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HOME INSPECTION REPORT

123 Sample Street, Demo City, ST 12345

6/20/2026 7:40AM

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Introduction

WELCOME & IMPORTANT REPORT INFORMATION – PLEASE READ CAREFULLY

Thank you for choosing At Ease Inspections to perform your inspection. It was our pleasure to inspect the property. Our goal is to provide clear, accurate, and unbiased information to help you understand the condition of the property and make an informed decision.

Before reviewing your report, please read the information below carefully, as it explains how the report is organized, what the inspection includes, and how the findings should be interpreted.

HOW TO READ YOUR REPORT

Information

Information comments provide general system details, observations, approximate ages, locations of equipment or shutoffs, reference photos, and other supplemental information regarding the home and its components. Some conditions or recommendations may be documented within the Information section even if they are not identified as primary defects.

Limitations
Limitations identify conditions that restricted or limited portions of the inspection. Limitations may include inaccessible areas, concealed components, safety concerns, weather conditions, stored items, or other factors that prevented full observation or operation of systems and components. Areas inspected with limitations may not have been fully visible or accessible at the time of inspection.

Defects
Defects are conditions observed during the inspection that may require repair, replacement, maintenance, monitoring, or further evaluation. Defects may range from minor deficiencies to significant safety, structural, moisture-related, electrical, plumbing, HVAC, or functional concerns. Observations and recommendations are based on visible conditions present at the time of inspection only.

SECTIONS WITHOUT OBSERVATIONS

If a section, subsection, or component contains no observations, comments, limitations, or defects, no significant concerns were observed at the time of inspection. Components not specifically identified as deficient were generally functioning as intended or exhibited normal wear, aging, and deterioration consistent with their age, use, and service conditions. The absence of comments should not be interpreted as a warranty or guarantee of future performance, but rather that no material concerns requiring documentation were observed during the inspection.

HOW TO READ LOCATIONS & PHOTOS IN THIS REPORT

Each observation in this report may include location tags and/or supporting photographs to help identify where the condition was observed within the property.

The Location field shown with each item identifies the general area of the home where the condition was observed (for example: attic, basement, garage, exterior, etc.). In some cases, additional location notes may also be included within individual photographs to further clarify the exact area observed.

Photographs are provided to document conditions at the time of inspection and to assist with locating items within the home. Not every condition will include a photograph, and photographs may represent only one portion of a larger area or system. Photographs are representative examples only. When similar conditions exist in multiple areas, one or more photos may be provided to illustrate the condition, and the written description and location tag should be used to understand the full scope of the observation.

Clients are encouraged to review both the written description and all accompanying photos for each item, as they work together to provide the most accurate understanding of the observation.

IMPORTANT INSPECTION LIMITATIONS

This inspection is visual and non-invasive. The report reflects conditions observed at the time of inspection only and is not a warranty, guarantee, or assurance of future performance.

The inspection is limited to readily accessible and safely observable areas. Components that are concealed, obstructed, underground, behind finished surfaces, or located in unsafe areas cannot be fully evaluated. While reasonable efforts are made to observe typical

operating conditions, not all defects can be identified during a visual inspection.

This inspection should not be interpreted as a prediction of future conditions, failures, or remaining service life. Conditions may change due to use, weather, occupancy, maintenance practices, or component failure. The report represents a snapshot in time based on visible conditions at the time of inspection.

SCOPE OF THE INSPECTION

The inspection was performed in general accordance with applicable inspection standards of practice. The inspection does not include code compliance verification, evaluation of concealed or inaccessible components, verification of manufacturer installation requirements, or specialized or invasive testing.

The inspection documents observed conditions only and does not predict future performance, remaining service life, or long-term reliability of systems or components.

NOT A TECHNICALLY EXHAUSTIVE INSPECTION

Inspectors are generalists, not specialists. Properties contain systems that vary widely in age, materials, design, installation, and maintenance history. This inspection is intended to identify material defects and safety concerns — not to provide trade-specific or exhaustive evaluations.

Unless otherwise stated, systems and components not identified as deficient were functioning as intended or showed wear consistent with the age of the property at the time of inspection.

DEFECT CLASSIFICATIONS

Observed conditions are categorized to assist with understanding and prioritization. All findings — regardless of where they appear in the report — should be reviewed.

Information (Green): General observations or informational notes
Maintenance / Monitor / FYI (Blue): Functional items showing minor wear or routine upkeep needs
- Defect (Orange): Items requiring repair or improvement; not an immediate life-safety concern at the time of inspection
Safety / Immediate Attention (Red): Conditions presenting an immediate safety concern

Color coding is provided as a guide only and should not replace a full review of the report.

STRUCTURE ORIENTATION

For the purpose of this inspection report, the front of the structure is defined as the side depicted in the cover photo, which typically aligns with the address side of the home. References to the left or right side of the structure are oriented from the perspective of standing and facing the front of the home (the address side), ensuring clarity in directional descriptions throughout the report.

EVALUATIONS, REPAIRS & RECOMMENDATIONS

Any observation or defect documented reflects the inspector's professional opinion based on visible conditions at the time of inspection. Due to the non-invasive nature of the inspection, some observations may be presumptive and require further evaluation to determine the cause, extent, or appropriate corrective action.

When a defect is identified, a broader review of the related system is recommended, as additional conditions may exist beyond what was visibly observed. Contractor or trade recommendations are provided solely to help guide you and are not guaranteed to be accurate in all situations.

All items noted in this report — regardless of classification or location — should be evaluated by appropriate professionals prior to making decisions related to the property.

CLIENT RESPONSIBILITY & REPORT REVIEW

Clients are strongly responsible to review the entire inspection report, including the Information, Limitations, Defects, photographs, and captions for each section. Important observations and recommendations may appear outside of summary views. For convenience, a summary-only view is available near the top of the report by selecting the 'View Summary' tab/menu. The summary view is intended as a quick reference only and may filter observations by severity level. Reliance on the summary alone is not recommended, as it does not replace a full review of the complete inspection report.

If you have questions or need clarification, we encourage you to contact us before making decisions related to negotiations, closing, or future plans for the property. We are always happy to help.

OUR INSPECTION PHILOSOPHY

At Ease Inspections provides thorough, detailed inspections intended to inform and empower — not alarm. The presence of multiple observations does not necessarily indicate a poorly maintained property, but reflects our commitment to transparency and informed decision-making.

At Ease Inspections — setting a higher standard, because you deserve it.

Defects Summary

Interior Areas & Items

- 3.1.1 - Cosmetic Defects Information
- 3.2.3 - Window(s)- Will Not Open- Inoperable, Not Functional (Location: All)
- 3.3.1 - Interior Door Hardware And Alignment Defects (Location: Front Door, Closet)

Bathroom(s)

- 4.3.1 - Toilet(s)- Loose At Floor
- 4.4.1 - Shower-Sealant And Fixture Deficiencies

Kitchen(s) & Appliances

- 5.4.3 - Anti-Tip Bracket Not Installed- None
- 5.5.1 - Hood- Not Present- FYI
- 5.6.2 - Refrigerator-Water Supply And GFCI Protection

Electrical

- 6.1.2 - Switching And Lighting Operation Deficiencies (Location: Bathroom, Kitchen, Living Room)
- 6.2.1 - Receptacle(s)-GFCI Protection Deficiencies (Location: Kitchen Countertop(s), Balcony)
- 6.3.2 - Receptacle(s) - Reversed Polarity (Location: Dining Room)
- 6.4.4 - Electrical Panel - Incomplete Labeling and Obsolete Fuse Panel
- 6.5.3 - Wiring- Double-Tap- "Hot" or Conductor Wire(s)

Heating & Cooling Components (HVAC), Fireplace(s)

- 7.4.4 - FCU-General Deterioration, Water Sensor Recommended

Smoke Detectors, Carbon Monoxide & Combustible Gas Testing

- 13.2.2 - None- No Gas Combustion Appliances In Home

2.0 Utility Shutoff Locations

SUBSECTION	STATUS	# DEFECTS
2.1 Outdoor Meter Locations	Not Inspected	—
2.2 Electric Service	Inspected	—
2.3 Water	Not Present	—

2.1 Outdoor Meter Locations

Information

2.1.1 **Electrical Meter Location:** Multi-Family Dwelling- Common Areas

2.1.2 **Gas Meter Location:** Multi-Family Dwelling- Common Areas

2.1.3 **Water Location:** See Water Utility Shut Off, No Exterior Water Meter- Inside Home

2.2 Electric Service

Information

2.2.1 **PICTURE- Main Breaker / Service Disconnect Location:** At Main Breaker in the Electrical Panel, Front Entry Closet

2.3 Water

Information

2.3.1 **PICTURE- Water Shutoff Valve Location:** Multi-Family Dwelling- Not Present Or Inspected

For a helpful visual guide on locating and operating your home's main water shut-off valves, you may refer to the following video:

Click Here To Learn How To Operate Your Water Shut-Off

3.0 Interior Areas & Items

SUBSECTION	STATUS	# DEFECTS
3.1 General Info	Inspected	1
3.2 Windows	Inspected	1
3.3 Interior Door(s)	Inspected	1

3.1 General Info

Defects

3.1.1 Cosmetic Defects Information

Minor Concern / Maintenance Recommended / FYI

Cosmetic conditions consistent with normal use, age, and typical occupancy may be present throughout the home, including interior and exterior surfaces such as walls, ceilings, floors, cabinets, trim, and finishes. These may include minor scuffs, dents, nail pops, small cracks, paint or caulking imperfections, worn finishes, minor separation, light corrosion, or similar non-structural conditions. These items are considered aesthetic in nature and not material defects. No significant defects were observed unless otherwise noted.

Limitations

3.1.2 General Interior Limitations

Interior areas and components were inspected using a visual, non-invasive approach and were limited to readily accessible areas and components visible at the time of the inspection. Furnishings, storage, personal belongings, wall coverings, floor coverings, window treatments, locked areas, pets, security devices, weather conditions, safety concerns, and other conditions may restrict visibility, access, or operation. The inspection does not include moving personal property, dismantling components, destructive testing, removing finishes, or evaluating concealed conditions behind walls, ceilings, floors, cabinets, insulation, stored items, furnishings, or other finished surfaces.

Interior components inspected may include walls, ceilings, floors, windows, skylights, interior doors, built-in cabinetry, wet bars, bathroom exhaust fans, and other readily accessible interior components. Specialty features such as elevators, saunas, water features, recreational courts, integrated entertainment systems, smart-home devices, security systems, central vacuum systems, and similar amenities are inspected on a limited visual basis only and are not evaluated for full functionality, performance, code compliance, life expectancy, maintenance history, specialized operation, or manufacturer-specific requirements.

Walls, ceilings, and floors were inspected for visible defects and general condition only. Cosmetic conditions are excluded from the inspection, including minor cracks, nail pops, surface blemishes, minor drywall damage, paint flaws, texture variations, settlement/stress marks, floor scratches, minor finish wear, stains, dents, chips, loose trim, worn finishes, and other normal cosmetic or wear-related conditions. Drop ceiling tiles are not removed, and concealed conditions above drop ceilings, behind wall or ceiling finishes, below floor coverings, or within wall/floor/ceiling cavities are not evaluated. Moisture intrusion, structural movement, pest activity, prior repairs, hidden damage, or concealed defects may not be visible at the time of inspection.

Windows, skylights, glass doors, interior glass, mirrors, insulated glass assemblies, and related glass components were inspected visually and on a representative basis where accessible. The inspection does not include evaluation of blinds, curtains, shades, shutters, window treatments, screens, storm windows, security devices, tinting, films, cosmetic glass conditions, minor scratches, minor cracks, failed coatings, specialized glazing, or manufacturer-specific window and glass components. Seal failure, fogging, condensation between panes, air leakage, hidden moisture intrusion, defective flashing, concealed water damage, operational issues, and defects within insulated glass assemblies or concealed window/skylight/door components may not be visible at the time of inspection and may develop or become apparent over time.

Interior doors, cabinets, built-ins, hardware, trim, shelving, countertops, and similar interior components were inspected for visible condition and basic operation only where accessible. Cosmetic wear, minor deterioration, adjustment issues, loose hardware, alignment concerns, worn finishes, and normal wear-and-tear are not within the scope of the inspection unless specifically noted

as a significant functional concern. Personal property, stored items, locked areas, inaccessible cabinetry, and concealed spaces may limit inspection of these components.

3.2 Windows

Information

3.2.1 **Window Glazing:** Single Pane

3.2.2 Window(s)- Aged Information

One or more window(s) in the referenced area(s) appeared aged and showed signs of normal wear associated with long-term use. Older windows may be less efficient and may be more prone to sticking, minor air leakage, or reduced weather resistance as materials continue to age. No significant defects were observed unless otherwise noted. Continued routine maintenance and periodic monitoring are recommended to help preserve overall window performance.

Defects

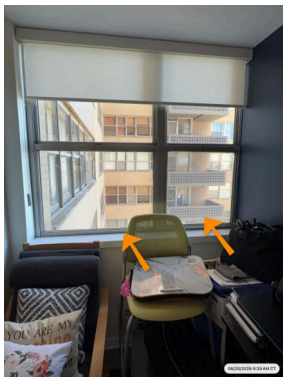
3.2.3 Window(s)- Will Not Open- Inoperable, Not Functional

Repair Recommended / Moderate Concern

Service: Window Repair Installation Contractor

All windows were inoperable and would not open when tested. Operable windows are important for natural ventilation and overall occupant comfort. Windows may become stuck or inoperable due to paint buildup, warped frames, failed hardware, or settlement of the structure. The inspector recommends evaluating the inoperable window(s) and making repairs as needed to restore proper function. Failure to address this issue may limit ventilation, reduce emergency exit options, and compromise indoor air quality and comfort.

Location: All



3.3 Interior Door(s)

Defects

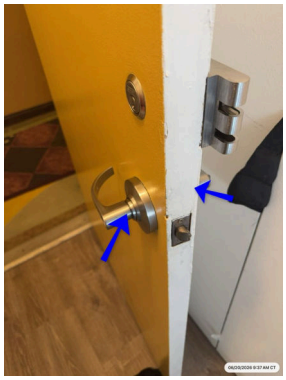
3.3.1 Interior Door Hardware And Alignment Defects

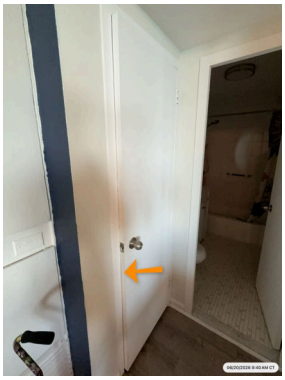
Repair Recommended / Moderate Concern

Service: Handyman

One or more interior doors were binding at the jamb and did not close properly, and loose or improperly secured door hardware was observed. These conditions can affect normal operation, privacy, and the ability of the door to latch as intended. Continued use may result in additional wear to the door, frame, and hardware components. The inspector recommends adjusting the affected doors and jambs as needed and securing or repairing the loose hardware to restore proper operation and help prevent further deterioration.

Location: Front Door, Closet





4.0 Bathroom(s)

SUBSECTION	STATUS	# DEFECTS
4.1 Bathrooms General Information & Limitations	Inspected	—
4.2 Ventilation	Inspected	—
4.3 Toilet(s)	Inspected	1
4.4 Shower(s)	Inspected	1

4.1 Bathrooms General Information & Limitations

Limitations

4.1.1 Bathrooms Limitations

Bathrooms were inspected using a visual, non-invasive approach. Evidence of active leaks, hidden moisture intrusion, damaged seals, failed waterproofing systems, concealed plumbing defects, microbial growth, staining, deterioration, or other concealed conditions may not be visible at the time of inspection. The inspection does not include destructive testing, flood testing of tubs, showers, sinks, drains, shower pans, overflow devices, or evaluation of concealed plumbing, drainage, waterproofing, ventilation ducting, or exhaust termination locations. Specialty components and systems, including but not limited to jetted tubs, steam systems, heated floors, urinals, bidets, body sprays, sauna equipment, wall or ceiling heat, smart controls, and other ancillary features may not be fully evaluated. Defects may exist that are concealed by finishes, furnishings, stored items, insulation, or building materials and may only become apparent over time or during use.

4.2 Ventilation

Information

4.2.1 Ventilation Sources: Multi-Family- Passive Or Low CFM

4.3 Toilet(s)

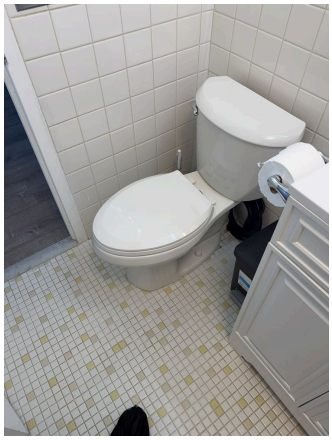
Defects

4.3.1 Toilet(s)- Loose At Floor

Repair Recommended / Moderate Concern

Service: Plumbing Contractor

One or more toilet(s) in the referenced area(s) were observed to be loose at the floor. A loose toilet may indicate deteriorated or improperly secured mounting hardware, a compromised wax ring seal, or movement in the underlying flooring. This condition can lead to leaks, moisture intrusion, and damage to subfloor materials. The inspector recommends evaluating the referenced toilet(s), securing them properly, and replacing the wax ring if needed. Failure to address this issue may result in water damage, unpleasant odors, and further loosening or instability of the toilet over time.



4.4 Shower(s)

Defects

4.4.1 Shower-Sealant And Fixture Deficiencies

Repair Recommended / Moderate Concern

Service: Plumbing Contractor

The showers exhibited presumed microbial growth at caulk, grout, or sealant joints, excessive or improperly applied caulking, and loose fixture components at the wall. These conditions may indicate ongoing moisture exposure, prior repair attempts, or concealed gaps that can allow water to penetrate surrounding materials. Loose fixtures may also increase the potential for leakage behind finished surfaces. Failure to address these deficiencies may result in continued moisture intrusion, deterioration of adjacent building materials, and conditions conducive to additional presumed microbial growth. The inspector recommends evaluating the shower for moisture-related concerns, removing and replacing affected caulk and sealant, securing and properly sealing loose fixtures, and repairing any damaged materials as needed to restore a watertight enclosure.








5.0 Kitchen(s) & Appliances

SUBSECTION	STATUS	# DEFECTS
5.1 Kitchen(s) General Information & Limitations	Inspected	—
5.2 Cabinets & Countertops	Inspected	—
5.3 Sink(s) And Spray Wand(s)	Inspected	—
5.4 Oven/Range(s)	Inspected	1
5.5 Exhaust Fan- Hood(s)	Not Present	1
5.6 Refrigerator(s) & Freezer(s)	Inspected	1

5.1 Kitchen(s) General Information & Limitations

Limitations

5.1.1 Kitchen(s)- General Limitations

Kitchen components were inspected using a visual, non-invasive approach. Evidence of active leaks, hidden moisture intrusion, damaged seals, microbial growth, concealed plumbing defects, cabinet deterioration, countertop damage, ventilation deficiencies, electrical defects, or other concealed conditions may not be visible at the time of inspection. Appliances are operated using normal user controls only and are not dismantled, calibrated, load tested, or evaluated for long-term reliability, performance, life expectancy, or code compliance. The inspection does not include evaluation of exterior kitchens and appliances, concealed plumbing, drainage systems, venting systems, exhaust ducting, exhaust termination locations, appliance internals, specialty equipment, water filtration systems, instant hot water dispensers, smart appliances, built-in coffee systems, ice makers, beverage centers, warming drawers, trash compactors, or other ancillary kitchen features. Areas concealed by stored items, personal belongings, cabinet contents, child safety devices, locks, coverings, finishes, insulation, furnishings, or inaccessible conditions may restrict observation. Defects may exist behind appliances, beneath sinks, within cabinets, behind wall finishes, beneath flooring, within venting systems, or other concealed areas and may only become apparent over time or during regular use.

5.2 Cabinets & Countertops

Information

5.2.1 Countertop Material and Condition: Granite

5.3 Sink(s) And Spray Wand(s)

Information

5.3.1 PICTURE- Hot Water Temperature at Kitchen Sink: Temp- 110-130- Okay

The hot water temperature at the time of inspection was measured at a fixture in the kitchen to assess the performance of the water heating system. Ideal hot water temperatures typically range between 110°F and 120°F to provide comfort while reducing the risk of scalding. This reading reflects conditions at the time of inspection and may vary depending on usage patterns, water heater settings, or system performance. If adjustments are desired for safety or comfort, the inspector recommends setting the water heater thermostat to maintain a consistent temperature within the recommended range.

5.4 Oven/Range(s)

Information

5.4.1 **Energy Source:** Electric

5.4.2 **Range Operation:** Cooktop- Functioning, Oven- Functioning

Defects

5.4.3 **Anti-Tip Bracket Not Installed- None** Repair Recommended / Moderate Concern

Service: Handyman

The range in the referenced area(s) was observed to lack an anti-tip bracket or have none installed, which may pose a safety hazard. The absence of an anti-tip bracket, meant to secure the range to the floor or wall to prevent tipping, can result from oversight during installation, removal, or an older appliance setup, increasing the risk of the range tipping over if a door is used as a step or during heavy use. The inspector recommends evaluating the range and making necessary adjustments, such as installing an anti-tip bracket according to the manufacturer's specifications, to ensure stability. If this issue isn't addressed, it may lead to the range tipping, potential injury, or damage to the appliance or surrounding area.

5.5 Exhaust Fan- Hood(s)

Defects

5.5.1 **Hood- Not Present- FYI** Minor Concern / Maintenance Recommended / FYI

Service: Handyman Diy

A range hood was not present above the cooking appliance at the time of inspection. While not uncommon in some homes, the absence of a range hood may reduce the removal of cooking-related heat, moisture, odors, grease, and airborne contaminants from the kitchen area. The inspector recommends considering the installation of a properly vented range hood or other approved kitchen exhaust system to improve ventilation and indoor air quality.

5.6 Refrigerator(s) & Freezer(s)

Information

5.6.1 **Refrigerator/Freezer Operation and Condition:** Refrigerator- Ok, Freezer- Ok

Ice makers, water dispensers, water filtration systems, and related refrigerator features are not fully evaluated for performance, flow rate, water quality, leakage, or long-term reliability. Defects may exist that are not apparent during a limited visual and operational inspection.

Defects

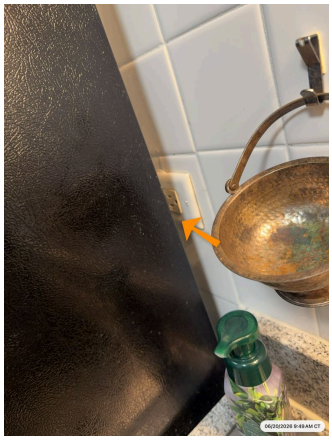
5.6.2 Refrigerator-Water Supply And GFCI Protection

Repair Recommended / Moderate Concern

Service: Inquire With Seller

The refrigerator's ice maker and water dispenser could not be tested because the water supply appeared to be shut off, disconnected, or otherwise inoperable at the time of inspection. The refrigerator receptacle also appeared to be GFCI protected rather than on a dedicated non-GFCI circuit. While GFCI protection may be permitted in certain installations, nuisance tripping can interrupt power to the refrigerator without the homeowner's knowledge, potentially resulting in food spoilage or other issues.

The inspector recommends inquiring with the seller regarding the history and operation of the refrigerator water and ice system and verifying proper operation prior to use. The inspector also recommends consulting with an electrician regarding the refrigerator circuit configuration. Failure to address these concerns may result in undetected leaks, water damage, loss of appliance functionality, or unexpected power interruptions.



6.0 Electrical

SUBSECTION	STATUS	# DEFECTS
6.1 Toggles, Light Fixtures & Fans	Inspected	1
6.2 GFCI Protection	Inspected	1
6.3 Receptacles	Inspected	1
6.4 Service Equipment/Electrical Panel	Inspected	1
6.5 Breakers	Inspected	1
6.6 Service Amperage	Inspected	—
6.7 Service Grounding/Bonding	Not Inspected	—
6.8 Branch Wiring & Junction Boxes	Inspected	—
6.9 General Info	Inspected	—

6.1 Toggles, Light Fixtures & Fans

Information

6.1.1 **Toggle Controlled Receptacle(s) Present:** Undetermined

Defects

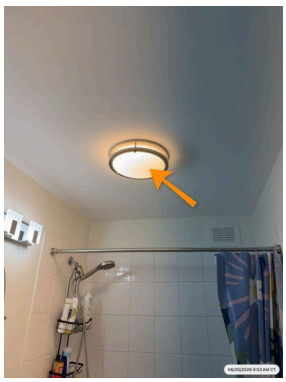
6.1.2 Switching And Lighting Operation Deficiencies

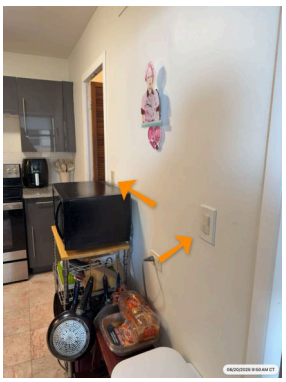
Repair Recommended / Moderate Concern

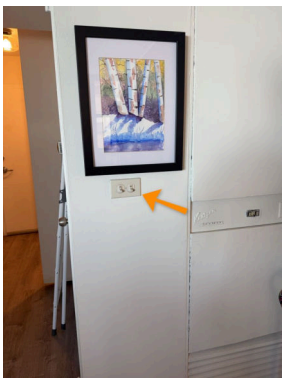
Service: Electrical Contractor

One or more light fixtures were flickering, and one or more toggle switches and/or presumed three-way switches were inoperable at the time of inspection. These conditions may be related to failed bulbs, defective switches, loose connections, fixture issues, or other electrical deficiencies. Inoperable switches can prevent normal operation of connected lighting or equipment, while flickering lights may indicate an underlying electrical concern if bulb replacement does not resolve the issue. Failure to address these conditions may result in continued operational problems and reduced reliability of the electrical system. The inspector recommends replacing affected bulbs as a first step and further evaluating and repairing the associated switches, fixtures, and wiring as needed to restore proper operation.

Location: Bathroom, Kitchen, Living Room







6.2 GFCI Protection

Defects

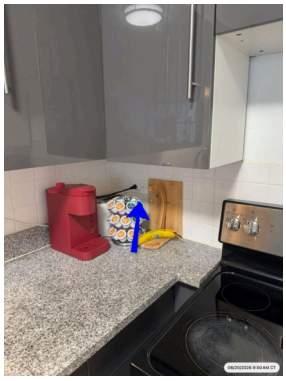
6.2.1 Receptacle(s)-GFCI Protection Deficiencies

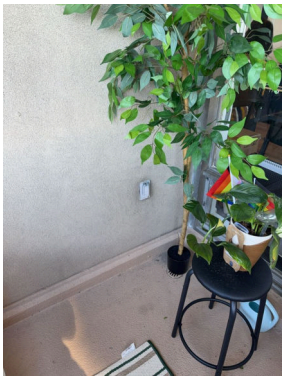
Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more receptacles lacked GFCI protection where such protection is commonly recommended, and one or more GFCI receptacles were inoperable or not supplying power at the time of inspection. GFCI protection helps reduce the risk of electrical shock in areas where moisture may be present. Inoperable GFCI devices may not provide the intended level of protection and can leave receptacles unusable. Failure to address these conditions may increase the risk of shock or injury and reduce the overall safety of the electrical system. The inspector recommends installing GFCI protection where needed and repairing or replacing the inoperable GFCI receptacles to restore proper operation and safety.

Location: Kitchen Countertop(s), Balcony





6.3 Receptacles

Information

6.3.1 Bathroom(s)- No Receptacles- FYI

One or more bathroom(s) in the referenced area(s) were observed to have no electrical receptacles installed. While older homes may not have originally been constructed with bathroom receptacles, modern standards typically require at least one GFCI-protected receptacle within close proximity to the sink area for convenience and safety. The absence of a receptacle may limit functionality for personal grooming appliances and other electrical devices. This condition is noted for your information. The inspector recommends considering the installation of a GFCI-protected receptacle to improve usability and align with modern expectations. Failure to do so may result in limited convenience and continued reliance on extension cords or outlets in other areas.

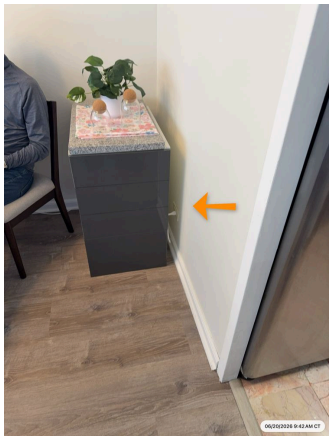
Defects

6.3.2 Receptacle(s) - Reversed Polarity

Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more receptacle(s) in the referenced area(s) were observed to have reversed polarity. This condition occurs when the hot and neutral wires are connected incorrectly, which can create a shock hazard and potentially damage electrical devices. Reversed polarity can also interfere with the proper operation of appliances and increase the risk of electrical failure or fire. The inspector recommends evaluating the referenced receptacle(s) and correcting the wiring as needed to restore proper polarity. Failure to address this issue may result in electrical hazards, potential damage to equipment, or increased risk of shock.



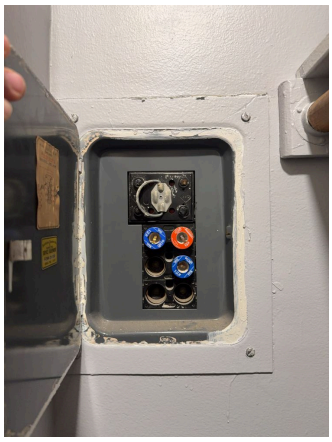
Location: Dining Room

6.4 Service Equipment/Electrical Panel

Information

6.4.1 Picture Of Service Panel Prior To Inspection: Picture Attached

The home's electrical panel was found in the following condition (represented with the picture.)



6.4.2 Service Panel Location: Hallway closet

6.4.3 Service Panel Brand: Unknown

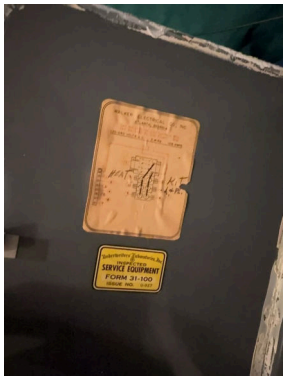
Defects

6.4.4 Electrical Panel - Incomplete Labeling and Obsolete Fuse Panel

Repair Recommended / Moderate Concern

Service: Electrical Contractor

The electrical system included an older Edison fuse panel, and circuit identification was missing or incomplete at the panel. Inadequate labeling can make it difficult to safely identify and disconnect circuits during maintenance, troubleshooting, or emergency situations. Additionally, older fuse panels may present limitations related to safety, electrical capacity, serviceability, and insurability when compared to modern circuit breaker panels. Failure to address these conditions may result in operational difficulties and reduced electrical safety. The inspector recommends accurately mapping and labeling all circuits and consulting with a licensed electrician regarding the condition, capacity, and potential upgrade of the fuse panel to better meet modern electrical demands.



Limitations

6.4.5 Electrical Panel Limitations

The electrical service panel was inspected using a visual, non-invasive approach of readily accessible components and visible wiring where safe and accessible. The inspection generally includes observation of the panel enclosure, breakers or fuses, grounding and bonding components, conductor terminations, and overall installation conditions. Concealed wiring defects, improper terminations, overloaded circuits, internal breaker failures, grounding deficiencies, latent hazards, or other concealed electrical conditions may exist and may not be visible during a standard inspection. The inspection does not include load calculations, labels & label correctness, engineering analysis, invasive testing, or exhaustive evaluation of every conductor, breaker, connection, or electrical component within the system. Electrical systems are dynamic in nature, and components that appear functional at the time of inspection may fail or develop deficiencies at any time.

6.5 Breakers

Information

6.5.1 Breakers In Off Position: 0

6.5.2 AFCI Protection- None In Home- Not A Standard At Build

The home was observed to lack AFCI (Arc-Fault Circuit Interrupter) protection, which may increase the risk of electrical fires from undetected arc faults. This condition arises because AFCI devices, designed to detect dangerous electrical arcs from damaged wiring or appliances, may not have been installed during original construction or updates; AFCI protection may not have been a standard at build and may not be required by local codes. Although not required, the inspector recommends evaluating the electrical system and installing AFCI protection, such as breakers or receptacles, in key areas like bedrooms and living spaces to enhance safety. If this issue isn't addressed, it may heighten the chance of fire hazards from arcing faults, particularly in older wiring or high-use circuits.

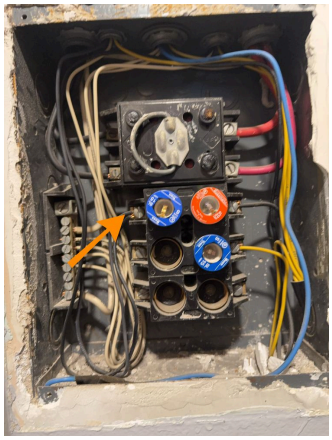
Defects

6.5.3 Wiring- Double-Tap- "Hot" or Conductor Wire(s)

Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more electrical panel(s) in the referenced area(s) were observed with double-tapped “hot” or conductor wire(s), meaning multiple wires were connected to a single terminal not rated for multiple conductors. This condition can lead to loose connections, increased resistance, overheating, or arcing, all of which present a potential fire hazard. Double-tapping is typically considered an improper wiring practice unless the terminal is specifically designed for more than one conductor. The inspector recommends evaluating the affected panel(s) and correcting the wiring configuration to ensure each conductor is properly terminated. Failure to address this issue may result in electrical system failure, fire risk, or damage to connected components.



6.6 Service Amperage

Information

6.6.1 Service Amperage: Undetermined

6.7 Service Grounding/Bonding

Information

6.7.1 Grounding Electrode Conductor (GEC) Present & Type: Condo- Inaccessible- Not Inspected

Unless otherwise noted, the electrical system was evaluated, and the grounding electrode conductor (GEC) was present and appeared to be properly installed and connected, contributing to a satisfactory grounding setup.

6.7.2 Water Pipe Bonding Present: Not at Visible Portions

Limitations

6.7.3 Grounding/Bonding-Limitations- Not Confirmed: Condo Or Multi-Family Dwelling

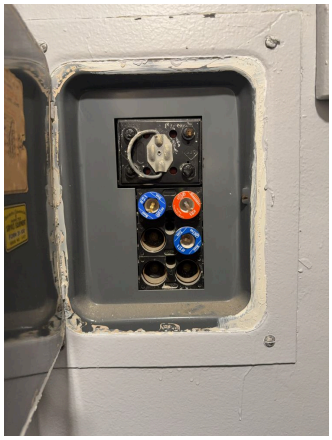
The grounding and bonding system could not be fully inspected in all areas at the time of the inspection. Portions of the related components were not accessible, not visible, or could not be verified under the conditions present. As a result, the continuity, completeness, and effectiveness of the grounding and bonding system could not be fully evaluated. Any observations noted are reported as a courtesy only.

6.8 Branch Wiring & Junction Boxes

Information

6.8.1 Picture Of Panel(s) After Inspector Completes Panel Inspection: Picture Attached

The electrical panel was left in the following condition by the inspector. All circuit breakers returned to position inspector found them in.



6.9 General Info

Limitations

6.9.1 Electrical General Limitations

The electrical system was inspected using a visual, non-invasive approach. Portions of the electrical system may be concealed by finished surfaces, insulation, furnishings, stored items, equipment, or building materials and are not fully visible or accessible. The inspection does not include destructive testing, load calculations, engineering analysis, code compliance evaluation, or determination of the adequacy of the electrical system for current or future use. Concealed wiring, underground wiring, branch circuit routing, low-voltage systems, 240V systems, communication wiring, security systems, automation systems, specialty controls, photovoltaic (solar) systems, battery storage systems, generators, transfer equipment, electric vehicle charging equipment, breaker labels, wiring sizes, surge protection devices, and other ancillary electrical components may not be fully evaluated unless specifically noted. Defects may exist within concealed wiring, connections, devices, equipment, or components that are not visible during a visual inspection. The inspection represents the condition of the electrical system at the time of inspection only, and intermittent conditions, concealed defects, overloaded circuits, improper modifications, or future failures may not be identified.

7.0 Heating & Cooling Components (HVAC), Fireplace(s)

SUBSECTION	STATUS	# DEFECTS
7.1 General Info	Inspected	—
7.2 Air Supply Information	Inspected	—
7.3 HVAC Supply Registers	Inspected	—
7.4 FCU- Fan Coil Unit(s)	Inspected	1
7.5 Electric Heater(s)	Inspected	—

7.1 General Info

Limitations

7.1.1 Heating & Cooling General Limitations

Heating, cooling, ventilation, and related equipment were inspected using a visual, non-invasive approach and operated using normal user controls when conditions permitted. The inspection does not include destructive testing, engineering analysis, load calculations, energy efficiency evaluations, refrigerant analysis, refrigerant leak detection, airflow balancing, combustion analysis, duct leakage testing, indoor air quality testing, or determination of remaining service life. Portions of HVAC systems may be concealed within walls, ceilings, floors, attics, crawlspaces, mechanical chases, equipment cabinets, insulation, or other inaccessible areas and may not be fully visible. Internal components, heat exchangers, evaporator coils, refrigerant piping, burners, dampers, controls, filters, duct interiors, ventilation components, condensate systems, and other concealed equipment may not be fully evaluated. Specialty systems and ancillary equipment, including but not limited to humidifiers, dehumidifiers, ERV/HRV systems, whole-house ventilation systems, whole-house fans, radiant heating systems, boilers, fan coil units, mini-splits, heat pumps, fireplaces, wood-burning appliances, gas heaters, electric heaters, solar-assisted HVAC equipment, smart controls, zoning systems, and other accessories may have limitations beyond the scope of a standard home inspection. Any observations regarding such systems are provided as a courtesy only and should not be considered a comprehensive evaluation, certification, warranty, or guarantee of performance. Performance observations represent conditions at the time of inspection only. Intermittent defects, concealed deficiencies, improper installation, airflow restrictions, refrigerant-related issues, moisture intrusion, condensation concerns, and future failures may not be identified and may only become apparent over time or under different operating conditions.

7.2 Air Supply Information

Information

7.2.1 **Temperature Differential Heating Mode:** 2-Pipe- Not Tested

7.2.2 **Temperature Differential Cooling Mode:** 15-20 Degrees

7.3 HVAC Supply Registers

Information

7.3.1 **Heating Source In Each Habitable Room?:** 2 Pipe Cooling Mode- Not Tested

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

7.4 FCU- Fan Coil Unit(s)

Information

7.4.1 Thermostat Setting At Time Of Inspection: Cool

7.4.2 Thermostat Setting After Inspection: Cool

7.4.3 About- 2 Pipe System

The fan coil unit is served by an **approximately 2-pipe system**, which typically uses one supply pipe and one return pipe to circulate heated or chilled water through the unit depending on the season. This type of system generally provides either heating or cooling at a given time rather than both simultaneously. It is a common design in multifamily and commercial-style buildings and was noted as part of the visible system configuration.

Defects

7.4.4 FCU-General Deterioration, Water Sensor Recommended

Minor Concern / Maintenance Recommended / FYI

Service: Handyman Diy

One or more fan coil units exhibited visible corrosion and general deterioration, and a water sensor was not observed at the unit. Corrosion and age-related wear can reduce efficiency, contribute to leakage, and shorten the service life of HVAC equipment. Additionally, the absence of a water sensor may allow condensate leaks or overflows to go undetected, potentially resulting in moisture damage and conditions conducive to presumed microbial growth. The inspector recommends further evaluation of the affected unit(s), cleaning, repair, or replacement as needed, and installing a water sensor near the equipment to help provide early warning of leaks or condensate-related issues.

Limitations

7.4.5 FCU(s)- Limitations: Hydronic System - Central Plant Not Inspected, Heat Not Tested- Presumed 2-Pipe, Internal Components Not Visible, Cover Paintex On- NotRemoved, Operational Testing Limited

The fan coil unit(s) had limitations that restricted a complete visual inspection of the referenced area(s). Portions of the unit(s), including internal components and some operating features, may not have been fully accessible or visible at the time of the inspection. As a result, the full condition and performance of the fan coil unit(s) could not be fully evaluated. Any observations noted are reported as a courtesy only.

7.5 Electric Heater(s)

Information

7.5.1 Electrical Heaters Information

8.0 Cracking, Settlement, & Movement (CSM)

SUBSECTION	STATUS	# DEFECTS
8.1 General Information - CSM	Inspected	—
8.2 Interior Areas - CSM	Inspected	—

8.1 General Information - CSM

Information

8.1.1 Cracking, Settlement, & Movement Information

Minor cracking, including hairline or shrinkage cracks commonly associated with normal settling and curing, may be present and may not be specifically noted in the report unless they appear excessive or indicative of movement beyond typical tolerances.

Limitations

8.1.2 CSM – Cracking, Settlement & Movement – General Limitation

Cracking, settlement, movement, and related structural observations are based on visible conditions present at the time of inspection. Portions of foundations, slabs, structural components, and related systems may be concealed by finished surfaces, floor coverings, wall coverings, ceilings, insulation, vegetation, stored items, furnishings, exterior cladding, landscaping, grading, drainage components, or other obstructions. Concealed conditions, hidden movement, previous repairs, structural modifications, underground drainage systems, footing conditions, soil characteristics, and subsurface conditions cannot be fully evaluated during a visual, non-invasive inspection. The inspection does not include engineering analysis, geotechnical evaluation, destructive testing, monitoring, surveying, or determination of structural adequacy. Cracking, settlement, movement, and structural changes may occur over time and may not be active, visible, or fully identifiable at the time of inspection.

8.2 Interior Areas - CSM

Information

8.2.1 **Interior Indications of CSM's Present:** Not At Visible Portions

9.0 Water, Moisture, & Condensation (WMC)

SUBSECTION	STATUS	# DEFECTS
9.1 General Information & Limitations	Inspected	—
9.2 Interior Areas - WMC	Inspected	—

9.1 General Information & Limitations

Limitations

9.1.1 Water, Moisture & Condensation – General Limitations

Water intrusion, moisture, condensation, staining, and related conditions are evaluated based on visible conditions present at the time of inspection. Moisture may exist within concealed areas and may not be visible during a visual, non-invasive inspection. Portions of walls, ceilings, floors, foundations, slabs, roofing systems, insulation, finishes, furnishings, stored items, floor coverings, exterior cladding, vegetation, and other building components may conceal moisture-related conditions. The inspection does not include destructive testing, removal of finishes, flood testing, leak simulation, water testing, engineering analysis, environmental testing, mold testing, or determination of the source, duration, extent, or history of moisture intrusion. Evidence of prior repairs, recent renovations, cleaning, painting, sealing, drying, weather conditions, seasonal conditions, occupancy conditions, or concealed building components may limit the ability to identify active or historical moisture conditions. Moisture intrusion, condensation, elevated humidity, concealed leaks, hidden damage, microbial growth, and related conditions may exist and may only become apparent over time or under different environmental conditions. Cosmetic staining, discoloration, patching, repairs, or other visual indications of current or prior moisture conditions may not be reported unless, in the inspector's opinion, they are significant, suspicious, or indicative of a material concern. Any such observations included in the report may be provided as a courtesy and should not be considered a comprehensive evaluation of all staining or moisture-related conditions present.

9.2 Interior Areas - WMC

Information

9.2.1 **Interior Moisture Presence:** Moisture Staining Present

10.0 Plumbing

SUBSECTION	STATUS	# DEFECTS
10.1 Water Service Pipe & Shut-Off Valves	Not Present	—
10.2 Water Distribution Pipes	Inspected	—
10.3 General Info	Inspected	—

10.1 Water Service Pipe & Shut-Off Valves

Information

10.1.1 **Service Pipe Material (Visible Portions):** Condo- Inaccessible Or Undetermined

10.2 Water Distribution Pipes

Information

10.2.1 **Water Distribution Pipe Material (Visible Portions):** Mostly Hidden

10.3 General Info

Limitations

10.3.1 Plumbing General Limitations

Plumbing systems and related components were inspected using a visual, non-invasive approach and operated using normal user controls when conditions permitted. The inspection does not include destructive testing, dismantling of plumbing components, pressure testing, leak testing, sewer scoping, hydrostatic testing, water quality testing, water quantity testing, flow rate calculations, engineering analysis, code compliance evaluation, environmental testing, or determination of remaining service life. Portions of the plumbing system may be concealed within walls, ceilings, floors, slabs, foundations, insulation, crawlspaces, attics, underground areas, finished surfaces, furnishings, stored items, or other inaccessible locations and may not be fully visible or accessible.

Water service piping, water distribution piping, drain, waste, vent piping, fuel gas piping, underground piping, sewer piping, storm drainage systems, catch basins, area drains, yard drains, cleanouts, sump systems, sewage ejectors, lift stations, plumbing fixtures, appliance connections, and related components may contain concealed defects that are not visible during a standard home inspection. The condition, integrity, capacity, interior condition, routing, performance, and remaining service life of concealed or underground plumbing systems cannot be determined during a visual inspection.

Private wells, private water systems, private sewage disposal systems, septic systems, septic tanks, aerobic systems, mound systems, leach fields, underground disposal components, water treatment equipment, water softeners, filtration systems, reverse osmosis systems, UV treatment systems, specialty plumbing equipment, monitoring devices, alarms, backup systems, automatic controls, and ancillary components may be outside the scope of a standard home inspection or may have limitations beyond the scope of a visual inspection. Any observations regarding such systems are provided as a courtesy only and should not be considered a comprehensive evaluation, certification, warranty, guarantee, or determination of proper operation, performance, capacity, water quality, water quantity, or future reliability.

Sewage ejectors, lift stations, sump basins, sealed basins, underground drainage systems, septic components, private wells, water treatment equipment, and similar systems may not be fully visible, accessible, or identifiable. Internal conditions cannot be verified without dismantling, excavation, specialized testing, or evaluation by specialists. Concealed leaks, blockages, root intrusion, underground failures, contamination, improper installations, intermittent conditions, drainage deficiencies, cross-connections, water quality concerns, well performance issues, septic failures, and future failures may exist and may only become apparent over time or under different operating conditions.

11.0 Water Heater(s)

SUBSECTION	STATUS	# DEFECTS
11.1 Not Present- HOA Or Building Supplied Hot Water	Not Inspected	—

11.1 Not Present- HOA Or Building Supplied Hot Water

Information

11.1.1 Water Heater- Not Present- HOA Or Building Supplied Hot Water- Information/FYI

A dedicated water heater was not present in the unit. Based on the building configuration and typical arrangements in similar multi-family dwellings, hot water is presumed to be supplied by a central system maintained by the Homeowners Association (HOA) or building management. This condition is noted for your information. The inspector recommends inquiring with the HOA or property management regarding the source of hot water, system type, and any relevant service or maintenance responsibilities.

Limitations

11.1.2 Water Heater- Not Present- HOA Or Building Supplied Hot Water- Information/FYI

A dedicated water heater was not present in the unit. Based on the building configuration and typical arrangements in similar multi-family dwellings, hot water is presumed to be supplied by a central system maintained by the Homeowners Association (HOA) or building management. This condition is noted for your information. The inspector recommends inquiring with the HOA or property management regarding the source of hot water, system type, and any relevant service or maintenance responsibilities.

12.0 Environmental & Pests

SUBSECTION	STATUS	# DEFECTS
12.1 Pest, Rodent, Insect & Wildlife Concerns	Inspected	—
12.2 Fungal Or Microbial Growth (Mold)	Inspected	—
12.3 Odors Present	Inspected	—
12.4 Radon	Inspected	—
12.5 Flood Zone Information	Not Inspected	—
12.6 Environmental & Pests General	Inspected	—

12.1 Pest, Rodent, Insect & Wildlife Concerns

Information

12.1.1 **Pests Observed:** Not At Visible Portions

12.2 Fungal Or Microbial Growth (Mold)

Information

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

12.3 Odors Present

Information

12.3.1 **Odor(s) Present in the Structure:** No Discernible Odors

12.4 Radon

Information

12.4.1 **Radon Mitigation System Present In Home:** N/A- None

12.4.2 **Radon- About**

Radon is a naturally occurring radioactive gas that can enter a home through the soil and accumulate indoors, particularly in lower-level areas. It is colorless, odorless, and tasteless, so elevated levels cannot be identified without specialized testing. Long-term exposure to elevated radon levels can present a health concern.

12.5 Flood Zone Information

Information

12.5.1 **Waterfront Property- Verify Flood Information With FEMA**

The waterfront property was observed to require verification of flood information with FEMA, which may indicate a need for flood insurance to protect against potential financial loss. Waterfront properties are often at higher risk of flooding due to their proximity to water bodies, where heavy rains, snowmelt, or storm surges can lead to significant water damage, a risk that may be heightened in climates with frequent precipitation. The inspector recommends verifying the property's flood zone status with FEMA's Flood Map Service Center and considering the purchase of flood insurance through the National Flood Insurance Program (NFIP) to mitigate potential flood-related damages. If this issue isn't addressed, it may result in substantial out-of-pocket repair costs, structural damage, or challenges in securing a mortgage, as many lenders require flood insurance for properties in high-risk flood zones.

12.5.2 Flood Zone Limitations & Other Geographical Area(s)

Checking to see if the structure is in a floodplain or flood zone is beyond the scope of a home inspection and was not checked for. I recommend researching the area to see if the structure is in a floodplain or not. You can do so by checking FEMA's website here: https://msc.fema.gov/portal/home

12.6 Environmental & Pests General

Limitations

12.6.1 Environmental & Pests General Limitations

Environmental conditions, indoor environmental concerns, pest activity, microbial growth, odors, hazardous materials, and related observations are evaluated using a visual, non-invasive approach and are limited to conditions readily observable at the time of inspection. The inspection is not an environmental assessment, industrial hygiene evaluation, pest inspection, wood-destroying insect inspection, mold inspection, air quality assessment, hazardous material survey, geological study, engineering evaluation, laboratory analysis, or health and safety investigation.

The inspection does not include testing, sampling, monitoring, laboratory analysis, identification, quantification, or confirmation of mold, fungal growth, microbial growth, bacteria, viruses, allergens, odors, contaminants, toxins, asbestos, lead, lead-based paint, hazardous materials, environmental hazards, underground storage tanks, buried tanks, buried debris, contaminated soils, groundwater conditions, flood history, flood potential, flood zone determinations, FEMA classifications, pest infestations, wood-destroying organisms, termites, carpenter ants, rodents, insects, wildlife activity, or other environmental conditions unless specifically contracted as a separate service.

Evidence of pest activity, rodent activity, insect activity, wildlife activity, fungal growth, microbial growth, moisture-related conditions, odors, hazardous materials, environmental concerns, buried tanks, underground hazards, or other related conditions may be concealed by finishes, insulation, furnishings, stored items, personal belongings, vegetation, soil, wall coverings, floor coverings, ceilings, structural components, or other inaccessible areas. The absence of visible evidence at the time of inspection should not be considered confirmation that such conditions do not exist.

The presence, absence, condition, operation, effectiveness, installation, monitoring, or performance of radon mitigation systems is not determined during a standard home inspection unless a separate radon measurement service has been specifically contracted. Any comments regarding radon systems, environmental systems, mitigation systems, monitoring equipment, alarms, or related components are provided as a courtesy only and should not be considered a radon test, environmental assessment, certification, warranty, guarantee, or determination of environmental safety.

Any observations regarding mold, fungal growth, microbial growth, odors, radon systems, asbestos-containing materials, lead-containing materials, buried tanks, water intrusion, pest activity, wildlife activity, environmental hazards, specialty environmental systems, mitigation systems, monitoring systems, or related conditions are provided as a courtesy only unless specifically included as part of a separately contracted service. Such observations should not be considered a comprehensive evaluation, certification, warranty, guarantee, determination of health risks, environmental safety, regulatory compliance, habitability, future performance, or future conditions.

Environmental conditions, pest activity, concealed infestations, hidden damage, odors, hazardous materials, contamination, mold growth, moisture-related conditions, underground hazards, flood-related conditions, buried tanks, lead-containing materials, asbestos-containing materials, and future environmental concerns may exist and may only become apparent over time, through destructive evaluation, specialized testing, laboratory analysis, environmental assessment, or evaluation by qualified specialists.

13.0 Smoke Detectors, Carbon Monoxide & Combustible Gas Testing

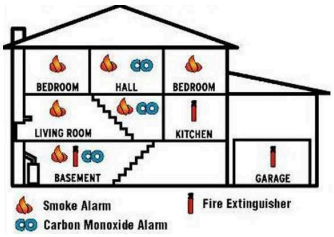
SUBSECTION	STATUS	# DEFECTS
13.1 Smoke Detectors	Inspected	—
13.2 Carbon Monoxide Detectors	Inspected	1
13.3 General	Inspected	—

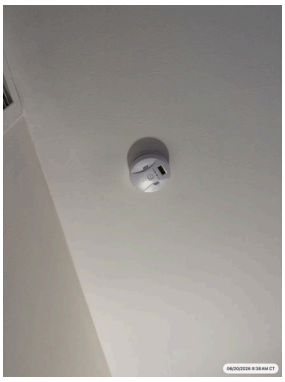
13.1 Smoke Detectors

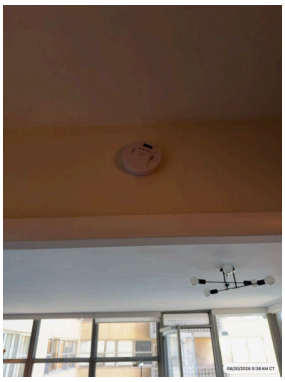
Information

13.1.1 **Smoke Detector Locations- PICTURES:** Hallway, Bedroom

Please follow the illustrations below on proper placement for carbon monoxide, smoke detectors and fire extinguishers. At Ease Inspections recommends replacing all smoke detectors in the home regardless of age with the recently mandated 10 year smoke/CO detectors. If you ever have any questions or concerns, please contact us immediately/CO detector placement is important and we want you to be safe!







13.2 Carbon Monoxide Detectors

Information

13.2.1 **Carbon Monoxide Detectors Present- PICTURES:** None- DEFECT

The inspector recommends a CO detector is on every floor of the home. Please be aware, the inspector will not test smoke and carbon monoxide detectors during the inspection. The inspector highly recommends one of the first things homeowners do when occupying a home is testing CO and smoke detector in the home. The inspector actively monitors CO levels throughout the inspection and can only report conditions present at time of inspection.

Defects

13.2.2 None- No Gas Combustion Appliances In Home

Minor Concern / Maintenance Recommended / FYI

Service: Handyman Diy

Carbon monoxide detectors were not present at the time of inspection. No fuel-burning appliances were observed within the home; however, carbon monoxide detectors may still be recommended or required depending on the home's configuration, attached garage status, future appliance changes, or local regulations. The inspector recommends installing carbon monoxide detectors in appropriate locations throughout the home for added safety and compliance with applicable requirements.

13.3 General

Limitations

13.3.1 Smoke, Carbon Monoxide & Gases Limitations

Life safety devices, detection equipment, alarm systems, monitoring systems, fire protection equipment, and related components were inspected using a visual, non-invasive approach. The inspection does not include certification, licensing compliance verification, engineering analysis, monitoring verification, sensitivity testing, calibration verification, code compliance evaluation, system design review, monitoring service verification, or determination of proper installation, adequacy, coverage, effectiveness, reliability, or remaining service life.

Smoke alarms, carbon monoxide alarms, combination alarms, heat detectors, natural gas detectors, propane detectors, fire extinguishers, alarm panels, security systems, fire alarm systems, monitored alarm systems, low-voltage systems, smart home monitoring equipment, sprinkler systems, fire suppression systems, and related components may have concealed defects, disabled features, expired components, disconnected devices, programming deficiencies, communication failures, monitoring deficiencies, coverage deficiencies, or other conditions that are not readily identifiable during a standard home inspection.

The inspection does not include testing or verification of central station monitoring, emergency response communication, wireless communication, system programming, detector sensitivity, alarm audibility, sprinkler performance, suppression performance, fire protection engineering, gas leak monitoring capabilities, carbon monoxide monitoring capabilities, fire extinguisher condition or certification, or compliance with local, state, insurance, manufacturer, or fire protection requirements.

Any observations regarding smoke alarms, carbon monoxide alarms, natural gas detectors, propane detectors, fire extinguishers, alarm systems, security systems, fire protection systems, sprinkler systems, suppression systems, monitoring equipment, smart devices, or related components are provided as a courtesy only and should not be considered a certification, warranty, guarantee, code compliance determination, life safety evaluation, or confirmation of proper operation. Natural gas readings, combustible gas readings, carbon monoxide readings, propane readings, or similar environmental observations obtained during the inspection are limited to conditions observed at the time of inspection only and should not be considered continuous monitoring, environmental testing, or a guarantee that hazardous conditions do not exist.

Concealed defects, monitoring failures, communication failures, disabled devices, improper installations, environmental hazards, gas leaks, propane leaks, carbon monoxide conditions, fire protection deficiencies, sprinkler deficiencies, suppression system deficiencies, expired safety equipment, and future failures may exist and may only become apparent through specialized testing, monitoring, system activation, engineering evaluation, certification, or evaluation by qualified specialists.

14.0 Thermal Imaging Scan

SUBSECTION	STATUS	# DEFECTS
14.1 Thermal Imaging Scan General	Inspected	—

14.1 Thermal Imaging Scan General

Information

14.1.1 Thermal Imaging Was Performed In All Readily And Safely Accessible Interior Areas Using Non-Invasive Methods: All Readily And Safely Accessible Interior Areas Scanned, Thermal Imaging Utilized As Supplemental Tool, Only Anomalies Documented In This Report, Moisture Meter Used Where Indicated

Thermal imaging was performed throughout accessible areas of the home. Only areas exhibiting thermal irregularities or conditions of concern are included in this report. No significant anomalies were observed in other scanned areas at the time of inspection.

Limitations

14.1.2 Thermal Imaging Scan Limitations

Thermal imaging was utilized as a supplemental tool during the inspection when conditions permitted. Thermal imaging is a non-invasive technology that detects apparent surface temperature differences and is not capable of determining the cause of temperature variations, identifying all concealed defects, or detecting conditions that are not producing a measurable thermal signature at the time of inspection.

The effectiveness of thermal imaging is dependent upon environmental conditions, weather conditions, operating conditions, temperature differentials, building materials, surface finishes, insulation levels, occupancy conditions, and other factors that may affect the visibility of thermal patterns. Concealed defects, moisture intrusion, air leakage, missing insulation, electrical deficiencies, plumbing leaks, structural conditions, pest activity, microbial growth, and other concerns may not be detectable during the inspection.

Thermal imaging does not constitute environmental testing, moisture testing, mold testing, leak detection, electrical testing, engineering analysis, code compliance evaluation, or a guarantee that concealed defects do not exist. Areas concealed by furnishings, stored items, floor coverings, wall coverings, ceiling finishes, insulation, cabinetry, personal belongings, equipment, or inaccessible conditions may limit or prevent thermal imaging observations.

Any thermal anomalies, temperature variations, or related observations documented in the report represent conditions observed at the time of inspection only and should not be considered confirmation of the source, extent, severity, or existence of a defect without further evaluation. The absence of reported thermal anomalies should not be interpreted as confirmation that concealed deficiencies, moisture intrusion, insulation deficiencies, air leakage, electrical concerns, plumbing leaks, or other defects are not present.

15.0 Final Walkthrough

SUBSECTION	STATUS	# DEFECTS
15.1 General	No Status	—

15.1 General

Information

15.1.1 General Information

FYI – Report Organization Note
This section is used for internal inspection workflow documentation. It does not contain defect findings.

15.1.2 Business Card Or Letter To Homeowner: Business Card Left In Kitchen

15.1.3 Oven(s)/Cooktop(s) Turned Off: Confirmed- OFF- Picture Attached

15.1.4 Refrigerator(s)/Freezer(s) Powered: Confirmed On- ALL

15.1.5 Dishwasher(s)- Final Check: N/A- None

If the washing cycle was not complete, the dishwasher was turned off upon leaving, and all areas surrounding the dishwasher was checked to ensure no leaking was present at time of inspection. Unless otherwise notated, no leak or moisture intrusion was observed in this area at time of inspection.

15.1.6 Water Fixtures Off: Yes

15.1.7 Lights & Fans Off: Yes

15.1.8 All GFCI Receptacles/Breakers Reset?: Yes

15.1.9 Washing Machine(s)- Final Check: N/A- None

If the cycle was not complete, the washing machine(s) was turned off upon leaving, and all areas surrounding the washing machine was checked to ensure no leaking was present at time of inspection. Unless otherwise notated, no leak or moisture intrusion was observed in this area at time of inspection.

15.1.10 Thermostat At Original Settings: Yes

15.1.11 Tool Accountability- Sammy: Klein Handheld Receptacle Tester, Uniforms Items / Sweater / Boots, Temptop Natural Gas Detector, Thermometer- Water Tester, Extech Receptacle Tester, Klein AFCI/ GFCI

Tester, Extech AFCI/GFCI Tester, Tramex Moisture Meter, Extech Moisture Meter, Magic Lights Tester, Temptop CO Detector, Laser Thermometer, IAQ/ Mold Pump, Little Giant, Flashlight, Respirator, FLIR- TIC, Headlamp, Phone(s), Drill

15.1.12 **Google Review:** Google Review Requested

15.1.13 **Doors Locked:** Realtor Responsibility

16.0 Inspection Details

SUBSECTION	STATUS	# DEFECTS
16.1 Inspection Conditions	Inspected	—
16.2 Homeowner Information	Inspected	—
16.3 Inspection/Site Details	Inspected	—
16.4 Attendees	Inspected	—
16.5 Occupancy	Inspected	—
16.6 Utilities	Inspected	—
16.7 Important Information/Limitations	Inspected	—

16.1 Inspection Conditions

Information

16.1.1 **Approximate Temperature Day Of Inspection:** 60s F

16.1.2 **Weather Conditions Day Of Inspection:** Sunny

16.1.3 **Weather Conditions- 2 Days Prior To Inspection:** Sunny, Rain

16.1.4 **Weather- Related Property Condition:** Damp

16.2 Homeowner Information

Information

16.2.1 **Inspection Type:** Pre-Purchase Inspection

16.2.2 **Applicable Standards Of Practice**

State of Illinois, InterNACHI

16.3 Inspection/Site Details

Information

16.3.1 **Located Near Airport**

The property is located near an airport. Aircraft noise may be more noticeable than at other locations.

16.3.2 **Located Near Highway Or Busy Road**

The property is located near a highway or busy road. Traffic noise may be more noticeable than at other locations.

16.4 Attendees

Information

16.4.1 **Attendees:** Client's Agent

16.5 Occupancy

Information

16.5.1 **State Of Occupancy:** Owner/ Tenant Occupied

Limitations

16.5.2 Occupancy- Regularly Occupied

If homeowners currently occupied the home. There may be personal belongings present in the home at the time of the inspection. These personal belongings cannot be not moved or altered to respect the current homeowners belongings. The belongings may block accessibility throughout the home, including but not limited to wall and floor services, receptacles, air registers, closets, cabinet, floor and wall services, under-sink plumbing, etc. Home inspections are technically non-invasive, non-destructive, visual inspections of readily accessible area of the home. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. The inspector recommends walking through the home when empty, prior to closing to identify any concealed issues.

16.6 Utilities

Information

16.6.1 Utilities - All Utilities On

Unless otherwise specified with a defect, all utilities were on at the time of the inspection.

16.7 Important Information/Limitations

Limitations

16.7.1 Apartment Style Condominium Information & Limitations

This inspection was performed for an **apartment-style condominium**, and the scope was limited to the *readily accessible interior components and systems serving the unit*. Common elements and shared building components, such as exterior walls, roofing, structural framing, hallways, and other association-maintained areas, are typically outside the scope of this inspection unless specifically accessible and included. Conditions affecting the unit may also be influenced by adjacent units or shared systems that were not visible during the inspection. Additional information about maintenance responsibilities and building conditions should be obtained from the condominium association and related property documents.