

Jul 16th, 2026



# Home Inspection Report

PREPARED FOR:



INSPECTED BY:

Billy Cales / Attentive Home Inspection





## Table of Contents

### HOME INSPECTION REPORT

Inspection Details

Definitions

Summary

Structure

Roof

Exterior

Grounds

Attic

Interior

Built-in kitchen appliances

Heating/Cooling

Plumbing

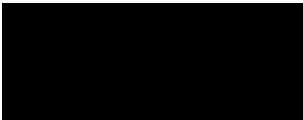
Electrical

Garage

Laundry

Basement

### ATTACHMENTS



Inspection Details

INSPECTOR 1

Billy Cales

Attentive Home Inspection

Phone (773) 368-7835

Email billy@ahinspection.com

CLIENT



Phone [Redacted]

Email [Redacted]

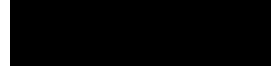
BUYERS AGENT



Phone [Redacted]

Email [Redacted]

SELLERS AGENT



Phone [Redacted]

Email [Redacted]

ADDITIONAL INFO

📅 Inspection date Jul 16th, 2026

• Others Present Buyer,Buyer's Agent

• Property Occupied Vacant

• Building Type Single Family

• Weather Sunny

• Temperature 95 °F

• Year Built 2004

• Water Source City

• Sewage/Disposal City

Definitions

- 

**Inspected**  
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- 

**Maintenance**  
The Item or component requires regular maintenance for continued optimal performance.
- 

**Recommendation**  
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- 

**Requires Attention**  
The Item or component is not functioning as intended and requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- 

**Safety**  
The item or component appears to be unsafe and should be corrected as soon as possible by a qualified contractor.
- 

**Not Inspected**  
This component or area was not evaluated during the inspection. This designation is typically used when a system is inaccessible, unsafe to inspect, or hidden from view by permanent finishes, furniture, or stored items.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Structure

The structural inspection consists of a non-invasive, visual examination of the home’s foundation, floor framing, wall framing, and roof support systems. The primary goal is to identify significant defects, signs of abnormal differential movement, or material deterioration that could compromise the safety and load-bearing integrity of the building.

This evaluation is based on visible and accessible components at the time of inspection; therefore, structural members concealed by insulation, stored items, or interior finishes (drywall/plaster) are excluded. Please note that this is a functional report and does not constitute a structural engineering survey. If significant movement or structural compromise is noted, further evaluation by a licensed structural engineer is recommended to determine the full extent of the issue and necessary repairs.

1.1 TYPE

 Inspected



DESCRIPTION: Wood frame

COMMENTS:

Limitation on inspection

The majority of the wood framing members were not visible for inspection due to finished wall, ceiling, and floor coverings.

1.2 FOUNDATION

 Inspected

DESCRIPTION: Poured

INFORMATION:

The inspection of the foundation focuses on the structural integrity and stability of the home's primary support system. We evaluate the visible portions of the footings, foundation walls, and floor slab for signs of structural distress, such as significant cracking, bowing, or settlement. A key priority is assessing the foundation's ability to resist hydrostatic pressure and moisture intrusion, while also verifying that the grading and drainage systems are effectively directing water away from the structure to prevent long-term foundation movement or deterioration.

COMMENTS:

Minor Cracks

The poured concrete foundation is painted and had minor cracks visible, which should be sealed as needed to help prevent moisture intrusion and monitored for any movement or widening.

 Recommendation

1.3 BEAMS

 Inspected

DESCRIPTION: Steel I-Beam

INFORMATION:

An inspection of structural beams focuses on load-bearing capacity, deflection (sagging), and connection integrity. Since beams are the primary horizontal supports for floors and roofs, your inspector ensures they are correctly sized, undamaged, and securely anchored to transfer weight to the foundation.

MEDIA:



## 1.4 FLOOR/SLAB

☒ Inspected

**DESCRIPTION:** Poured slab, Concrete

**INFORMATION:**

An inspection of the foundation floor (typically a concrete slab) focuses on structural stability, moisture management, and safety. The goal is to determine if the floor is effectively supporting the interior structure and preventing groundwater or soil gases from entering the living space.

**LOCATION:** Basement

**COMMENTS:**

Minor Cracks

Minor cracks were observed throughout the basement floor, which are typically common from normal curing or settlement, but they should be monitored and sealed as needed to help prevent moisture intrusion, with further evaluation recommended if cracks widen, shift, or show signs of water entry.

☒ Recommendation

## 1.5 JOISTS/TRUSSES

☒ Inspected

**DESCRIPTION:** 2 x 10

**INFORMATION:**

An inspection of joists and trusses focuses on structural load-bearing capacity, mechanical integrity, and signs of modification. Because these components support the floors and roof, the inspector ensures they are not compromised by age, moisture, or improper alterations.

**MEDIA:**



## 1.6 BEARING WALLS

☒ Inspected

**DESCRIPTION:** Wood frame

### **INFORMATION:**

An inspection of bearing walls-the internal or external walls that support the weight of the roof and floors above-focuses on vertical alignment, load transfer, and structural continuity. Your inspector's goal is to ensure the weight is being safely directed down to the foundation without causing the wall to bow, lean, or collapse.

### **COMMENTS:**

Limited Inspection

Load-bearing walls and structural framing were not directly visible due to finished wall and ceiling coverings. Accessible finished surfaces were visually inspected, and no apparent signs of significant structural distress were observed at the time of inspection.

☒ Inspected

## 1.7 SUBFLOOR

☒ Inspected

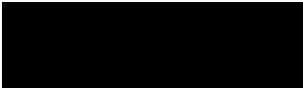
**DESCRIPTION:** Plywood

### **INFORMATION:**

An inspection of the subfloor-the structural layer beneath your finished flooring-focuses on rigidity, moisture integrity, and soundness. Because the subfloor is the foundation for your walking surface, the inspector ensures it is dry, level, and securely attached to the joists.

### **COMMENTS:**

Limitation on Inspection



The subfloor was not directly visible due to finished floor and ceiling coverings. Accessible areas were visually inspected, and no apparent signs of significant subfloor damage or structural distress were observed at the time of inspection.

## 2. Roof

The roof inspection consists of a visual evaluation of the covering materials, flashings, penetrations, and drainage systems to determine their current condition and ability to shed water. The primary goal is to identify active leaks, localized damage, and signs of material aging that may indicate the end of the roof's functional service life. This evaluation is based on the visible exterior and accessible interior (attic) components at the time of inspection. Please note that a roof inspection is not a guarantee against future leaks, and certain areas—such as underlayment, high-altitude peaks, or sections obscured by debris/snow—may be excluded from this report. It is recommended that any identified defects or missing flashings be repaired by a licensed roofing contractor to ensure the long-term integrity of the building envelope.

### 2.1 TYPE

 Inspected

**DESCRIPTION:** Gable

**METHOD OF INSPECTION:** Ladder at eaves, Drone

**MATERIAL:** Asphalt shingle

**MEDIA:**



**COMMENTS:**

Aged Asphalt Shingle Roof Covering

The roof covering consists of asphalt composition shingles. Visible portions showed general aging and wear, including discoloration and granule loss. Granule loss reduces the shingles' protection from ultraviolet exposure and weathering and may indicate that the roof covering is approaching the end of its useful service life.

Recommend evaluation by a qualified roofing contractor to identify any needed repairs and determine whether replacement is warranted. Monitor the roof for leakage, loose or damaged shingles, and continued granule loss. Budgeting for future roof replacement is advised.

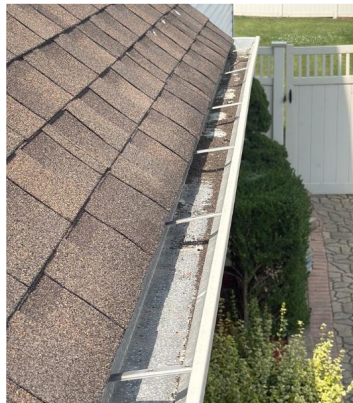
 Requires Attention



Significant granule loss  
around edges of shingles



Damaged mushroom  
vent cap



granule build up in gutter

## 2.2 GUTTERS & DOWNSPOUTS

 Inspected

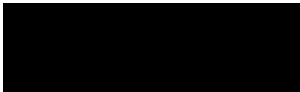
**DESCRIPTION:** Aluminum

**INFORMATION:**

An inspection of the gutter system focuses on water diversion efficiency, structural attachment, and physical integrity. The goal is to ensure that roof runoff is captured and discharged far enough away from the home to prevent foundation erosion, basement seepage, or siding rot.

**COMMENTS:**

Downspout Not Secure



The downspout was loose and missing a support strap, and it should be properly secured by a qualified contractor to prevent damage or displacement.

 Requires Attention

Location - Front of House



Missing strap

2.3 FLASHING

 Inspected

DESCRIPTION: Aluminum

INFORMATION:

An inspection of flashing focuses on watertight seals, proper layering, and material condition. Flashing is the "last line of defense" at high-risk transition points, and its primary goal is to deflect water away from the building's interior and structural framing.

2.4 VALLEYS

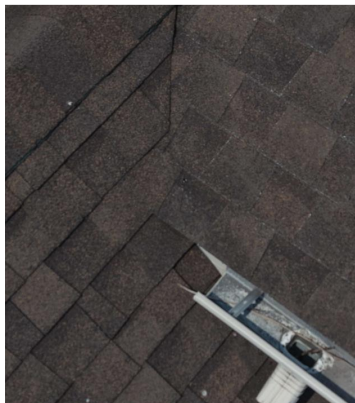
 Inspected

DESCRIPTION: Asphalt shingle

INFORMATION:

An inspection of roof valleys focuses on water flow efficiency, material integrity, and watertight seals. Because valleys collect and channel a high volume of runoff from two intersecting roof planes, they are one of the most common areas for leaks and structural deterioration.

MEDIA:



## 2.5 PLUMBING VENTS

☒ Inspected

**DESCRIPTION:** PVC

**INFORMATION:**

An inspection of plumbing vents (the pipes protruding through the roof) focuses on watertight seals, proper termination, and unobstructed airflow. The goal is to ensure the plumbing system can "breathe" to prevent sewer gases from entering the home while keeping rainwater out of the attic.

**MEDIA:**



## 2.6 CHIMNEY

☒ Inspected

**DESCRIPTION:** Framed, Metal pipe

**INFORMATION:**

An inspection of the chimney focuses on the visible components of the system to ensure safe operation and proper venting of combustion gases. We evaluate the exterior masonry or siding for cracks and deterioration, the chimney cap and crown for weatherproofing, and the flashing to ensure a watertight seal at the roofline. On the interior, we examine visible pipes connecting

to the chimney for structural integrity and functionality, looking for signs of loose or improper fittings, signs of fume leakage or hazardous obstructions.

**MEDIA:**



**COMMENTS:**

**Rusted Chimney Cap and Chase Cover**

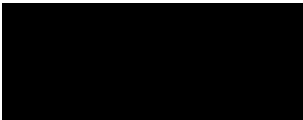
The metal chimney cap and chase cover showed visible rust/corrosion and rust staining.

☒ Maintenance



### 3. Exterior

The inspection of the exterior surfaces and building envelope consists of a non-invasive, visual evaluation of the home's outer skin, including siding, trim, windows, doors, and flashing. The primary goal of this review is to identify significant defects, signs of moisture intrusion, and material deterioration that could compromise the home's structural framing or interior finishes. This evaluation is based on visible and accessible components at the time of inspection; therefore, areas obscured by vegetation, heavy snow, or soil are excluded. Please note that certain internal components, such as the house wrap or specialized waterproofing membranes behind the siding, cannot be seen and are not part of this report. It is recommended that any identified flashing deficiencies or wood rot be repaired by a qualified exterior contractor to maintain the watertight integrity of the structure.



3.1 TYPE

☒ Inspected

DESCRIPTION: Vinyl siding, Brick veneer

TRIM: Vinyl

INFORMATION:

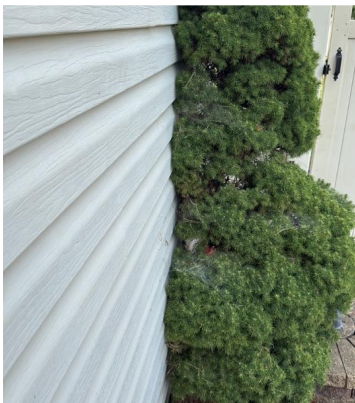
Exterior wall coverings protect the home from weather and contribute to its overall appearance. The siding was inspected for general condition and visible signs of damage or deterioration. Proper maintenance helps reduce moisture intrusion and preserve exterior finishes.

COMMENTS:

Vegetation Over-Growth

Vegetation was in contact with the vinyl siding, which can trap moisture and promote damage, and it should be trimmed back to allow clearance and proper airflow.

☐ Maintenance



3.2 SOFFITS/FASCIA

☒ Inspected

DESCRIPTION: Aluminum

INFORMATION:

Soffits and fascia help protect roof edges and support proper ventilation. These components were inspected for general condition and visible damage. Their condition can affect moisture control and roof performance.

COMMENTS:

Missing Piece of Soffit

A portion of the soffit is missing, with bird droppings observed on the shingles and a possible bird nest in the soffit vent; recommend evaluation and repair by a qualified contractor and safe removal/cleaning by a pest or wildlife professional as needed.

 Requires Attention



### 3.3 EXTERIOR WINDOWS

 Inspected

**DESCRIPTION:** Vinyl, Aluminum

#### **INFORMATION:**

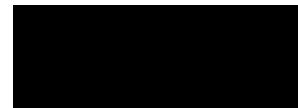
An inspection of the exterior windows focuses on the structural integrity, safety, and energy efficiency of the home's glazing systems. We examine the frames, sills, and sashes for signs of wood rot, corrosion, or physical damage, and we check the condition of the exterior caulking and flashing to ensure a watertight seal against the elements. Additionally, we look for signs of failed thermal seals, such as fogging or condensation between panes, and verify that screens are present and in good repair.

This assessment is a non-invasive, visual inspection and does not include certain specialized tests or hidden components. We do not evaluate the internal spring tensions or weighted balance systems hidden within the window casing, nor do we test for U-factor or R-value energy efficiency ratings beyond identifying the window type. The inspection is limited to windows that are safely accessible; we do not use specialized equipment to reach high-altitude glazing, and the evaluation of shutters or decorative trim is considered cosmetic and excluded from the functional report.

#### **COMMENTS:**

##### **Basement Window Emergency Egress Concern**

The basement windows were not operable, and the exterior window-well covers appeared to be mechanically secured. If these windows are intended or required to provide emergency escape and rescue access, the condition may prevent emergency egress. Recommend evaluation by the local building authority or a qualified contractor and modification as necessary to provide safe, readily operable emergency escape access.



☒ Recommendation



### 3.4 EXTERIOR DOORS

☒ Inspected

**DESCRIPTION:** Fiberglass

**INFORMATION:**

The inspection of exterior doors focuses on security, weatherproofing, and structural integrity to ensure the home remains protected from the elements and unauthorized entry. We evaluate the door panels and frames for signs of rot, damage, or warping and test all hardware, including deadbolts, handles, and hinges, for smooth operation. A key priority is the weatherstripping and thresholds, which we check for a proper seal to prevent energy loss and water intrusion.

This evaluation is a visual and functional assessment and does not include certain specialized components. We do not test the sensitivity of electronic smart locks or integrate with home security monitoring systems. The inspection is limited to the door's current physical state. Additionally, the internal mechanisms of multi-point locking systems that are hidden within the door frame are beyond the scope of this visual check.

### 3.5 HOSE BIBS

☒ Inspected

**DESCRIPTION:** Rotary

**INFORMATION:**

An inspection of hose bibs (exterior faucets) focuses on functional operation, leak prevention, and freeze protection. Our primary goal is to ensure the faucet delivers water without leaking into the wall cavity or foundation.

**MEDIA:**



Side of house



Back of house

### 3.6 GAS METER

Inspected

**DESCRIPTION:** Side of house

**INFORMATION:**

An inspection of a gas meter focuses on leak detection, corrosion prevention, and proper placement. Our goal is to ensure the meter safely regulates and measures gas flow without posing a fire or explosion risk.

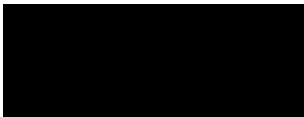
**MEDIA:**



## 4. Grounds

The inspection of the grounds and exterior site consists of a non-invasive, visual evaluation of the areas immediately surrounding the primary structure. This review focuses on surface drainage and grading, walkways and driveways, retaining walls, and fencing to identify significant safety hazards or conditions that could lead to structural damage or water intrusion.

The primary goal is to ensure that the site effectively manages runoff by sloping away from the foundation and that all paved surfaces are free of major trip hazards. Please note that this inspection is limited to visible and accessible areas at the time of the visit; underground drainage pipes, soil stability, and property boundaries are excluded. Any identified drainage deficiencies or



structural movement in retaining walls should be evaluated by a qualified landscape or drainage specialist.

4.1 DRIVEWAY

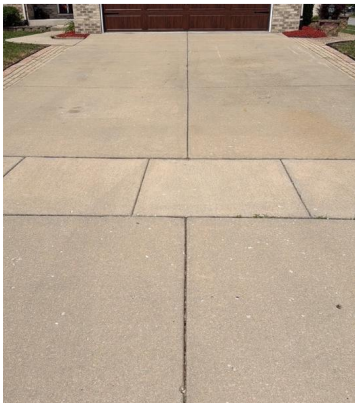
☒ Inspected

DESCRIPTION: Concrete

INFORMATION:

The driveway provides vehicle access to the home and/or garage and is exposed to regular traffic and weather conditions. It was inspected for surface condition, visible damage, and overall safety. Changes over time can affect drainage, ease of use, and long-term durability.

MEDIA:



4.2 WALKS

☒ Inspected

DESCRIPTION: Concrete, Paver

INFORMATION:

Walkways were inspected for trip hazards, surface condition, and proper drainage. Aluminum and concrete walks can shift or settle over time due to soil movement, tree roots, or weather-related expansion and contraction.

MEDIA:



COMMENTS:

Concrete Patio Settlement and Trip Hazard

Significant settlement and displacement was observed at the concrete patio, creating a trip hazard; recommend evaluation and repair or replacement by a qualified concrete contractor.

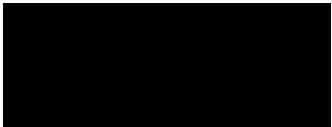
☒ Recommendation

Location - Rear Patio



Damaged/Exposed Walkway Edging

Numerous areas of the paver walkway had displaced or damaged edging, adjacent soil erosion, and uneven pavers. Recommend repairing or replacing the edging and prop-



erly backfilling and compacting the affected areas to stabilize the walkway and reduce potential trip hazards.

☒ Recommendation



Soil Erosion at Walkway Edge

Numerous areas of soil erosion were observed along the edge of the concrete sidewalk, and correction by backfilling, compacting, and maintaining proper grading is recommended to reduce trip hazards and help prevent undermining of the walkway.

☒ Recommendation



4.3 STEPS/STOOPS

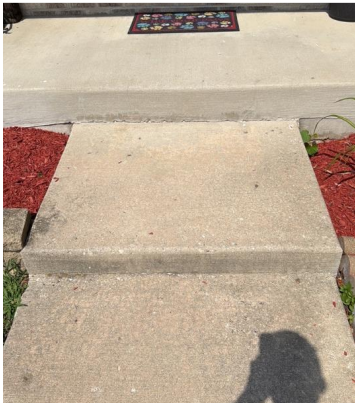
☒ Inspected

DESCRIPTION: Concrete

INFORMATION:

Steps and stoops are evaluated for their structural integrity, safety compliance, and condition of materials. The primary goal is to identify tripping hazards, fall risks, and signs of long-term deterioration.

MEDIA:



4.4 GRADING/DRAINAGE

☒ Inspected

DESCRIPTION: Flat

INFORMATION:

Grading refers to how the ground slopes around the home and directs water away from the structure. It was reviewed for general slope, drainage patterns, and visible concerns. Proper grading helps reduce the risk of moisture-related issues.

COMMENTS:

Improper slope. Pitch grading so that the water drains away from the house.

☒ Recommendation



Negative to zero slope

4.5 FENCES/RETAINING WALLS

DESCRIPTION: Vinyl, Block

INFORMATION:

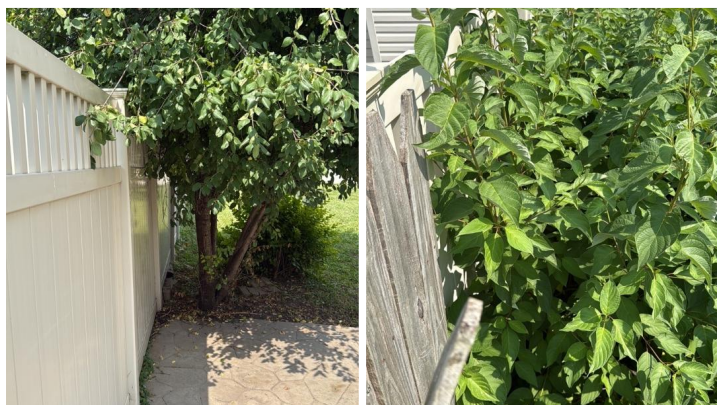
Fences and/or retaining walls were inspected for structural stability, effective drainage, and material longevity. Your inspector looks for signs of movement that could indicate underlying soil pressure or foundation failure.

### COMMENTS:

#### Vegetation Contacting Fence

Tree and vegetation were observed in direct contact with and overhanging the fence, with branches encroaching along the fence line.

☐ Maintenance



---

#### Algae Staining on Fence

Algae staining was observed on the fence; recommend cleaning and treating the affected areas as needed and maintaining proper clearance/airflow to help prevent recurrence.

☐ Maintenance



---

#### Damaged Fence Gate Hardware

Damaged fence gate hardware was observed, and repair or replacement by a qualified contractor is recommended to restore proper operation and security.

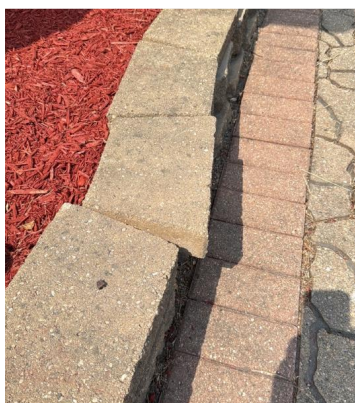
☐ Recommendation



### Loose Landscape Retaining Wall Blocks

The majority of landscape border pavers were loose and misaligned in multiple areas. The adhesive used to secure the pavers appeared deteriorated, and surface discoloration or staining was also present. Recommend resetting and properly securing the affected pavers and cleaning the surfaces as needed to improve stability and appearance.

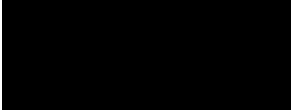
#### Recommendation



## 5. Attic

The attic inspection consists of a non-invasive, visual evaluation of the roof framing, thermal insulation, and ventilation systems, as well as any visible electrical and plumbing components passing through the space. The primary goal is to identify signs of moisture intrusion, structural deficiencies, or inadequate airflow that could lead to mold growth or premature deterioration of the roof structure.

This evaluation is limited to visible and accessible areas at the time of inspection. Access may be restricted by low clearances, deep insulation, or stored personal items, and some areas may be viewed only from the access hatch. Please note that certain components, such as the underside of the roof deck or the tops of ceiling joists, may be concealed by insulation and are excluded from this report. Any identified moisture stains or structural modifications should be evaluated by a qualified contractor or structural engineer.



5.1 METHOD OF INSPECTION

☒ Inspected

DESCRIPTION: In the attic

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 30%

INFORMATION:

The attic appeared dry at the time of inspection, and no visible water staining was observed in accessible areas. Due to the age and condition of the roof covering, periodically monitor the attic for signs of water intrusion and address any leakage promptly.

MEDIA:



5.2 ROOF FRAMING

DESCRIPTION: 2 x 4

INFORMATION:

The inspection of the attic and roof framing is a critical evaluation of the home's primary structural skeleton. We examine the rafters, trusses, and joists for signs of sagging, bowing, or improper modifications that could compromise the integrity of the roof. A key focus is placed on the sheathing (the boards or panels attached to the framing), where we look for water stains,

wood rot, or active delamination caused by past or current leaks. We also verify that the framing is properly connected at the ridge board and wall plates to ensure the structure can safely handle environmental loads like wind and snow.

This assessment is a visual-only inspection of accessible areas and is limited by safety and physical obstructions. We do not crawl into tight "dead-space" eaves or areas where deep insulation or HVAC ductwork obscures the framing and joists. While we check for major structural defects, we do not perform engineering calculations to determine the exact load-bearing capacity of the wood. Additionally, any areas hidden by vaulted ceilings or finished attic walls are excluded from the report, as they are not visible for inspection.

MEDIA:



## 5.3 INSULATION

☒ Inspected

DESCRIPTION: Blown in, Batts

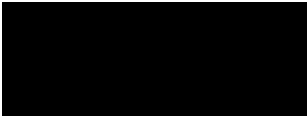
DEPTH: 12 inches

INFORMATION:

The inspection of attic insulation focuses on evaluating the home's thermal envelope to ensure energy efficiency and consistent indoor comfort. We identify the type of insulation—such as fiberglass batts, blown-in cellulose, or spray foam—and assess its depth and coverage to estimate the approximate R-value (thermal resistance). A key priority is checking for proper installation, ensuring that insulation is not blocking soffit vents, which is crucial for maintaining cross-ventilation and preventing moisture buildup or ice dams.

This evaluation is a visual assessment of accessible areas and does not include exhaustive measurements or laboratory testing. We do not move or disturb insulation to inspect the surfaces or wiring beneath it, nor do we perform "blower door" tests to calculate exact air leakage rates. While we look for obvious signs of pest activity or moisture damage, hidden pockets of compressed or contaminated insulation may exist in areas that are not safely reachable. Additionally, we do not verify the presence of specialized fire-retardant coatings or the chemical composition of the materials.

MEDIA:



5.4 VENTILATION

☒ Inspected

DESCRIPTION: Soffit Vents with Static Roof Vents

INFORMATION:

The inspection of attic ventilation focuses on the critical balance of airflow required to regulate temperature and moisture levels within the roof structure. We evaluate the presence and condition of intake vents (such as soffit vents) and exhaust vents (such as ridge, gable, or turbine vents) to ensure they are unobstructed and functioning as a system. Proper ventilation is essential for preventing heat buildup in the summer, which can age roofing materials prematurely, and moisture accumulation in the winter, which can lead to wood rot or mold growth. This assessment is a visual check of accessible components and does not include mathematical airflow calculations or pressure testing. We do not verify the exact CFM (cubic feet per minute) rating of powered attic fans, nor do we dismantle vent covers to inspect internal screens. Our evaluation is limited to the areas visible from the attic floor or the exterior; therefore, vents obscured by insulation, structural members, or low-clearance eaves are excluded from the report. Additionally, we do not guarantee the prevention of "ice dams," though we look for the conditions that typically contribute to them.

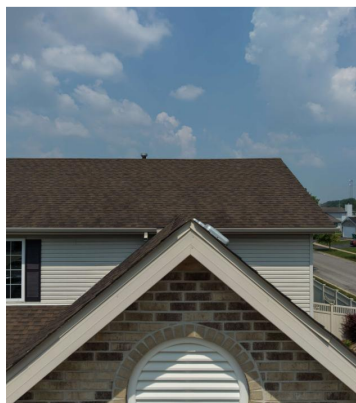
COMMENTS:

Attic Ventilation – Garage

The attic space above the unconditioned garage was ventilated by soffit vents and static roof vents located near the ridge. A gable vent was also present; however, the interior side was covered with plywood and was not functioning as a ventilation opening. The remaining ventilation appeared to rely on the soffit and static roof vents.

☒ Recommendation

Location - Garage Attic



## 6. Interior

The home inspector shall observe: Walls, ceilings, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The primary goal is to identify significant cosmetic or structural defects and to ensure critical safety requirements, such as emergency egress (exit) windows and functional smoke/CO detectors, are met.

This evaluation is limited to visible and accessible areas at the time of inspection; therefore, structural members or electrical wiring concealed by drywall, insulation, or stored personal items (such as large furniture and beds) are excluded. Please note that we do not move heavy furniture or lift wall-to-wall carpeting to inspect the subfloor. Any identified moisture stains, electrical malfunctions, or egress deficiencies should be evaluated and corrected by a qualified contractor.

### 6.1 CABINETS AND COUNTERTOPS

☒ Inspected

**DESCRIPTION:** Quartz, Wood

### 6.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

☒ Inspected

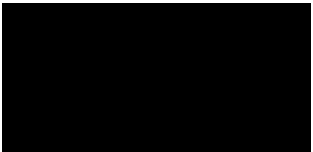
### 6.3 INTERIOR DOORS

☒ Inspected

**DESCRIPTION:** Hollow wood

**INFORMATION:**

The inspection of doors focuses on ensuring proper operation, privacy, and safety within the home's living spaces. We evaluate the door panels and frames for warping or damage and test

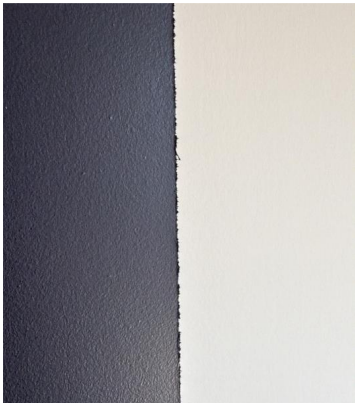


all hardware, including hinges, latches, and knobs, to confirm they operate smoothly and catch securely. Additionally, we check for proper clearance and alignment, ensuring the door opens and closes without rubbing the floor or frame, which allows for both ease of use and adequate room ventilation.

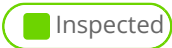
COMMENTS:

Rough and Sharp Door Edges

Some doors had been modified or cut along the vertical edges, leaving rough and potentially sharp surfaces that could cause injury. Recommend smoothing, sealing, or otherwise properly finishing the affected edges, or replacing the doors as needed.



6.4 INTERIOR WINDOWS



DESCRIPTION: Vinyl, Aluminum, Double hung, Slider

INFORMATION:

The inspection of windows focuses on safety, functionality, and the integrity of the home's thermal envelope. We test a representative number of windows for smooth operation, ensuring they open, close, and lock securely, which is vital for both security and emergency egress. Additionally, we examine the frames, sills, and glass for signs of moisture intrusion, failed thermal seals, or wood rot, ensuring the windows provide a weather-tight seal and contribute to the room's energy efficiency.

COMMENTS:

Hard Operation

Dining room slider was difficult to operate, and adjustment, repair, or further evaluation by a qualified contractor is recommended to restore proper function.



Location - Dining room



## 6.5 CEILING

☒ Inspected

**DESCRIPTION:** Paint, Drywall

**INFORMATION:**

The inspection of the ceiling focuses on identifying structural concerns and signs of past or present moisture intrusion. We perform a visual sweep of the entire surface to look for cracks, sagging, or staining, which can indicate settling or leaks from the roof or upper-floor plumbing. Additionally, we check the condition of the finish, including drywall joints and plaster integrity, and ensure that any attached fixtures, such as lighting or ceiling fans, are securely anchored and properly trimmed.

## 6.6 WALLS

☒ Inspected

**DESCRIPTION:** Paint, Drywall

**INFORMATION:**

The inspection of walls focuses on identifying structural stability and signs of hidden moisture. We examine the surfaces for significant cracking, bowing, or displacement, which can indicate foundation settling or framing issues. Additionally, we check for staining or peeling that might suggest water intrusion from exterior windows or roof leaks, ensuring the wall assemblies are sound.

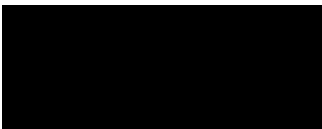
## 6.7 FLOOR

☒ Inspected

**DESCRIPTION:** Hardwood, Tile

**INFORMATION:**

The inspection of floors focuses on assessing the structural condition and safety of the walking surface. We evaluate the flooring for sloping, sagging, or excessive deflection, which can be indicators of underlying joist or subfloor issues. Additionally, we check for tripping hazards, such



as loose floorboards or transition strips, and look for signs of moisture damage or staining that could suggest leaks from windows or adjacent bathrooms.

6.8 VENTING SYSTEMS (KITCHEN AND BATH)

Recommendation

Inspected

DESCRIPTION: Recirculating Fan, Electric Fan

INFORMATION:

The bathrooms were equipped with electric exhaust fans; however, the duct termination locations could not be determined due to insulation and limited safe access within the attic areas. The kitchen microwave was equipped with a recirculating fan that filters and returns air to the room rather than exhausting it outdoors. Exterior venting of the kitchen exhaust is recommended, where practical, to better remove cooking-related moisture, heat, grease, and odors.

6.9 SMOKE DETECTOR/CARBON MONOXIDE

Inspected

DESCRIPTION: Hard wired with battery back up

INFORMATION:

The inspection of bedroom smoke detectors focuses on verifying the presence of these life-saving devices. We check that detectors are properly located according to modern safety standards. While we verify their presence, this assessment does not include an evaluation of the sensor's internal sensitivity or the expiration date of the radioactive source material within the unit.

MEDIA:



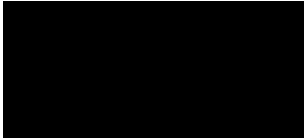
6.10 DECORATIVE GAS LOG APPLIANCE

Not Inspected

DESCRIPTION: Natural Gas

LOCATION: Living Room

MEDIA:



Gas shutoff



Damper

COMMENTS:

Decorative Gas-Log Fireplace Not Operated

The visible and readily accessible components of the decorative gas-log fireplace were inspected; however, the appliance was not operated during the inspection. The concealed interior of the chimney and flue was not inspected as part of this general home inspection. Recommend evaluation and cleaning, as needed, by a qualified chimney professional before use to verify the fireplace, gas-log appliance, venting system, and chimney are safe and serviceable.

 Recommendation

Location - Living room

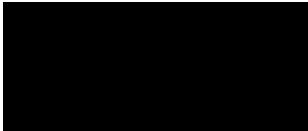
7. Built-in kitchen appliances

The inspection of the kitchen consists of a non-invasive, visual evaluation of the built-in appliances, cabinetry, countertops, and visible plumbing and electrical components. The primary goal is to identify active leaks, significant moisture damage to the subfloor or cabinets, and critical safety hazards, such as the absence of required GFCI protection or improper appliance venting. This evaluation is limited to visible and accessible areas at the time of inspection; therefore, concealed plumbing within walls, internal appliance components, and specialized water filtration systems are excluded. While we test for functional drainage and basic appliance operation, this report is not a guarantee of future performance or a 'technically exhaustive' study of every cycle. Any identified moisture stains, electrical deficiencies, or plumbing leaks should be evaluated and repaired by a qualified contractor or licensed plumber.

7.1 DISHWASHER

 Inspected

DESCRIPTION: Samsung



INFORMATION:

The inspection of the kitchen dishwasher focuses on verifying the unit's basic mechanical function and the integrity of its water connections. We observe a test cycle to ensure the appliance fills, circulates water, and drains properly without obstructing the sink's plumbing. A key priority is checking for active leaks at the door seal and supply lines, while also confirming that the drain hose is correctly routed with a high loop or air gap to prevent wastewater backflow, ensuring the unit operates safely and hygienically.

NAMEPLATE:



MEDIA:



7.2 RANGE/OVEN



DESCRIPTION: Samsung

FUEL SOURCE: Gas

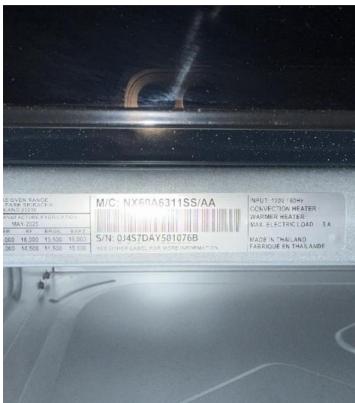
INFORMATION:

The inspection of the kitchen range and oven focuses on verifying the safe and functional operation of the home's primary cooking appliances. We test the heating elements or gas burners to ensure they ignite and heat correctly, and we check the oven's basic controls and light functions for responsiveness. A key priority is evaluating safety features, such as the presence of an



anti-tip bracket and the condition of the door seals, while also checking for any obvious signs of gas leaks or electrical scorching to ensure the unit is safe for daily use.

NAMEPLATE:



MEDIA:



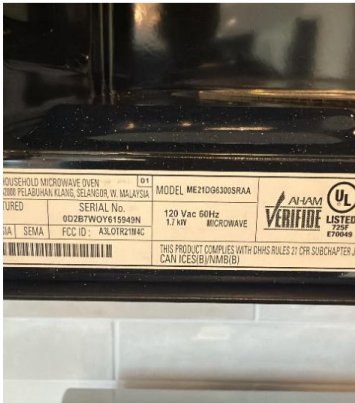
7.3 MICROWAVE

DESCRIPTION: Samsung

INFORMATION:

The inspection of the kitchen microwave focuses on verifying the unit’s basic heating functionality and the integrity of its safety seals. We test the internal turntable for smooth rotation and confirm that the unit effectively heats. For over-the-range models, a key priority is evaluating the integrated exhaust fan and surface lighting, ensuring they operate correctly and that the unit is securely mounted to the cabinetry to prevent any structural or safety hazards during use.

NAMEPLATE:



MEDIA:



7.4 REFRIGERATOR

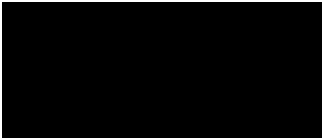
☒ Inspected

DESCRIPTION: Samsung

INFORMATION:

The inspection of the kitchen refrigerator focuses on the unit's ability to maintain safe food storage temperatures and the integrity of its mechanical and plumbing connections. We evaluate the cooling performance of both the refrigerator and freezer compartments and examine the door gaskets for a tight, energy-efficient seal. Additionally, we check for proper clearance and ventilation around the unit and inspect the water supply line—if equipped with an ice maker or water dispenser—to ensure there are no signs of leaks or corrosion that could damage the surrounding flooring or cabinetry.

NAMEPLATE:



MEDIA:



## 8. Heating/Cooling

The inspection of the heating, ventilation, and air conditioning (HVAC) systems consists of a non-invasive, visual evaluation of the primary heating and cooling equipment, distribution systems (ductwork/piping), and basic controls. The primary goal is to determine if the systems are functional at the time of inspection and to identify significant safety hazards, such as cracked heat exchangers or improper venting. This evaluation is limited to visible and accessible components; therefore, the internal heat exchanger, humidifiers, electronic air cleaners, and solar heating systems are excluded. Please note that we do not perform 'load calculations' to determine if the system is perfectly sized for the home. We recommend that all HVAC systems be serviced and cleaned annually by a licensed HVAC technician to ensure peak efficiency and safety.

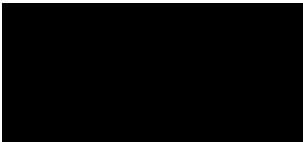
### 8.1 THERMOSTAT(S)

 Inspected

**DESCRIPTION:** Programmable

**INFORMATION:**

The inspection of the HVAC thermostat focuses on the "brain" of your climate control system and its ability to communicate effectively with your heating and cooling equipment. We evaluate the physical mounting and location of the device to ensure it isn't influenced by "ghost heat"



from sunlight or drafts, which can cause inaccurate readings. A key priority is verifying basic functional control, ensuring the thermostat successfully triggers the system to cycle on and off in both heating and cooling modes, while also checking for secure wiring connections and the condition of the batteries (if applicable) to ensure consistent, reliable operation.

LOCATION: Living room

MEDIA:



8.2 HEATING SYSTEM

☒ Inspected

DESCRIPTION: Forced air, Belt drive, Disposable filter

MANUFACTURER: Trane

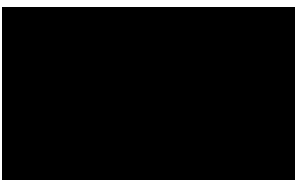
FUEL TYPE: Natural gas

INFORMATION:

The inspection of the HVAC heating system focuses on the safe and reliable production of warmth during the colder months. We evaluate the heat source—whether a furnace, boiler, or heat pump—for physical condition, proper ignition, and steady operation. A key priority is assessing the integrity of the heat exchanger or heating elements, verifying that the system is properly vented to prevent the accumulation of carbon monoxide, and ensuring that all safety controls are functional. This assessment aims to confirm that the system can maintain a comfortable indoor temperature while operating within safe mechanical parameters.

LOCATION: Basement

NAMEPLATE:



MEDIA:



Manufactured in 2024



Furnace gas shutoff



Service shutoff switch

COMMENTS:

Humidifier Air Leakage and Mineral Buildup

The furnace was equipped with an Aprilaire powered humidifier. The humidifier cover was not tightly sealed to the unit, allowing conditioned air to escape around the unit. Mineral and debris buildup was visible inside the humidifier, including on the fan blades and water-panel area, which may reduce airflow and proper operation. Recommend cleaning and servicing the humidifier, replacing the water panel and other affected components as needed, and properly sealing the cabinet to the ductwork. Evaluation and servicing by a qualified HVAC contractor is recommended.

 Requires Attention



### Heating System Operation

The furnace was not operated in heating mode due to the exterior temperature being approximately 90°F, as operating the heating system under these conditions could place unnecessary stress on the equipment. The air-conditioning system was operating at the time of inspection and appeared to function normally under the conditions present. The furnace should be serviced and tested in heating mode before the heating season.

 Recommendation

## 8.3 CONTROLS

 Inspected

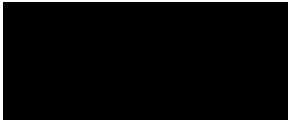
**DESCRIPTION:** Limit switch, Service disconnect switch

### INFORMATION:

The inspection of HVAC controls focuses on the command and safety devices that regulate your heating and cooling equipment. We evaluate the operational interface, such as a thermostat, to ensure they accurately trigger the system and maintain the desired indoor climate. A key priority is verifying the functionality of safety switches and limit controls, including float switches designed to prevent water damage from condensate backups and high-limit switches that protect the unit from overheating—ensuring the system operates within safe mechanical boundaries and responds correctly to user inputs.

### MEDIA:





8.4 DISTRIBUTION

 Inspected

DESCRIPTION: Metal duct

INFORMATION:

The inspection of the HVAC distribution system focuses on the "delivery network" responsible for moving conditioned air or water throughout the home to maintain a consistent climate. We evaluate the visible ductwork or piping for proper support, insulation, and physical integrity, looking for signs of significant air leaks, restricted airflow, or crushed segments. A key priority is assessing the balance of the system, verifying that supply and return registers are unobstructed and positioned to provide adequate circulation to every living space, ensuring that the energy produced by your heating and cooling units actually reaches its intended destination efficiently.

8.5 COOLING SYSTEM

 Inspected

DESCRIPTION: Central A/C

MANUFACTURER: Lennox

FUEL TYPE: 220 VAC

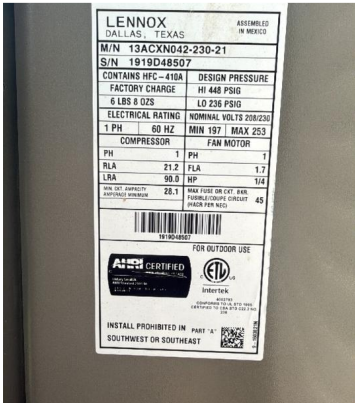
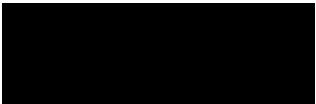
CAPACITY: 4 ton

INFORMATION:

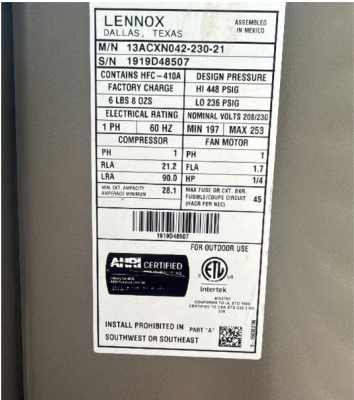
The inspection of the HVAC cooling system focuses on the efficiency and safety of the equipment responsible for dehumidifying and cooling the home. We evaluate the exterior condenser unit and the interior evaporator coil (if viewable) for physical condition, looking for signs of damaged fins, refrigerant leaks, or excessive debris that could hinder performance. A key priority is verifying the functional operation of the system, confirming that the compressor and fans trigger correctly and that the unit achieves a proper temperature drop, ensuring it can maintain a comfortable indoor environment during periods of high heat.

LOCATION: Side of House

NAMEPLATE:



MEDIA:



Manufactured in 2019

COMMENTS:

Dirty Condenser Fins

The condenser fins were dirty, which can reduce cooling efficiency and system performance, and they should be cleaned and the unit serviced by a qualified HVAC technician.

☒ Maintenance



Vegetation Obstructing Condenser

Vegetation was obstructing the condenser unit, which can restrict airflow and reduce system efficiency, and it should be trimmed back to provide proper clearance around the unit.

☒ Maintenance



## 9. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

This evaluation is based on accessible components at the time of inspection; therefore, all underground piping, sewer lines, and pipes concealed within walls, floors, or ceilings are excluded. We do not perform pressure tests on the system, nor do we evaluate private well or septic systems unless otherwise specified. Please note that this is a functional report and not a guarantee against future leaks. Any identified plumbing defects or safety concerns regarding the water heater should be evaluated and repaired by a licensed plumber.

### 9.1 SERVICE LINE

☒ Inspected

DESCRIPTION: Copper

INFORMATION:

The inspection of the plumbing service line focuses on the critical main pipe that delivers the home's pressurized water supply from the municipal main or private well. We evaluate the visible portions of the pipe for material type, signs of corrosion, or active leaks that could impact water pressure and lead to costly damage. A key priority is identifying the main shut-off valve, verifying its accessibility and functionality for emergency use, while also assessing the pressure-reducing valve (PRV) (if present) and the entry point at the foundation to ensure it is properly sealed against moisture and protected from physical damage.

## 9.2 MAIN WATER SHUTOFF

■ Inspected

DESCRIPTION: Basement

INFORMATION:

The inspection of the plumbing main water shut-off valve focuses on the home's primary control for the entire pressurized water system. We locate the valve—typically found where the service line enters the foundation—and evaluate its physical condition for signs of corrosion, mineral buildup, or active leaks. A key priority is verifying the valve's accessibility and type (such as a gate or ball valve), ensuring that in the event of a catastrophic pipe failure or major repair, the water supply can be quickly and reliably terminated to prevent extensive moisture damage.

MEDIA:



## 9.3 WATER LINES

■ Inspected

DESCRIPTION: Copper

INFORMATION:

The inspection of plumbing water lines focuses on the network of pipes that distribute potable water throughout the home. We evaluate all visible supply piping—including copper, PEX, or

galvanized steel—for signs of corrosion, oxidation, or active leaks that could lead to structural damage or mold. A key priority is assessing the integrity of connections and supports, while also checking for issues such as "water hammer" (banging pipes), inadequate water pressure, or the presence of dissimilar metals that could lead to galvanic corrosion, ensuring the system provides a reliable and clean water supply to all fixtures.

#### COMMENTS:

##### Improper Installation of Flexible Water Line

A flexible refrigerator water-supply connector was routed from the basement through the subfloor into the kitchen. Flexible appliance connectors are generally intended for accessible final connections and should not be routed through or concealed within floors, walls, or other structural assemblies. This installation may expose the line to abrasion, deterioration, and concealed leakage. Recommend correction by a licensed plumber, including installation of approved permanent supply piping to an accessible shutoff valve near the refrigerator.

 Requires Attention

Location - Basement



## 9.4 INTERIOR PLUMBING FIXTURES

 Inspected

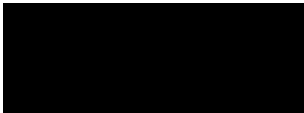
## 9.5 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

 Inspected

DESCRIPTION: PVC

#### INFORMATION:

The inspection of plumbing drain pipes focuses on the home's waste removal system and its ability to safely transport greywater and sewage to the municipal main or septic system. We evaluate all visible drain, waste, and vent (DWV) piping for material type—such as PVC, cast iron, or ABS—and check for signs of active leaks, heavy corrosion, or improper sloping. A key priority is identifying clogs or slow drains and verifying that the system is properly vented to



prevent the buildup of sewer gases, ensuring that waste is managed hygienically and without risk to the home's air quality or structural integrity.

COMMENTS:

Kitchen Sink Drain Gurgling Sound

The kitchen sink basin was filled approximately halfway and then drained. A pronounced gurgling sound was heard during drainage. This condition may indicate restricted drainage, inadequate or improper venting, or a developing blockage within the drain system. Recommend evaluation and correction by a qualified plumber.

 Requires Attention

9.6 SUMP PUMP AND EJECTOR PIT

☒ Inspected ☐ Not Inspected

LOCATION: Basement

MEDIA:



Ejector Pit



Sump Pump

COMMENTS:

Sump Pump and Sewage Ejector Pit

The sump pump was tested by manually activating the float switch and appeared to operate as intended at the time of inspection. A battery-powered backup sump pump is recommended to provide additional protection during a power outage or primary pump failure.

A sewage ejector pit was also present. The pit had a sealed lid, and the pump and internal components were not accessible for inspection. The ejector system was not tested. Recommend periodic servicing and functional verification by a qualified plumber.

 Recommendation

9.7 WATER HEATER

☒ Inspected



**DESCRIPTION:** Tank

**MANUFACTURER:** Rheem

**CAPACITY:** 40 gal

**FUEL:** Natural gas

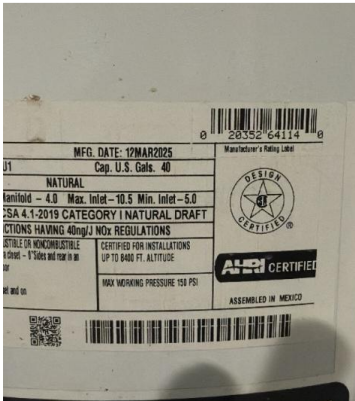
**LOCATION:** Basement

**INFORMATION:**

The inspection of the water heater focuses on the appliance's ability to safely and efficiently provide hot water to the home. We evaluate the tank's physical condition for signs of heavy corrosion, mineral buildup, or active leaks that could lead to premature failure or water damage. A key priority is assessing the safety components, specifically the Temperature and Pressure (T&P) relief valve and its discharge pipe, while also verifying proper venting of combustion gases (for gas units) or the integrity of electrical connections to ensure the system operates without posing a risk of fire, explosion, or carbon monoxide exposure.

**LOCATION:** Basement

**NAMEPLATE:**



**MEDIA:**



Manufactured in 2025



Gas shutoff

9.8 FUEL SERVICE LINES



DESCRIPTION: Black Iron

INFORMATION:

The inspection of the plumbing fuel service line focuses on the safe transport of natural gas or propane from the exterior supply source into the home. We evaluate the visible portions of the piping—typically black iron or CSST—for signs of corrosion, mechanical damage, or improper support. A key priority is assessing the integrity of shut-off valves and connections to appliances, ensuring they are leak-free and correctly installed with proper sediment traps (drip legs). This assessment is vital for ensuring the fuel system operates under the correct pressure and remains a safe, contained energy source for heating and cooking.

## 10. Electrical

The electrical system inspection involves a visual evaluation of the service entrance, main and sub-panels, grounding, and a representative number of outlets, switches, and fixtures. This review is intended to identify significantly deficient conditions, safety hazards, and evidence of improper wiring or overcurrent protection. It is not a technically exhaustive study, and hidden wiring within walls or conduits is excluded from this report. All electrical work should be performed by a licensed electrician to ensure compliance with safety standards.

### 10.1 SERVICE



DESCRIPTION: Copper, Underground service

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Plumbing and rod in ground

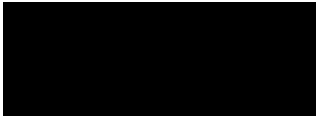
INFORMATION:

An inspection of the electrical service focuses on the safe delivery of power from the utility company into the home. Your inspector evaluates the capacity, physical condition, and clearance of the incoming lines and the main equipment to ensure they are properly sized and protected from environmental hazards.

COMMENTS:

Painted Electrical Grounding Connection

The electrical grounding connection at the metal water piping was painted. Paint may prevent proper metal-to-metal contact and can compromise the reliability of the grounding or bonding connection. Recommend evaluation and correction by a licensed electrician, including removal of paint at the clamp contact area and verification that the grounding connection is secure and effective.



10.2 MAIN PANEL



DESCRIPTION: Cutler Hammer

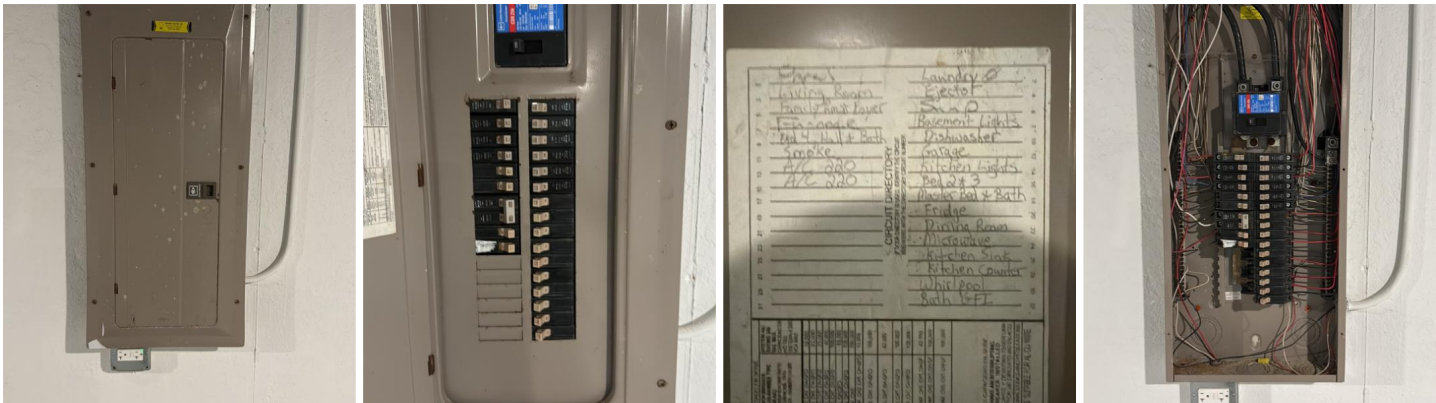
CAPACITY: 200 amps

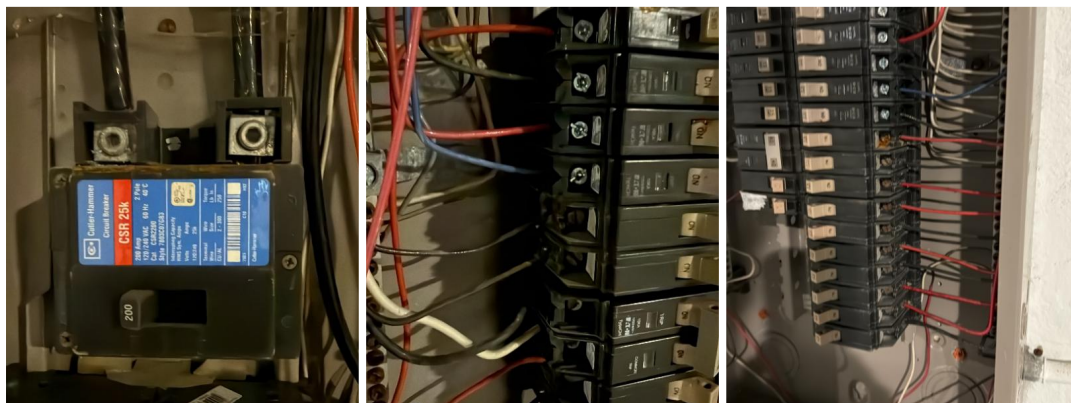
INFORMATION:

An inspection of the main electrical panel focuses on system capacity, wiring safety, and protective device integrity. Your inspector removes the "dead front" (cover) to evaluate the internal components for fire hazards, improper modifications, and signs of excessive heat.

LOCATION: Basement

MEDIA:





#### COMMENTS:

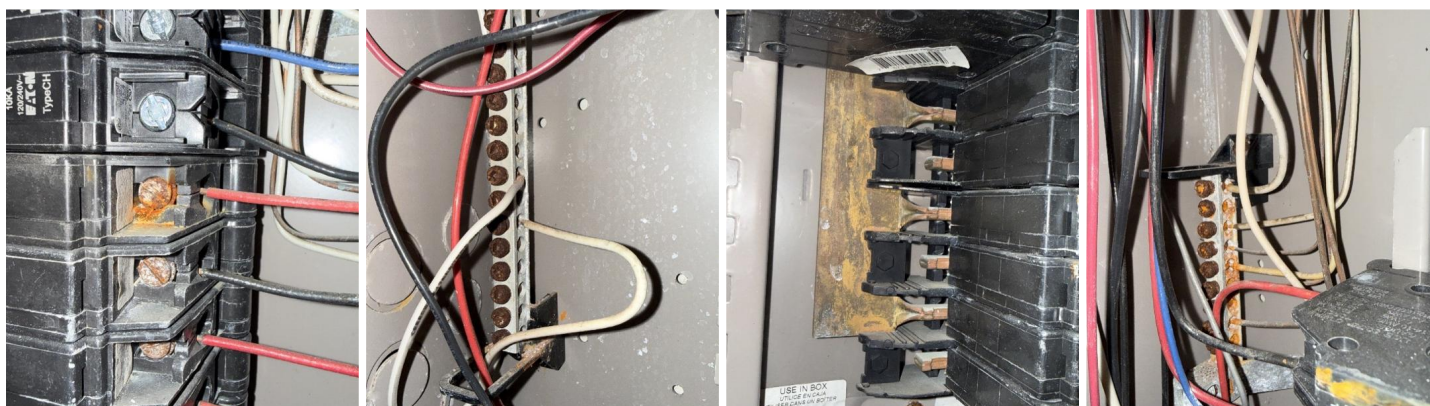
##### Significant Corrosion Inside Distribution Panel

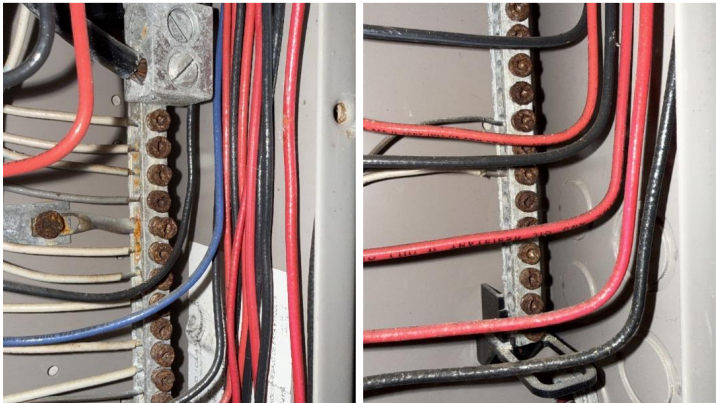
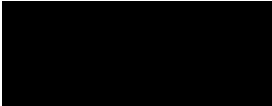
The Cutler-Hammer electrical distribution panel showed visible corrosion at the dead-front cover screws and substantial corrosion on multiple components inside the enclosure, including portions of the bus bars, terminal screws, breaker connections, and metal cabinet. This condition indicates that moisture or water has entered the panel at some point. Corrosion can damage electrical connections, increase resistance and heat, interfere with breaker operation, and contribute to arcing, equipment failure, or fire hazards.

The source of moisture intrusion was not determined during the inspection. Recommend prompt evaluation by a licensed electrician to determine the extent of damage and identify the moisture-entry source. Due to the amount and location of the corrosion, cleaning alone may not be adequate; replacement of affected breakers, internal components, or the complete panel may be necessary. The moisture source should also be corrected to prevent recurrence.



##### Location - Basement





10.3 BRANCH CIRCUITS

 Inspected

DESCRIPTION: Copper

INFORMATION:

The inspection of electrical branch circuits focuses on the "veins" of the home's electrical system, ensuring the safe delivery of power from the distribution panel to individual outlets, switches, and fixtures. We evaluate the integrity of visible wiring, looking for improper splices, frayed insulation, or unprotected runs that could pose a fire hazard. A key priority is verifying circuit compatibility, confirming that the wire gauge matches the breaker size to prevent overheating, while also testing for proper grounding, polarity, and the functionality of safety devices like AFCI and GFCI breakers to ensure the system protects both the occupants and their electronics.

COMMENTS:

Inoperative Receptacle Branch Circuit

The tested receptacle registered 0.0 volts and was not energized at the time of inspection, indicating an inactive branch circuit/receptacle condition.

 Requires Attention

Location - Living room



Cracked Exterior Light Cover



Cracked lens/cover observed at the exterior walkway/driveway light fixture.

Recommendation

Location - Along Driveway



Inoperable Receptacle

The outdoor GFCI receptacle was inoperable at the time of inspection, and a qualified electrician should evaluate and repair it as needed.

Requires Attention

Location - Rear Patio



10.4 GFCI/AFCI

Inspected

DESCRIPTION: Kitchen, Bathroom(s), Basement, Garage, AFCI not present

INFORMATION:

An inspection of GFCI (Ground Fault Circuit Interrupter) and AFCI (Arc Fault Circuit Interrupter) devices focuses on life safety and functional response. The goal is to ensure these specialized breakers and outlets trip instantly to prevent electrocution or electrical fires.

COMMENTS:

AFCI Protection Recommended with Future Electrical Upgrades

Arc-fault circuit-interrupter protection was not present at some applicable branch circuits. AFCI protection may not have been required when the electrical system was originally installed. Recommend adding AFCI protection where required when the affected circuits or electrical system are upgraded, replaced, or substantially modified, in accordance with current standards and local requirements.

Recommendation

#### Painted GFCI Receptacle

The garage GFCI receptacle and/or its test and reset controls were painted. Paint can interfere with proper operation, conceal damage, and prevent reliable testing or resetting. Recommend replacement of the affected receptacle by a licensed electrician.

Requires Attention

Location - Garage



## 11. Garage

The garage inspection involves a non-invasive, visual evaluation of the structural framing, electrical systems, and fire-separation components of the enclosure. Special attention is directed toward the garage door and automatic opener, specifically the functionality of required safety reverse sensors intended to prevent entrapment or injury.

For attached garages, the inspection includes a critical review of the fire-rated door and common wall separating the garage from the living space to ensure they are intact and capable of slowing the spread of fire or fumes. This review is limited to visible areas; structural members or wall cavities concealed by drywall, insulation, or stored personal items are excluded from this report. Any safety defects identified, particularly regarding the auto-reverse system or fire-separation, should be corrected immediately by a qualified contractor.

### 11.1 TYPE

Inspected

DESCRIPTION: Attached

## 11.2 GARAGE DOORS

 Inspected

DESCRIPTION: Insulated aluminum

### INFORMATION:

The inspection of garage overhead doors focuses on the safe operation and structural integrity of the largest moving component of your home. We evaluate the condition of the door panels, tracks, and rollers for wear or misalignment and examine the springs, cables, and hardware for signs of tension loss or fraying. A primary focus is placed on safety features, where we test the auto-reverse mechanism and the electronic "photo-eye" sensors to ensure the door stops and reverses if an obstruction is detected. While we verify the basic functionality of the garage door opener, this is a visual and operational check only. We do not evaluate the internal gears of the motor unit, the long-term durability of the springs, or the signal range of remote transmitters and keypad entries. Additionally, we do not perform destructive testing on the door's structural components. Because overhead door springs are under high tension and can be dangerous, any identified defects should be addressed exclusively by a qualified garage door technician.

## 11.3 DOOR OPENER

 Inspected

DESCRIPTION: Chamberlain

### INFORMATION:

An inspection of the garage door opener focuses on automatic safety reversals, mechanical drive integrity, proper electrical installation and weatherstripping that protects from the outside elements entering the garage.

## 11.4 SERVICE DOORS

 Inspected

DESCRIPTION: Metal

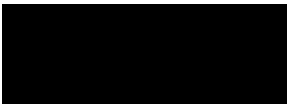
### INFORMATION:

An inspection of the garage service door (the pedestrian door leading to the exterior or the interior of the home) focuses on fire safety, structural integrity, security and weatherproofing. Your inspector's primary goal is to ensure the door acts as an effective barrier against fire, fumes, and the elements.

## 11.5 FLOOR/FOUNDATION

 Inspected

DESCRIPTION: Poured concrete



INFORMATION:

An inspection of the garage floor focuses on structural stability, moisture control, and safety hazards. The goal is to determine if the floor is effectively supporting the structure and managing groundwater. Hairline cracks are common due to concrete shrinkage and typically not structural.

11.6 WINDOWS



DESCRIPTION: Vinyl

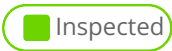
INFORMATION:

An inspection of windows focuses on functional operation, thermal integrity, and safety compliance. Our goal is to ensure windows open and close easily, provide a weatherproof seal, and meet emergency exit requirements.

12. Laundry

The inspection of the laundry area consists of a non-invasive, visual evaluation of the plumbing connections, dryer venting, electrical systems, and structural flooring. The primary goal is to identify active leaks, significant moisture damage, and high-priority fire hazards, such as clogged or improper dryer exhaust ducts and the absence of required GFCI protection. This evaluation is limited to visible and accessible components; therefore, concealed plumbing within walls, internal appliance mechanisms, and the watertight integrity of washing machine hoses are excluded. While we test for functional drainage and basic water flow, this report is not a guarantee against future leaks or sewer backups. It is highly recommended that all flexible rubber washing machine hoses be replaced with braided stainless steel versions and that dryer ducts be cleaned annually by a qualified specialist to ensure safety and efficiency.

12.1 LOCATION

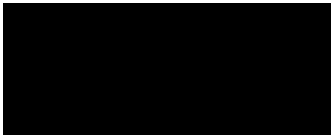


DESCRIPTION: Second floor

COMMENTS:

Laundry Connections Present

The laundry closet did not contain a washer or dryer at the time of inspection. The area was equipped with wall-mounted hot and cold water supply connections, a washer drain, a rigid dryer exhaust duct, and a gas supply line with a shutoff valve. The appliances and connections could not be tested. Recommend having all connections, valves, drain piping, dryer venting, and the gas supply evaluated for proper operation and compatibility when appliances are installed.



 Recommendation

## 13. Basement

The basement inspection consists of a non-invasive, visual evaluation of the foundation walls, floor, and structural framing, as well as any visible plumbing, electrical, and HVAC components located within the space. The primary goal is to identify signs of moisture intrusion, structural movement, or significant deterioration that could compromise the safety and integrity of the home.

This evaluation is limited to visible and accessible areas at the time of inspection. Please note that structural members or foundation surfaces concealed by finished walls, ceilings, insulation, or stored personal items are excluded from this report. While we look for evidence of past or active water penetration, such as staining or efflorescence, this inspection is not a guarantee against future flooding or seepage. Any identified structural cracks or evidence of chronic moisture should be evaluated by a qualified foundation specialist or waterproofing contractor.

### 13.1 TYPE

 Inspected

DESCRIPTION: Unfinished

COMMENTS:

Freshly Painted Unfinished Basement

The basement was unfinished, and the concrete foundation walls and floor appeared to have been recently painted. Fresh paint can conceal prior staining, moisture damage, cracking, or repairs and may limit the ability to evaluate historical conditions. No active water intrusion was observed at the time of inspection. Recommend monitoring the basement for dampness, staining, efflorescence, peeling paint, or other signs of moisture intrusion, particularly after periods of heavy rain.

 Recommendation



# Summary

## HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.



### Requires Attention

The Item or component is not functioning as intended and requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



### Safety

The item or component appears to be unsafe and should be corrected as soon as possible by a qualified contractor.

## 2. Roof

### 2.1 TYPE

#### COMMENTS:

Aged Asphalt Shingle Roof Covering

The roof covering consists of asphalt composition shingles. Visible portions showed general aging and wear, including discoloration and granule loss. Granule loss reduces the shingles' protection from ultraviolet exposure and weathering and may indicate that the roof covering is approaching the end of its useful service life. Recommend evaluation by a qualified roofing contractor to identify any needed repairs and determine whether replacement is warranted. Monitor the roof for leakage, loose or damaged shingles, and continued granule loss. Budgeting for future roof replacement is advised.

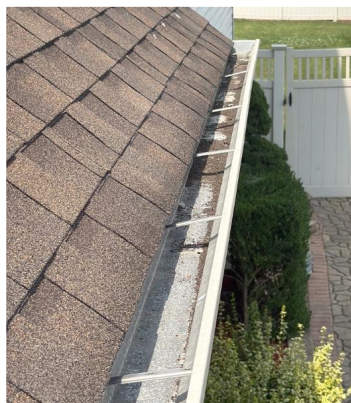
Requires Attention



Significant granule loss around edges of shingles



Damaged mushroom  
vent cap



granule build up in gutter

## 2.2 GUTTERS & DOWNSPOUTS

### COMMENTS:

Downspout Not Secure

The downspout was loose and missing a support strap, and it should be properly secured by a qualified contractor to prevent damage or displacement.

 Requires Attention

Location - Front of House



Missing strap

## 3. Exterior

### 3.2 SOFFITS/FASCIA

### COMMENTS:

Missing Piece of Soffit

A portion of the soffit is missing, with bird droppings observed on the shingles and a possible bird nest in the soffit vent; recommend evaluation and repair by a qualified contractor and safe removal/cleaning by a pest or wildlife professional as needed.

 Requires Attention



## 4. Grounds

## 6. Interior

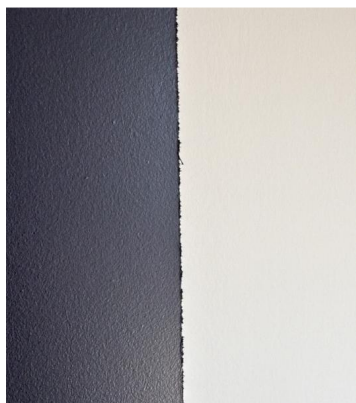
### 6.3 INTERIOR DOORS

#### COMMENTS:

#### Rough and Sharp Door Edges

Some doors had been modified or cut along the vertical edges, leaving rough and potentially sharp surfaces that could cause injury. Recommend smoothing, sealing, or otherwise properly finishing the affected edges, or replacing the doors as needed.

 Safety



### 6.4 INTERIOR WINDOWS

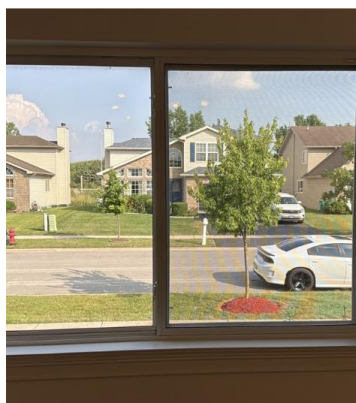
#### COMMENTS:

## Hard Operation

Dining room slider was difficult to operate, and adjustment, repair, or further evaluation by a qualified contractor is recommended to restore proper function.

 Requires Attention

Location - Dining room



## 8. Heating/Cooling

### 8.2 HEATING SYSTEM

#### COMMENTS:

#### Humidifier Air Leakage and Mineral Buildup

The furnace was equipped with an Aprilaire powered humidifier. The humidifier cover was not tightly sealed to the unit, allowing conditioned air to escape around the unit. Mineral and debris buildup was visible inside the humidifier, including on the fan blades and water-panel area, which may reduce airflow and proper operation. Recommend cleaning and servicing the humidifier, replacing the water panel and other affected components as needed, and properly sealing the cabinet to the ductwork. Evaluation and servicing by a qualified HVAC contractor is recommended.

 Requires Attention



## 9. Plumbing

### 9.3 WATER LINES

---

#### COMMENTS:

##### Improper Installation of Flexible Water Line

A flexible refrigerator water-supply connector was routed from the basement through the subfloor into the kitchen. Flexible appliance connectors are generally intended for accessible final connections and should not be routed through or concealed within floors, walls, or other structural assemblies. This installation may expose the line to abrasion, deterioration, and concealed leakage. Recommend correction by a licensed plumber, including installation of approved permanent supply piping to an accessible shutoff valve near the refrigerator.

 Requires Attention

Location - Basement



### 9.5 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

---

#### COMMENTS:

##### Kitchen Sink Drain Gurgling Sound

The kitchen sink basin was filled approximately halfway and then drained. A pronounced gurgling sound was heard during drainage. This condition may indicate restricted drainage, inadequate or improper venting, or a developing blockage within the drain system. Recommend evaluation and correction by a qualified plumber.

 Requires Attention

## 10. Electrical

### 10.1 SERVICE

---

#### COMMENTS:

##### Painted Electrical Grounding Connection

The electrical grounding connection at the metal water piping was painted. Paint may prevent proper metal-to-metal contact and can compromise the reliability of the grounding or bonding connection. Recommend evaluation and correction by a licensed electrician, including removal of paint at the clamp contact area and verification that the grounding connection is secure and effective.



### 10.2 MAIN PANEL

---

#### COMMENTS:

##### Significant Corrosion Inside Distribution Panel

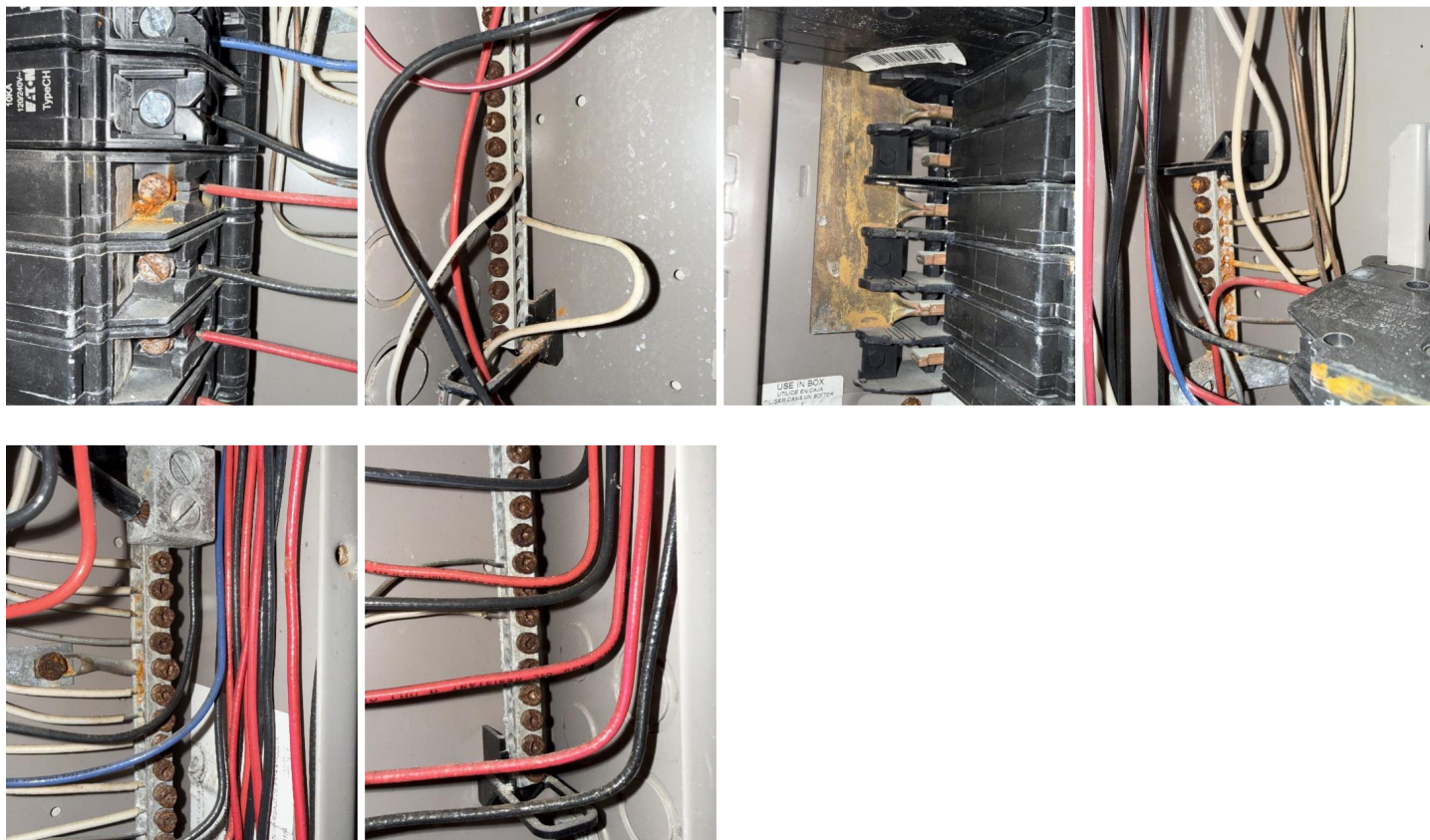
The Cutler-Hammer electrical distribution panel showed visible corrosion at the dead-front cover screws and substantial corrosion on multiple components inside the enclosure, including portions of the bus bars, terminal screws, breaker connections, and metal cabinet. This condition indicates that moisture or water has entered the panel at some point. Corrosion can damage electrical connections, increase resistance and heat, interfere with breaker operation, and contribute to arcing, equipment failure, or fire hazards.

The source of moisture intrusion was not determined during the inspection. Recommend prompt evaluation by a licensed electrician to determine the extent of damage and identify the moisture-entry source. Due to the amount and location of the corrosion, cleaning alone may not be adequate; replacement of affected breakers, internal

components, or the complete panel may be necessary. The moisture source should also be corrected to prevent recurrence.



Location - Basement



### 10.3 BRANCH CIRCUITS

---

#### COMMENTS:

##### Inoperative Receptacle Branch Circuit

The tested receptacle registered 0.0 volts and was not energized at the time of inspection, indicating an inactive branch circuit/receptacle condition.



Location - Living room



---

### Inoperable Receptacle

The outdoor GFCI receptacle was inoperable at the time of inspection, and a qualified electrician should evaluate and repair it as needed.

 Requires Attention

Location - Rear Patio



## 10.4 GFCI/AFCI

---

### COMMENTS:

#### Painted GFCI Receptacle

The garage GFCI receptacle and/or its test and reset controls were painted. Paint can interfere with proper operation, conceal damage, and prevent reliable testing or resetting. Recommend replacement of the affected receptacle by a licensed electrician.

 Requires Attention

Location - Garage

