does not develop.







Primary Bathroom

RECOMMENDATIONS

10.6.2 · Bathtub(s)

Tub - Chips/Damage/Scratches

Chipping, scratching, and/or other damage was present to the finish of the referenced tub. While generally cosmetic, such damage can worsen over time and potentially lead to surface deterioration or leaks. Repairs to the affected areas are recommended to be performed by a qualified person. For minor damage, repair kits are typically available at home improvement stores.






Hallway, Bathroom



RECOMMENDATIONS

10.9.2 · Toilet(s)

Water Pipe - Corrosion Present on Water Pipe/Shut Off Valve

Corrosion and/or rust was present on the water shut off valve and/or supply line for the toilet. This is an indicator that the component(s) are at the end of their useful life. Replacement is recommended to be conducted by a licensed plumber.




Primary Bathroom

RECOMMENDATIONS

10.9.3 · Toilet(s)

Toilet Area - Floor/Baseboard Staining

BATHROOM - AROUND TOILET

Staining observed on the floor and baseboard surrounding the toilet. No active moisture was detected during the inspection. Recommend asking seller for more information and/or evaluation by a licensed contractor.






Primary Bathroom

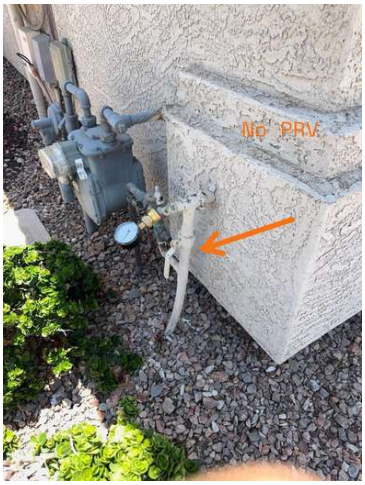
RECOMMENDATIONS | INQUIRE W/SELLER(S) | FURTHER/FULL EVALUATION

10.10.3 · Water Pressure

PRV - Not Present - High Pressure

A pressure regulating valve (PRV) was not present at visible portions of the plumbing system. PRVs are used to reduce incoming water pressure from the service provider to safer levels, typically below 80 psi, to help protect fixtures, piping, and appliances from excessive pressure. High water pressure can lead to leaks, premature wear of components, and potential water damage. Installation of a PRV is recommended to be performed by a licensed plumbing contractor as needed. When a PRV is installed an expansion tank should be added at the water heater.

PSI was over 80 during the inspection.





RECOMMENDATIONS

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

Plumbing Cleanout Cover Plate - Missing

UNSPECIFIED

A **cleanout cover plate** was not found at the inspected location, leaving the opening/cap exposed



Primary Bedroom, Closet

MAINTENANCE MAINTENANCE ITEM

11. WATER HEATER

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
Water Heater Condition	✓			✓
Water Heater Venting	✓			
Gas Pipe	✓			✓
TPR Valve & Discharge Pipe	✓			
Water Pipes	✓			✓

I = Inspected **NI** = Not Inspected **NP** = Not Present **D** = Deficient

INFORMATION

11.1.1 · Water Heater Condition

Water Heater Information

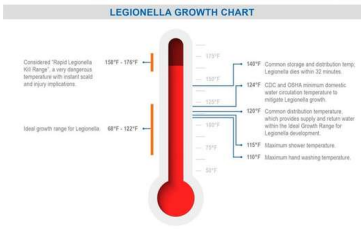
The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

11.1.3 · Water Heater Condition

Water Temp Information

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve.



11.1.4 · Water Heater Condition

Water Temperature

- 140+ Degrees

11.1.5 · Water Heater Condition

Water Heater Location

- Garage

11.1.6 · Water Heater Condition

Water Heater Manufacturer

- Whirlpool

11.1.8 · Water Heater Condition

Manufacture Year

- 2014

11.1.9 · Water Heater Condition

Energy Source

- Gas

11.1.10 · Water Heater Condition

Capacity

- 30 Gallons

11.2.1 · Water Heater Venting

Venting Information

The water heater vent was visually inspected at accessible areas for its material type, general configuration, clearance from combustible materials (when applicable), and its termination point. Proper venting is important for safely conveying combustion byproducts to the exterior and for maintaining proper appliance draft. The vent termination type and location are noted above. No reportable conditions were present at visible portions unless otherwise noted in this report.

LMT – The inspection of the venting system was limited to visible and accessible portions only. Portions of the vent may pass through concealed spaces such as walls, ceilings, or attic areas and were not fully visible for inspection. Internal vent condition, full continuity, proper draft performance, and concealed clearances were not evaluated. Any portions of the vent system that were not visible are excluded from this inspection. If the term “Presumed” follows the listed termination point noted above, the termination could not be visibly confirmed due to visibility or access limitations.

11.2.2 · Water Heater Venting

Venting Type

- Atmospheric Vent

11.2.3 · Water Heater Venting

Vent Material

- Type B Galvanized

11.2.4 · Water Heater Venting

Vent Termination Point

- Roof

11.3.1 · Gas Pipe

Gas Pipe Information

The water heater's gas supply was inspected for the presence and apparent installation of a gas shut-off valve and sediment trap. The shut-off valve allows the gas supply to be isolated for servicing, while the sediment trap (drip leg) helps prevent debris or moisture in the gas line from entering the appliance. No deficiencies were observed with these components unless otherwise noted in this report.

11.4.1 · TPR Valve & Discharge Pipe

TPRV Discharge Tube Material

- **Copper**

11.4.2 · 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.

11.5.1 · 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

11.5.2 · Water Pipes

Wrapped With Pipe Insulation

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



RECOMMENDATIONS

11.1.2 · Water Heater Condition

Unit - Aged

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





RECOMMENDATIONS

11.1.7 · Water Heater Condition

Drain Pan - Missing

A drain pan ("Smitty pan") was not present beneath the water heater. Drain pans are recommended when water heaters are installed in locations where leaks could cause damage to framing components, floor coverings, or interior living areas. Installation of a drain pan is recommended to be performed by a qualified professional.



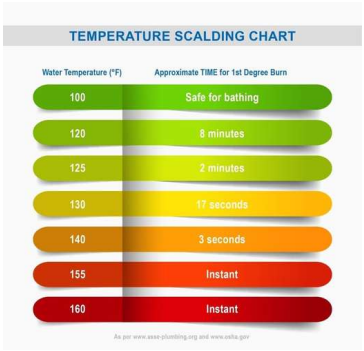
RECOMMENDATIONS

11.1.11 · Water Heater Condition

Water Temp - In Excess of 120 Degrees

SFTY - The hot water temperature at the faucet exceeded 120 degrees Fahrenheit. Water temperatures above this threshold increase the risk of scalding, particularly for children, the elderly, or individuals with reduced sensitivity. However, to help prevent the growth of Legionellae bacteria, water heater tank temperatures are typically recommended to be maintained between 135–140 degrees Fahrenheit.

A tempering valve can be installed to maintain higher water heater temperatures while delivering water to fixtures at safer, lower temperatures. Consultation with a licensed plumber regarding the installation of a tempering valve is recommended to improve both safety and health protection.





RECOMMENDATIONS

11.3.2 · Gas Pipe

Sediment Trap - Missing

A sediment trap was not present on the gas pipe serving the referenced appliance. Sediment traps are recommended to help prevent debris or particulates from entering gas control valves or burners, which can lead to malfunction or damage. Installation of a properly configured sediment trap is recommended to be performed by a licensed plumber to help protect the appliance and ensure safe operation.



RECOMMENDATIONS

11.5.3 · Water Pipes

Shut Off Valve - Rust/Corrosion

Rust and/or corrosion was present on the cold water pipe shut off valve. Replacement is recommended by a licensed plumber.





RECOMMENDATIONS

12. GARAGE AREA

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Garage Door(s)	✓			✓
Garage Door Parts	✓			
Garage Door Opener(s)	✓			
Garage Door Safety	✓			✓
Garage Separation	✓			
Garage Slab	✓			✓
Water damage	✓			✓

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

12.1.1 · General Info

Garage View(s)





12.2.1 · Garage Door(s)

Garage Door Type(s)

- **Aluminum Sectional**

12.2.2 · Garage Door(s)

Garage Door Information

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

12.3.1 · Garage Door Parts

Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

12.4.1 · Garage Door Opener(s)

Control(s) Proper Height

- **Yes**

12.4.2 · Garage Door Opener(s)

Garage Door Opener Information

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

12.5.1 · Garage Door Safety

Safety Features

The garage door safety systems were inspected for visible components and functionality where accessible. The photoelectric safety eye beam(s) were tested by closing the door and interrupting the beam path to ensure proper auto-reversal. The system responded appropriately unless otherwise noted in this report.

EXCL: The resistance-based (auto-reverse) safety feature of the garage door opener was not tested, as forcing the door closed against resistance can damage the opener or hardware if the safety mechanism fails to respond properly. As a result, the functionality of this feature is excluded from this inspection.

Garage door openers are generally equipped with two key safety mechanisms:

* **Photoelectric eyes** near the base of the door tracks that detect obstructions.

• **Auto-reverse functionality** that activates when the door encounters resistance.

Once ownership is taken, it is recommended that the client test the auto-reverse function by placing a 2″ x 4″ board flat on the floor beneath the door. When the door is closed, it should contact the board and reverse automatically. If it does not, adjustments to the opener's force settings or further evaluation by a qualified garage door technician are recommended.

12.6.1 · Garage Separation

Garage to Dwelling Space Separation Information

SFTY - Current building standards require proper separation between attached garages and living spaces to help slow the spread of a garage-originated fire and to reduce the risk of carbon monoxide entering habitable areas.

• **Garage walls** shared with living areas are required to be finished with a minimum of ½-inch gypsum board (Type X recommended).

• **Garage ceilings** beneath habitable rooms are required to be finished with at least ⅝-inch Type X gypsum board for fire resistance.

• **Garage ceilings** with no habitable space above are required to be finished with 1/2" drywall for proper separation.

• **Openings and penetrations** (such as ducts or conduit) must be properly sealed with an approved fire-rated material to maintain the separation barrier.

• **Door(s)** between the garage and living space are required to be a minimum of 1⅜-inch solid wood or steel, or 20-minute fire-rated construction, and equipped with a self-closing device.

LMT: Confirmation of specific drywall type, fire rating, or hidden assemblies is beyond the scope of a visual home inspection, as these details cannot be verified without destructive methods. The presence or absence of proper fire separation is reported based only on visible conditions.

Note on pre-2006 Homes:

Homes built prior to approximately 2006 (depending on local adoption of code revisions) may not meet current separation standards. ***Upgrades*** for these structures should be considered for occupant safety.

12.6.2 · Garage Separation

Door Type

- Wooden Door

12.6.3 · Garage Separation

Proper Separation Door Present

- Yes

12.6.4 · Garage Separation

Separation Wall(s) Material

- Drywall

12.6.5 · Garage Separation

Proper Separation Wall(s) Present

- Not Required

12.6.6 · Garage Separation

Ceiling Material

- Drywall

12.6.7 · Garage Separation

Proper Ceiling Separation Present

- Yes (Presumed)

12.6.8 · Garage Separation

Garage Entry Door - Daylight Visibility

Garage - Entry Door

Daylight is visible through the garage entry door, recommend adding/adjusting weatherstripping





12.7.1 · Garage Slab

Slab Information

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

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

RECOMMENDATIONS

12.2.3 · Garage Door(s)

Weatherstripping - Damaged

The garage door weatherstripping was missing or damaged at the bottom and/or sides of the door. Missing or damaged weatherstripping can allow drafts, moisture, and pests to enter the garage and may reduce energy efficiency. Repairs or replacement of the weatherstripping as needed is recommended to be performed by a qualified person.



MAINTENANCE

12.5.2 · Garage Door Safety

Eyes Installed Too High

SFTY - The photoelectric safety sensors for the garage door opener were installed too high. These sensors are required to be positioned no more than 6 inches above the garage floor to ensure proper function and occupant safety. Repairs or modifications to achieve proper placement are recommended to be performed by a qualified garage door contractor







RECOMMENDATIONS

12.7.2 · Garage Slab

Slab - Damage

Area(s) of damage were present to the concrete slab. Repairs are recommended to be performed as desired by a concrete contractor.









RECOMMENDATIONS

12.8.1 · Water Damage

Water Heater Pedestal - Observed Water Damage

WATER HEATER PEDESTAL

We observed water damage on the **water heater pedestal**. No active moisture was present at the time of inspection. A qualified contractor should perform a further evaluation to assess the extent.







RECOMMENDATIONS FURTHER/FULL EVALUATION

13. INTERIOR AREAS AND ITEMS

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Info	✓			
Cabinetry, Countertops, & Associated Finishes	✓			
Windows	✓			✓
Closets	✓			
Interior Doors	✓			✓
Stairs, Rails, & Guards			✓	
Wall & Ceiling Surfaces	✓			
Floor Condition	✓			✓

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

13.1.1 · General Info

Room Views

13.1.2 · 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.

13.2.1 · 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.

13.2.2 · Cabinetry, Countertops, & Associated Finishes

Satisfactory Condition - Aged

The cabinets and countertops, while aged, were in satisfactory at the time of inspection. Some repairs may be needed in areas due to age or heavy use.

13.3.1 · Windows

Window Glazing

- Double Pane

13.3.2 · Windows

Personal Belongings Blocking Window Operability?

- No

13.3.3 · 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.

13.4.1 · Closets

Closet Surfaces Visually Obstructed?

- **No**

13.4.2 · 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.

13.5.1 · 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.

13.5.2 · Interior Doors

Missing Door Stops

A door stop was not present. Door stops are recommended for any doors that may damage walls or other items during their operation.



Office and primary bed closet

13.6.1 · 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.

13.7.1 · 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.

13.8.1 · 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.

13.8.2 · Floor Condition

Aged wood flooring observed



LIMITATIONS/EXCLUSIONS

13.7.2 · Wall & Ceiling Surfaces

Recent Paint Obscuring Moisture Assessment

Interior - Walls and Ceilings

The interior walls and ceilings have been **recently painted**, which now masks any prior moisture staining or discoloration. This limits the ability to evaluate historic moisture intrusion in these areas.

INQUIRE W/SELLER(S)

RECOMMENDATIONS

13.3.4 · Windows

Windows - Aged

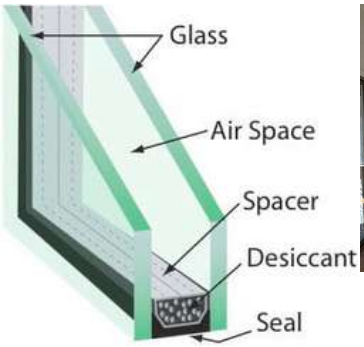
AGED - The functionality of the window(s) in the structure was impaired due to their age. Various age-related deficiencies were present; the conditions listed in this report should not be considered an all-inclusive accounting of potential issues. A comprehensive evaluation by a qualified window contractor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

RECOMMENDATIONS

13.3.5 · Windows

Glass - Seal Failure

Window glass with signs of seal failure was observed. Seal failure occurs when the bond between the panes and the inner spacer in double-pane glass deteriorates, allowing moisture and/or debris to accumulate between the panes. This can lead to reduced energy efficiency and impaired visibility. A review of all windows in the structure, with the replacement of any affected glass units, is recommended to be performed by a window company or glazing contractor.







Front, Bedroom



Primary Bedroom





RECOMMENDATIONS

13.5.3 · Interior Doors

Operation - Not Latching Properly

The referenced interior door(s) were not latching properly at the time of inspection. This condition can affect privacy within the structure and is typically caused by misalignment between the latch and strike plate or minor settling. Adjustments or modifications as needed to restore proper latching are recommended to be performed by a qualified person.



Office





Front, Bedroom

MAINTENANCE

14. LAUNDRY AREA

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
Laundry Area & Related Plumbing	✓			✓
Dryer Energy Source & Venting	✓			✓

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

14.1.2 · Laundry Area & Related Plumbing

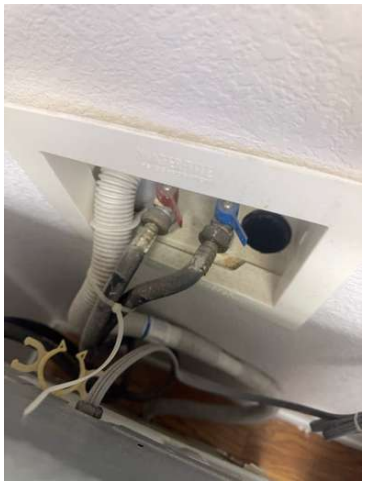
Laundry and Related Plumbing Information

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.



14.2.1 · Dryer Energy Source & Venting

Dryer Energy Source

- Electric

14.2.2 · Dryer Energy Source & Venting

Dryer Vent Termination Point

- Exterior
- Roof

14.2.3 · 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.

RECOMMENDATIONS

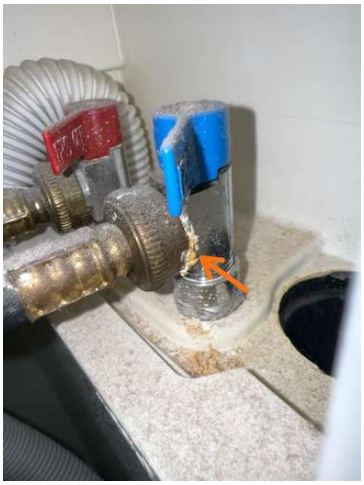
14.1.1 · Laundry Area & Related Plumbing

Valve(s)/supply connections - Corrosion Build Up

Corrosion build-up was present on the water valve(s)/supply connections. This is typically an indicator of a past or present leak, and that the valve/hoses are at the end of its useful life. Repairs or replacement of the valve(s)/hoses as needed is recommended to be conducted by a licensed plumber.







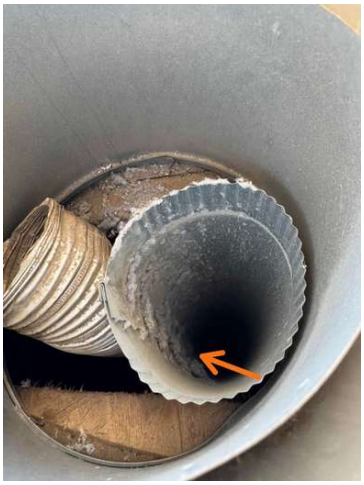
RECOMMENDATIONS

14.2.4 · Dryer Energy Source & Venting

Duct - Build-up of Lint

Some degree of lint build-up was present at visible portions of the dryer vent/duct. Cleaning of the duct is recommended to be performed by a qualified person prior to using the dryer.





RECOMMENDATIONS

15. APPLIANCES

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
General Information	✓			
Disposal	✓			✓
Dishwasher	✓			✓
Oven, Range, & Cooktops	✓			✓
Microwave	✓			
Refrigerator/Freezer	✓			✓
Washer	✓			
Dryer	✓			

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

15.1.1 · General Information

General Information

Inspector is required to inspect:
installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary functions.

Inspector is not required to do:
non-primary features of any observed appliance. F. installed and freestanding kitchen and laundry appliances not listed in the above comment.

None selected

15.2.1 · Disposal

Disposer Information

The food waste disposer was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.





15.2.3 · Disposal

Component - Aged, Budget for Replacement

General

The component appears aged, indicating a limited remaining service life. Budget should be allocated for eventual replacement and compliance with manufacturer guidelines.

15.3.1 · 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.

15.3.2 · Dishwasher

Repair/replacement Budget - Older Estimate

General

The current repair/replacement budget appears to be based on older cost estimates, which may not reflect present market prices for materials and labor.





15.4.1 · Oven, Range, & Cooktops

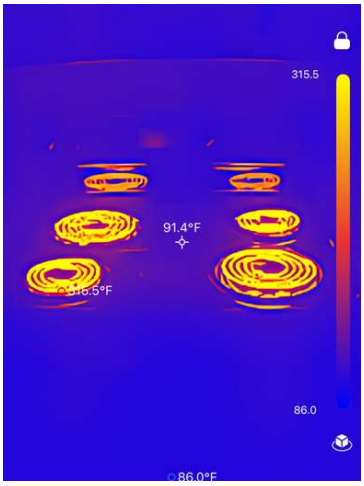
Energy Source

- Electric

15.4.2 · Oven, Range, & Cooktops

Range Anti-tip Bracket Presence

- Present



15.4.3 · 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.

15.4.4 · 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.***

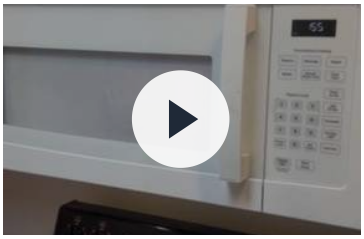
15.5.1 · Microwave

Microwave Information

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







15.5.2 · Microwave

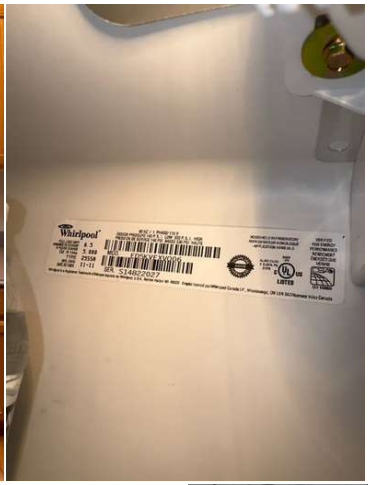
Exhaust recirculates back to kitchen



15.6.2 · Refrigerator/Freezer

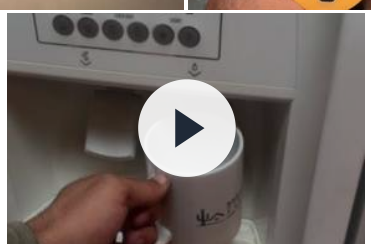
General pics











15.6.3 · Refrigerator/Freezer

Older budget for replacement

15.7.1 · Washer

Pictures/conditions See Laundry

Washer was observed where visible. We recommend obtaining records from the homeowner for warranties and maintenance. We are not required to test non-permanent installed appliances per the BTR standards. Any pictures or comments made about the washing machine are as a part of courtesy only.

15.7.2 · Washer

Washer is older

Washer is older, and you should budget for repair/replacement.





15.8.1 · Dryer

Pictures / Conditions See Laundry

Dryer Was observed where visible.

We recommend obtaining records from the homeowner for warranties and maintenance. We do not inspect non-permanent appliances in accordance with the BTR standards. Any comments/pictures added are as a courtesy only.



15.8.2 · Dryer

Dryer is older

Dryer is older, and you should budget for repair/replacement.





LIMITATIONS/EXCLUSIONS

15.6.1 · Refrigerator/Freezer

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

15.2.2 · Disposal

Disposer - Romex Connector Missing

A romex connector or strain relief bushing was not present where the conductor for the disposer enters the unit. This subjects the wire to mechanical damage against the sharp edges of the knockout in the unit. The installation of a strain relief bushing is recommended to be installed by a licensed electrician.





RECOMMENDATIONS

15.3.3 · Dishwasher

Dishwasher Drain - Missing High Loop

KITCHEN

The dishwasher drain lacks a required high loop, which can allow wastewater to backflow into the sink. This condition does not meet standard plumbing installation practices and may increase risk of cross-contamination.

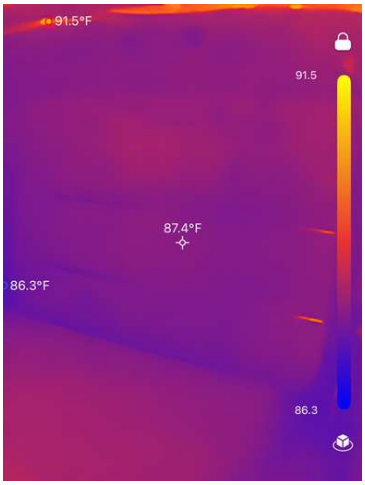


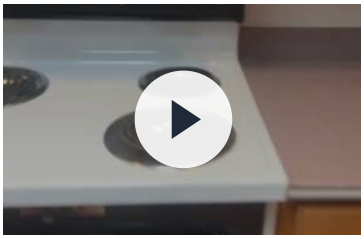
RECOMMENDATIONS INSTALLATION DEFECT

15.4.5 · Oven, Range, & Cooktops

Oven - Not Functional

The range was inoperable at the time of inspection when tested on bake/broil. This condition limits the ability to cook and may indicate underlying electrical or appliance-related issues. Repairs or replacement as needed is recommended to be performed by a qualified person to restore proper operation.





RECOMMENDATIONS

15.4.6 · Oven, Range, & Cooktops

Oven - Light Not Functional

The oven light was not functional at the time of inspection. This may be as simple as a burned out bulb or may be more extensive. I recommend confirming proper operation prior to closing.



MAINTENANCE

15.4.7 · Oven, Range, & Cooktops

Door - Not Functioning Properly

The oven door was not functioning properly at the time of inspection. Repairs are recommended to be conducted as needed by an appliance repair company for proper operation of the door.





RECOMMENDATIONS

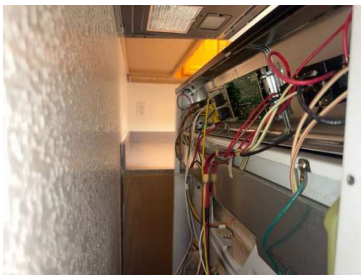
15.4.8 · Oven, Range, & Cooktops

Oven Back Cover Missing - Wiring Exposed

KITCHEN - OVEN

The back cover of the kitchen oven is missing, leaving the internal wiring exposed. This presents a potential electrical hazard and should be repaired promptly to restore proper enclosure.





RECOMMENDATIONS SAFETY CONCERN SAFETY UPGRADE

15.6.4 · Refrigerator/Freezer

Refrigerator Ice Maker - Disabled, Water Dispenser Functional

KITCHEN - REFRIGERATOR

The refrigerator ice maker is turned off, while the water dispenser is operational. No ice production was observed during testing.





MAINTENANCE ITEM

16. FINAL CHECKLIST

INSPECTION STATUS OVERVIEW

Line Item	I	NI	NP	D
Oven/Cooktop	✓			
Water Fixtures	✓			
GFCI Receptacles/Breakers	✓			
Dishwasher	✓			
Thermostat	✓			
Garage Refrigerator/Freezer	✓			
Lights Off	✓			
Gate(s)	✓			
Doors Locked	✓			

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

INFORMATION

16.1.1 · Oven/Cooktop

Photo of Oven/Cooktop in Off Position



16.1.2 · Oven/Cooktop

Oven/cooktop Turned Off

- **Yes**

16.2.1 · Water Fixtures

Water Fixtures Off

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



16.3.1 · GFCI Receptacles/Breakers

All GFCI Receptacles/Breakers Reset?

- **Yes**



16.4.1 · Dishwasher

Dishwasher Final Check

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



16.5.1 · Thermostat

Thermostat Initial Setting

- 86

16.5.2 · Thermostat

Thermostat Setting After Testing

- 86

16.5.3 · Thermostat

Photo Of Thermostat After Testing



16.6.1 · Garage Refrigerator/Freezer

Refrigerator/freezer Powered

- **Yes**

16.6.2 · Garage Refrigerator/Freezer

Photo Of Refrigerator/Freezer Powered



16.7.1 · Lights Off

All Lights Turned Off?

- Yes

16.8.1 · Gate(s)

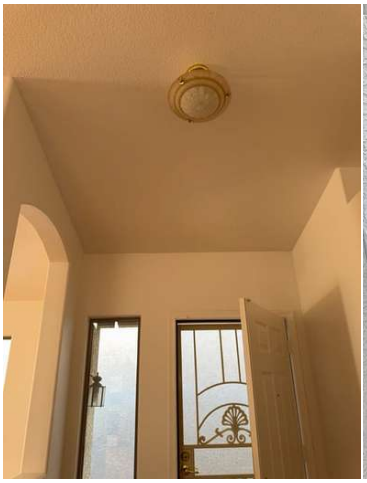
Gate(s) Closed

- Yes

16.9.1 · Doors Locked

All Exterior Doors Locked?

- Yes







16.9.2 · Doors Locked

Photo of Supra/Lockbox When Leaving

