



At Ease Inspections

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HOME INSPECTION REPORT

123 Sample Street, Demo City, ST 12345

6/18/2026 5:21AM

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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

Grounds & Additional Structures

- ➔ 1.2.2 - Grading & Drainage - Negative Slope Toward Structure (Location: Back Of Home)
- 🔧 1.3.1 - Trees - Contacting and Overhanging Roof (Location: Garage, Left Side Of Home)
- 🔧 1.4.1 - Driveway - Age, Cracks & Gaps (Location: All)
- ➔ 1.7.1 - Retaining wall(s) - Deterioration (Location: Back Of Home)

Exterior House, Walls & Components

- ➔ 3.2.1 - Water Spigot(s) - Inoperable (Location: Right Side Of Home)
- ➔ 3.3.2 - Exterior Siding - Deterioration and Moisture Protection Deficiencies (Location: Right Side Of Home, Porch)
- ➔ 3.4.1 - Exterior Door(s) - Drainage And Sealing Deficiencies (Location: Back Doors, Basement)
- 🔧 3.5.1 - Doorbell(s) - Not Functional, Inoperable (Location: Front Of Home)
- 🔧 3.7.2 - General - Area(s) In Need Of Sealant (Location: All Sides)

Roof(s) & Related Components

- ➔ 4.2.2 - Gutters - Discharge Near Home & Clogged (Location: All, Garage, House)
- 🔧 4.4.1 - Drip Edge - Missing In Area(s) (Location: Gable Ends)
- ➔ 4.6.1 - Roof(s) - Sheathing - Sagging, Soft Or Low Spot(s) (Location: Porch)

Attic(s), Roof Structure, & Ventilation

- ➔ 5.2.3 - Insulation - Missing Or Sparse In Area(s) (Location: Attics/ Finished Areas)

Interior Areas & Items

- 🔧 6.1.1 - Cosmetic Defects Information
- 🔧 6.2.1 - General Deterioration, Gap(s) (Location: 3rd Floor)
- ➔ 6.3.2 - Window(s) - Will Not Lock (Location: 3rd Floor, Bedroom - Front of Home, 2nd Floor Hallway, Bedrooms)

Bathroom(s)

- ➔ 7.2.2 - Ventilation - Inadequate, Presumed Low CFM (Location: 2nd Floor Bathroom)
- ➔ 7.4.1 - Tub(s) - Sealant And Fixture Deficiencies (Location: 2nd Floor Bathroom, 1st Floor Bathroom)
- ➔ 7.5.1 - Shower Door Or Enclosure(s) - Gaps(s), Loose Or Poorly Sealed (Location: 1st Floor Bathroom)

Staircase(s), Guardrail(s) & Ramp(s)

- 🔧 8.1.3 - Staircase And Guardrail Safety Deficiencies (Location: 1st Floor To 2nd Floor, 2nd Floor Bathroom, Basement - Back Of Home)
- ➔ 8.1.4 - Missing Handrails/Guardrails, Step > 7 3/4, Baluster Spacing (Location: All, Porch, Basement, Front Of Home)

Electrical

- ➔ 10.1.3 - Electrical Fixtures - Operational and Cover Defects (Location: Porch, Basement, 3rd Floor Fan, Master Bedroom)
- 🔧 10.1.4 - Light Fixture(s) - Loose Or Missing Cover (Location: 1st Floor To Basement Staircase, Bedrooms, Basement)
- ➔ 10.2.2 - GFCI Protection Deficiencies (Location: Exterior, Garage, Basement, 2nd Floor Bathroom)
- ➔ 10.3.2 - Receptacles - Multiple Defects (Location: 1st Floor Front Room, Back Of Home, Basement, 1st Floor Hallway, Staircase)
- ➔ 10.4.5 - Service Panel - Labeling, Corrosion, Grounding Defects
- 🔧 10.7.4 - Hot Water and Gas Pipes Bond - None

-  10.8.3 - Splice(s)-Not Contained In Junction Box(es) (Location: Porch Attic,)
-  10.10.6 - Subpanel-Lable & Cover Screws Missing (Location: Garage)

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

-  11.4.8 - Furnace- Dirty- Needs Service (Location: Basement)
-  11.5.9 - Furnace- Inoperable In Heat (Location: 3rd Floor Attic)
-  11.7.1 - Sediment Trap (Drip Leg)- Missing, None
-  11.8.1 - Above Living Space- No Auxiliary Drip Pan Or Drain (Location: 3rd Floor)
-  11.9.1 - Condensate Drain - Terminated Near Foundation (Location: Garage- Boiler)
-  11.12.3 - HVAC Supply Or Return Vent(s)- Missing Cover(s) (Location: 2nd Floor To 3rd Floor Hallway)
-  11.13.1 - Ductwork - Deterioration and Insulation (Location: Basement, Attic)
-  11.15.8 - TPR (Temperature Pressure Relief) Valve Discharges Above 6 (Six) Inches From Floor (Location: Garage)

Cracking, Settlement, & Movement (CSM)

-  12.2.2 - Exterior Foundation Crack(s)- Minor (Location: Front Of Home , , Right Side Of Home)
-  12.3.2 - Interior Area(s)- Floors Sloped, Not Level- Framing Not Visible (Location: 2nd Floor , 3rd Floor)
-  12.4.2 - Foundation Cracks - Minor (Location: Basement)

Water, Moisture, & Condensation (WMC)

-  13.1.1 - Staining In Area(s)- Previous Or Intermittent Moisture Intrusion- Dry At Inspection- Monitor (Location: Skylight, Basement)
-  13.3.2 - Foundation Wall(s)- Active Moisture Intrusion (Location: Basement - Back Of Home)

Plumbing

-  14.1.1 - Hindered (Slow) Drainage In Referenced Location(s) (Location: 2nd Floor Bathroom Tub)
-  14.3.2 - Lukewarm Water (Not Hot) Water Present At Referenced Fixture(s) (Location: Showers)
-  14.5.3 - Sump Pump-Backup And GFCI Protection (Location: Basement)
-  14.6.1 - Gas Distribution- Galvanized Pipe(s)- Some (Location: Basement)

Water Heater(s)

-  15.1.9 - Water Heater- Over 130 Degrees And Deterioration

Laundry Area(s)

-  16.2.3 - Gas Dryer- Gas Shut-Off Valve- None, Missing, Not Observed

Environmental & Pests

-  17.1.2 - Evidence Of Pests & Presumed Pest In Attic (Location: Porch Attic, Basement, Basement Furnace, Back Of Home, Attic)
-  17.2.2 - Washing Machine & Electrical Panel
-  17.2.3 - Referenced Areas-Presumed Mold Growth (Location: Basement - Back Of Home, Crawlspace- Back of Home, Basement)
-  17.3.2 - Musty Smell In Referenced Area(s) (Location: Basement)
-  17.5.1 - Presumed Asbestos Tiles (Location: Basement)

Smoke Detectors, Carbon Monoxide & Combustible Gas Testing

-  18.1.2 - More Recommended In Referenced Area(s) (Location: Basement , Bedrooms- All)
-  18.2.3 - More Recommended In Referenced Area(s) (Location: Basement , 1st Floor)

Foundation Area(s)

-  19.5.2 - Wood(s) - Contact With Soil Or Organic Material (Location: Garage - All Sides)
-  19.6.1 - Exterior Walls- Above Grade- No Or Missing Insulation (Location: Basement)

Garage(s)

-  20.2.1 - Weatherstripping - Damaged Or Deteriorated

1.0 Grounds & Additional Structures

SUBSECTION	STATUS	# DEFECTS
1.1 Exterior Grounds & Structures General	● Inspected	—
1.2 Grading & Lot Drainage	● Inspected	1
1.3 Vegetation & Trees	● Inspected	1
1.4 Driveway	● Inspected	1
1.5 Sewer Cleanout	● Not Present	—
1.6 Sump Pump Discharge(s)	● Not Present	—
1.7 Retaining Wall(s)	● Inspected	1

1.1 Exterior Grounds & Structures General

Information

1.1.1 Exterior Grounds & Additional Structures- Normal Deterioration For Presumed Age

All grounds and additional structures were observed to exhibit normal deterioration consistent with the presumed age of the property. This wear is commonly associated with long-term exposure to weather, seasonal conditions, and routine aging of exterior materials. No significant concerns were identified beyond what is typical for age at the time of inspection unless otherwise noted. Ongoing maintenance and repairs should be expected to help preserve exterior grounds and structures and reduce further deterioration.

Limitations

1.1.2 Grounds & Additional Structures General Limitations

The grounds and additional structures were inspected using a visual, non-invasive approach. Limitations may include weather conditions, seasonal conditions, vegetation, snow cover, stored items, surface coverings, grading conditions, or restricted access that may conceal defects or limit full observation of drainage patterns, hardscape, detached structures, retaining walls, buried components, irrigation systems, landscaping features, or other site improvements. Some exterior components, detached improvements, recreational features, or site elements may fall outside the scope of a standard home inspection and are reported as a courtesy only when observed. The inspection does not include destructive testing, excavation, underground components, engineering analysis, or exhaustive evaluation of every exterior feature present on the property.

1.2 Grading & Lot Drainage

Information

1.2.1 Grading/Drainage Conditions: Areas in Need of Attention

Defects

1.2.2 Grading & Drainage - Negative Slope Toward Structure

Repair Recommended / Moderate Concern

Service: Concrete Contractor

Negative or neutral grading was observed near the structure, including soil and/or hard-surfaced areas that slope toward the home. These conditions can allow water to collect near the foundation, increasing the potential for moisture intrusion, seepage, erosion, and premature deterioration of building materials. Continued water accumulation around the foundation may also contribute to basement or crawlspace moisture concerns. The inspector recommends regrading the affected areas and/or installing appropriate drainage measures to promote positive drainage away from the structure.

Location: Back Of Home



1.3 Vegetation & Trees

Defects

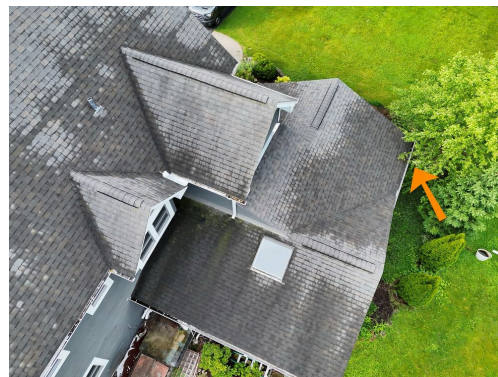
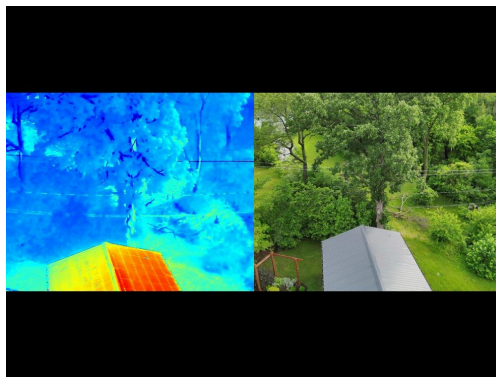
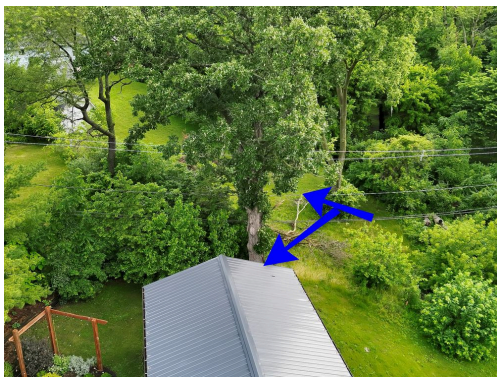
1.3.1 Trees - Contacting and Overhanging Roof

Minor Concern / Maintenance Recommended / FYI

Service: Tree Service

Tree limbs were observed contacting and overhanging the roof and gutter areas. Branches in contact with roofing materials can cause abrasion, accelerate wear, and damage shingles or other roof coverings. Overhanging limbs can also contribute to excessive debris accumulation within gutters, restrict proper drainage, and increase the potential for moisture-related deterioration and storm damage. The inspector recommends trimming the affected trees to provide adequate clearance from the roof and gutter system and to help reduce the likelihood of future damage.

Location: Garage, Left Side Of Home



1.4 Driveway

Defects

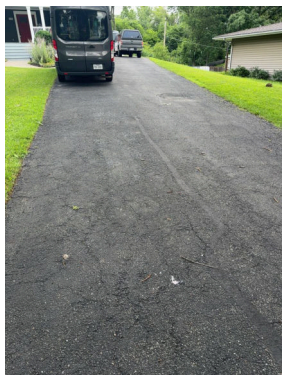
1.4.1 Driveway - Age, Cracks & Gaps

 Minor Concern / Maintenance Recommended / FYI

Service: Driveway Contractor

The asphalt driveway exhibited typical age-related deterioration, including surface wear, weathering, and minor cracking. While these conditions are common as asphalt ages, they can allow moisture intrusion into the pavement structure, accelerating deterioration and potentially contributing to uneven surfaces, water retention, trip hazards, or icy conditions during colder weather. Routine maintenance can help extend the service life of the driveway and slow further deterioration. The inspector recommends sealing and repairing cracks as needed, addressing any drainage concerns, and budgeting for future repairs or eventual replacement as the driveway continues to age.

Location: All



1.5 Sewer Cleanout

Information

1.5.1 Exterior Clean Out Location: None- LMT

Limitations

1.5.2 Exterior Cleanout- Unfound, None Observed

The exterior sewer line cleanout was not found during the inspection, and none was observed. A properly installed cleanout provides access for maintenance, inspections, and clearing of potential blockages. The absence of an accessible cleanout on the exterior may make diagnosing and addressing sewer line issues more difficult and costly. Modern requirements recommend cleanout access on both the exterior and interior of the home to facilitate easier maintenance and emergency access. The inspector recommends inquiring with the seller or reviewing property records to determine if a cleanout exists. If none is present, installing an exterior cleanout is advised to improve accessibility for future maintenance. Failure to address this issue may result in difficulties accessing the sewer line for inspections, maintenance, or emergency blockage removal.

1.6 Sump Pump Discharge(s)

Limitations

1.6.1 No Sump Pump Discharge Observed- FYI

No exterior sump pump discharge point was observed at the time of inspection. This item is noted for informational purposes only. The discharge location may be concealed, routed underground, or connected to an interior system that was not visible; however, it is also possible that no system is in place to remove water from the foundation of the home. If a sump pump or foundation drainage system is present, the discharge routing and termination point should be confirmed to ensure water is directed away from the foundation.

1.7 Retaining Wall(s)

Defects

1.7.1 Retaining wall(s)- Deterioration



Repair Recommended / Moderate Concern

Service: Landscaping Contractor

One or more retaining wall was observed to have signs of deterioration, including cracks, shifting, or material wear. Retaining walls are designed to support soil and prevent erosion, and deterioration can compromise their structural integrity over time. Contributing factors may include soil pressure, poor drainage, freeze-thaw cycles, or aging materials. The inspector recommends evaluating the retaining wall and considering repairs or reinforcements as needed to maintain stability. Failure to address this issue may result in further structural weakening, soil displacement, or potential failure of the retaining wall.

Location: Back Of Home



2.0 Utility Shutoff Locations

SUBSECTION	STATUS	# DEFECTS
2.1 Outdoor Meter Locations	● Inspected	—
2.2 Gas/LP	● Inspected	—
2.3 Electric Service	● Inspected	—
2.4 Water	● Inspected	—

2.1 Outdoor Meter Locations

Information

2.1.1 Electrical Meter Location: Back Of Home



2.1.2 Gas Meter Location: Left Side Of Home

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

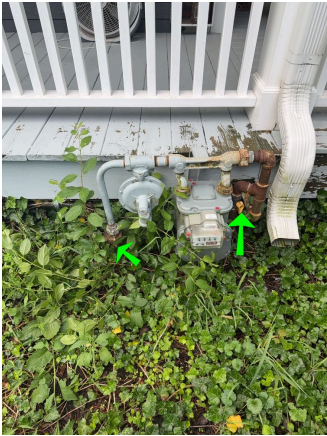
2.2 Gas/LP

Information

2.2.1 PICTURE - Main Gas Shutoff Valve Location: On Exterior Meter, Left Side of Home

[Click Here To Learn How To Operate Your Gas Shut-Off](#)

Please Note: At Ease Inspections LLC does not own the rights to, nor assumes any responsibility for, the content provided in the video linked above. This resource is included for general informational purposes only.



2.3 Electric Service

Information

2.3.1 PICTURE- Main Breaker / Service Disconnect Location: At Main Breaker in the Electrical Panel, Basement



2.4 Water

Information

2.4.1 PICTURE- Water Shutoff Valve Location: Front of Home, Basement

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 Exterior House, Walls & Components

SUBSECTION	STATUS	# DEFECTS
3.1 General Info	● Inspected	—
3.2 Water Spigot(s)	● Inspected	1
3.3 Exterior Walls/Cladding	● Inspected	1
3.4 Exterior Doors	● Inspected	1
3.5 Doorbell(s)	● Inspected	1
3.6 Trim, Eaves, Overhangs, Fascia	● Inspected	—
3.7 Sealant, Exterior Exhaust Vents, Other Wall Protrusions	● Inspected	1

3.1 General Info

Information

3.1.1 Exterior House Components-Normal Deterioration

Normal deterioration consistent with the presumed age of the exterior house components was observed in the referenced area(s). This type of wear is common over time from routine exposure to weather and seasonal conditions. The observed condition appeared typical for age at the time of inspection and did not indicate a significant concern unless otherwise noted elsewhere in the report. Ongoing routine maintenance and periodic monitoring will help manage further aging and help preserve the exterior wall and component systems.

Limitations

3.1.2 Exterior House, Walls & Components General Limitations

The inspection of the exterior house walls and components was limited to areas that were visible and safely accessible at the time of the inspection. Concealed conditions behind wall coverings, trim, cladding, stored items, vegetation, or other obstructions could not be evaluated. Upper areas, hidden assemblies, and components blocked from view may not have been fully inspected.

3.2 Water Spigot(s)

Defects

3.2.1 Water Spigot(s)- Inoperable

 Repair Recommended / Moderate Concern

Service: Plumbing Contractor

One or more water spigot(s) in the referenced area(s) were observed to be inoperable, which may restrict outdoor water access or use. This condition can stem from a closed shut off valve on the interior of the home, seized valves, corrosion within the fixture(s), or an upstream shut-off, preventing water flow when operated; there may have been a shut-off stopping the water flow that the inspector was unable to locate. The inspector recommends evaluating the spigot(s) and their supply line(s), including a search for any hidden shut-off valves, and making necessary adjustments, such as repairing the valve(s) or replacing the unit(s), to restore proper function. If this issue isn't addressed, it may limit outdoor water availability, impede routine maintenance, or conceal potential plumbing issues over time.

Location: Right Side Of Home



3.3 Exterior Walls/Cladding

Information

3.3.1 Cladding (Exterior Wall Covering) Material: Metal Siding, Wood Siding

Defects

3.3.2 Exterior Siding - Deterioration and Moisture Protection Deficiencies

 Repair Recommended / Moderate Concern

Service: Siding Contractor

Moderate deterioration was observed in portions of the wood siding, and one or more overhangs, bay windows, bump-outs, or exterior wall areas lacked proper sealing, paint protection, and/or visible weather-resistive barrier materials. These conditions leave exterior components more vulnerable to moisture intrusion, rot, insect activity, air leakage, and concealed deterioration within wall assemblies. Continued exposure to weather can accelerate damage and may result in more extensive repairs if not addressed. The inspector recommends repairing or replacing deteriorated siding, properly sealing and painting exposed materials, and correcting areas where the weather-resistive barrier is missing or compromised to help restore the exterior envelope and protect the structure from moisture intrusion.

Location: Right Side Of Home, Porch



3.4 Exterior Doors

Defects

3.4.1 Exterior Door(s)- Drainage And Sealing Deficiencies

 Repair Recommended / Moderate Concern

Service: Door Repair Installation Contractor

One or more exterior doors exhibited gaps around the frame and/or threshold, and one or more doorways were installed below grade without adequate drainage provisions. These conditions can allow drafts, moisture intrusion, and pest entry while also increasing the likelihood of water accumulation at the doorway. Continued exposure to moisture may result in deterioration of door components, interior finishes, and adjacent building materials. The inspector recommends sealing and adjusting the affected doors as needed to restore a weather-tight seal and improving drainage at below-grade door locations to help direct water away from the structure and reduce the potential for leakage.

Location: Back Doors, Basement



3.5 Doorbell(s)

Defects

3.5.1 Doorbell(s) - Not Functional, Inoperable

 Minor Concern / Maintenance Recommended / FYI

Service: Electrical Contractor

One or more doorbell(s) in the referenced area(s) were observed to be not functional or inoperable, which may affect convenience and security. An inoperable doorbell can result from a variety of issues, such as a faulty button, disconnected wiring, or a malfunctioning chime, often due to age, wear, or electrical faults, preventing it from alerting occupants to visitors. The inspector recommends evaluating the affected doorbell(s) and making necessary adjustments, such as testing the button and chime, checking the wiring for continuity, or replacing the unit if needed, to restore functionality. If this issue isn't addressed, it may lead to missed visitors, reduced security awareness, or the need for an alternative notification system over time.

Location: Front Of Home



3.6 Trim, Eaves, Overhangs, Fascia

Information

3.6.1 Soffit & Fascia Material: Wood Soffits With Vents

3.6.2 Soffit Vents(Intake Vents)- Consider Adding More

The soffit vents in the referenced area were observed to be insufficient in number, which may restrict proper attic ventilation. Limited soffit vents can stem from original design, subsequent modifications, or obstructions, reducing airflow needed to regulate temperature and moisture in the attic space. The inspector recommends evaluating the soffit and attic ventilation system and adding more vents to improve circulation. If this issue isn't addressed, it may lead to excessive heat buildup, moisture retention, or

premature deterioration of roofing materials over time



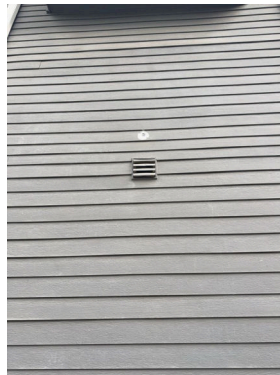
3.6.3 Wood Overhangs Present

Wood overhangs were present. These areas will be susceptible to moisture related damage, and are recommended to be maintained by painting and sealing as a part of routine maintenance to prevent said damage.

3.7 Sealant, Exterior Exhaust Vents, Other Wall Protrusions

Information

3.7.1 PICTURES- Dryer, Bathroom, Hood Or Other Exhaust Vent(s) Present: Some Not Observed- Presumed Discharging In Attic, Discharge Point(s)- Sidewall(s), Discharge Point(s)- Roof



Defects

3.7.2 General -

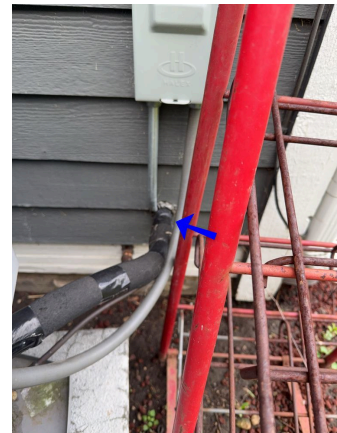
Area(s) In Need Of Sealant

 Minor Concern / Maintenance Recommended / FYI

Service: Handyman

The exterior in the referenced area(s) was observed to have area(s) in need of sealant, which may compromise weather resistance and allow moisture intrusion. Areas lacking sealant, such as around windows, doors, or joints, can result from weathering, deterioration of existing sealant, or lack of maintenance over time, creating gaps that permit water to penetrate the exterior envelope. The inspector recommends evaluating the affected area(s) and making necessary adjustments, such as applying a high-quality exterior sealant to fill gaps and ensure a watertight barrier, to protect the structure and reduce air movement inside the home. If this issue isn't addressed, it may result in moisture intrusion, damage to the underlying materials, or mold growth over time.

Location: All Sides



Limitations

3.7.3 Exhaust Vent(s)- Not Confirmed- Limitation

Exhaust vent(s) were not confirmed to discharge to the exterior and could not be fully verified as part of this inspection. Exhaust systems such as bathroom fans, kitchen hoods, or other mechanical vents may terminate within concealed spaces, attic areas, wall cavities, or other locations that are not readily visible during a standard inspection. No invasive measures were taken to trace concealed ducting or verify termination points. Any observations noted in the report regarding these exhaust components are provided as a courtesy only and do not constitute a full evaluation of the exhaust system. Hidden defects, improper discharge locations, or disconnected ductwork may exist and could not be determined under the conditions present at the time of inspection.

4.0 Roof(s) & Related Components

SUBSECTION	STATUS	# DEFECTS
4.1 General Info & Limitations	● Inspected	—
4.2 Roof Drainage- Gutters & Downspouts	● Inspected	1
4.3 Shingles- Asphalt	● Inspected	—
4.4 Roof Flashings	● Inspected	1
4.5 Chimneys & Combustion Vents	● Inspected	—
4.6 Roof(s) Structure	● Inspected	1
4.7 Additional/Drone Pictures	● Inspected	—

4.1 General Info & Limitations

Information

4.1.1 Inspection Method: Aerial Drone

4.1.2 Ice Damming Prevention

Proper insulation and ventilation of the attic space is key to prevent heat loss and avoid potential for ice damming. In areas with low slope, especially in valleys on the roof you may want to consider the installation of ice damming cables. It is recommended to contact a roofing contractor to evaluate the roof to ensure your roof will not ice dam during the winter months.

Limitations

4.1.3 Roof General Limitations

The roof system was inspected using a visual, non-invasive approach from accessible areas, which may include the ground, ladders, roof edges, attic spaces, and/or drone technology when deemed safe and appropriate. Roof access, visibility, and evaluation may be limited by weather conditions, moisture, debris, vegetation, roof height, pitch, surface materials, safety concerns, or other site conditions. Roof coverings, flashings, penetrations, drainage systems, and related components may have concealed defects that are not visible at the time of inspection. Any reported roof ages, remaining life expectancies, layer counts, or replacement timelines are estimates only and should not be considered guarantees. The inspection does not include destructive testing, dismantling of materials, leak prediction, engineering analysis, or evaluation of concealed components. Defects, leaks, installation deficiencies, or deterioration may exist and may only become apparent over time or during specific weather conditions.

4.2 Roof Drainage- Gutters & Downspouts

Information

4.2.1 Downspout(s)- Discharging Onto Lower Roof(s)

One or more downspout(s) in the referenced area(s) were observed to be discharging onto lower roof(s), this configuration can lead to concentrated water flow, increasing the risk of accelerated wear on roofing materials, water pooling, and potential leaks. Properly routed downspouts are essential for directing water away from the home's structure and preventing damage. Although not required, the inspector recommends extending or redirecting the downspouts to discharge water away from the roof and into a proper drainage area. Failure to address this issue may result in premature roof deterioration, water intrusion, and increased maintenance costs.



Defects

4.2.2 Gutters- Discharge Near Home & Clogged

 Repair Recommended / Moderate Concern

Service: Gutter Contractor

The gutter system contained debris, and all downspouts discharged too close to the foundation. Clogged gutters can restrict proper drainage and cause water to overflow at the roof edge, while downspouts that terminate near the structure can allow water to accumulate around the foundation. These conditions may contribute to moisture intrusion, erosion, settlement, and premature deterioration of exterior building components. The inspector recommends cleaning the gutters and extending the affected downspouts to discharge water at least 4 to 6 feet away from the foundation to help improve drainage and reduce the potential for moisture-related concerns.

Location: All, Garage, House





4.3 Shingles- Asphalt

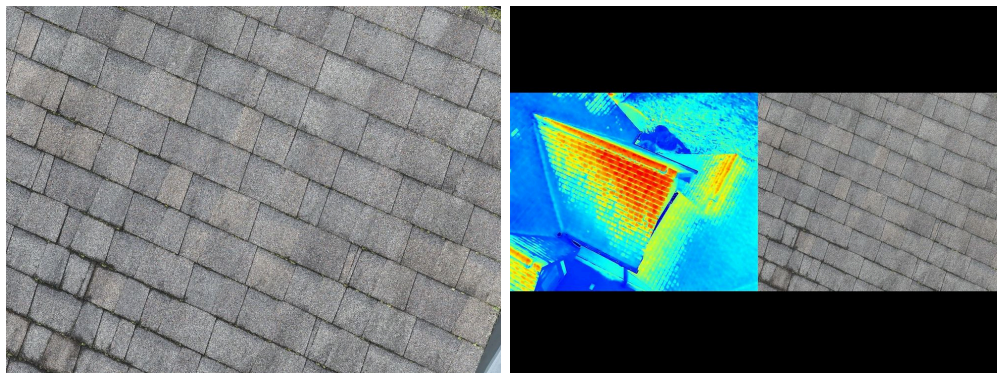
Information

4.3.1 Shingles Stage of Life Estimation: 10-15 Years

The roof was observed to have asphalt shingles of an undetermined exact age, with the following information provided regarding their approximate age for your benefit. The inspector can only estimate the age as a courtesy, based on visible factors such as wear, weathering, and material condition, but this approximation is not definitive. For accurate details, the inspector recommends consulting the owner or seller about the roof's documented age, past performance, history of issues, and any existing warranties. The estimated age reflects the inspector's opinion and is not a guarantee, as it may not precisely reflect the actual installation date or condition history.

4.3.2 Deterioration- Normal Deterioration- FYI

The asphalt shingles were observed to have moderate deterioration, including signs of wear such as granule loss, minor cracking, or curling. While the roof remains functional at this time, the observed deterioration may reduce its lifespan and increase the risk of moisture intrusion over time. The inspector recommends monitoring the condition of the shingles and planning for repairs or replacement as needed to maintain the roof's integrity. Failure to address ongoing deterioration may result in leaks, moisture intrusion, and potential damage to the underlying roof structure. Regular maintenance is advised to extend the roof's lifespan.



4.4 Roof Flashings

Defects

4.4.1 Drip Edge - Missing In Area(s)

Minor Concern / Maintenance Recommended / FYI

Service: Roofing Professional

One or more areas of the roof were observed to be missing a drip edge. A drip edge is a metal flashing installed along the edges of the roof to direct water away from the fascia and into the gutters, preventing moisture intrusion, wood rot, and deterioration of roofing components. Although it may not have been a standard at the time of build, the inspector recommends installing a properly sized drip edge to improve water management and protect the roof structure. Failure to address this issue may result in water damage to the fascia, soffits, and underlying roof decking, potentially leading to costly repairs over time.

Location: Gable Ends



4.5 Chimneys & Combustion Vents

Limitations

4.5.1 Chimney(ies) Limitations

Chimney(ies) are inspected through a visual observation of readily accessible exterior and interior components only. The inspection does not include dismantling chimney structures, removing chimney caps, opening flue liners, or performing internal flue inspections. Large portions of chimney systems—including flue liners, internal masonry, and concealed structural components—are not visible and cannot be evaluated without specialized equipment such as chimney cameras or Level II chimney inspections. The inspector does not verify draft performance, internal liner condition, concealed deterioration, creosote buildup, or the full routing of the flue system. Chimneys that extend above the roofline may also have limited visibility due to height, roof slope, weather conditions, or safety considerations. Because of these limitations, defects within the flue, liner, or concealed chimney structure may exist but not be visible during a visual home inspection. Any observations regarding chimney systems are limited to visible conditions.

4.6 Roof(s) Structure

Defects

4.6.1 Roof(s)- Sheathing-
Sagging, Soft Or Low
Spot(s)

 Repair Recommended / Moderate Concern

Service: Roofing Professional

The roof in the referenced area(s) was observed to have sheathing with sagging, soft, or low spot(s), which may compromise the roof’s structural integrity and weather resistance. Sagging, soft, or low spots in the sheathing can result from moisture damage, wood rot, or structural overloading over time, often due to past leaks, poor ventilation, or inadequate support, weakening the roof’s ability to support the roofing material. The inspector recommends evaluating the roof sheathing and making necessary adjustments, such as replacing the damaged or soft sections, addressing any moisture sources, and ensuring proper support, to restore structural stability. If this issue isn’t addressed, it may lead to further deterioration, potential roof leaks, or the need for more extensive repairs over time.

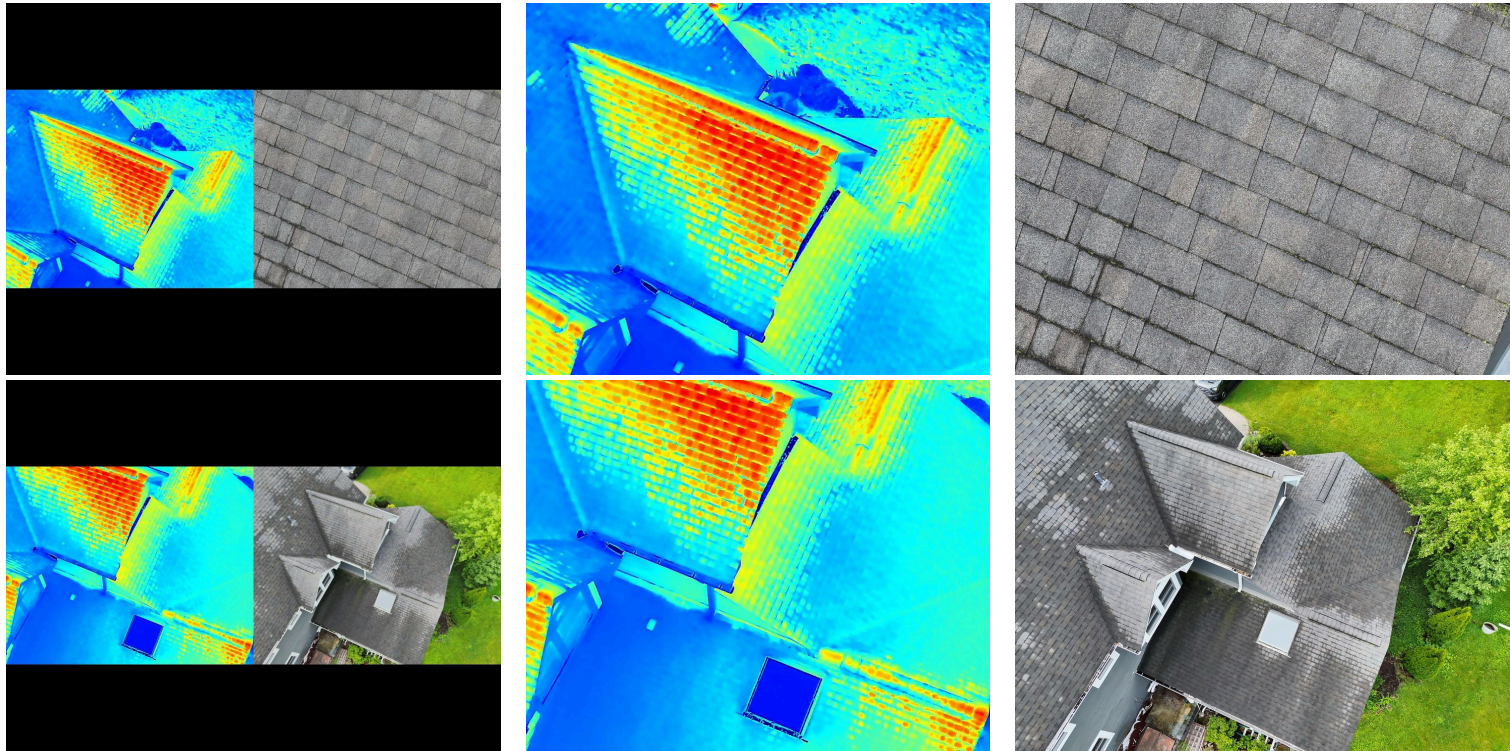
Location: Porch

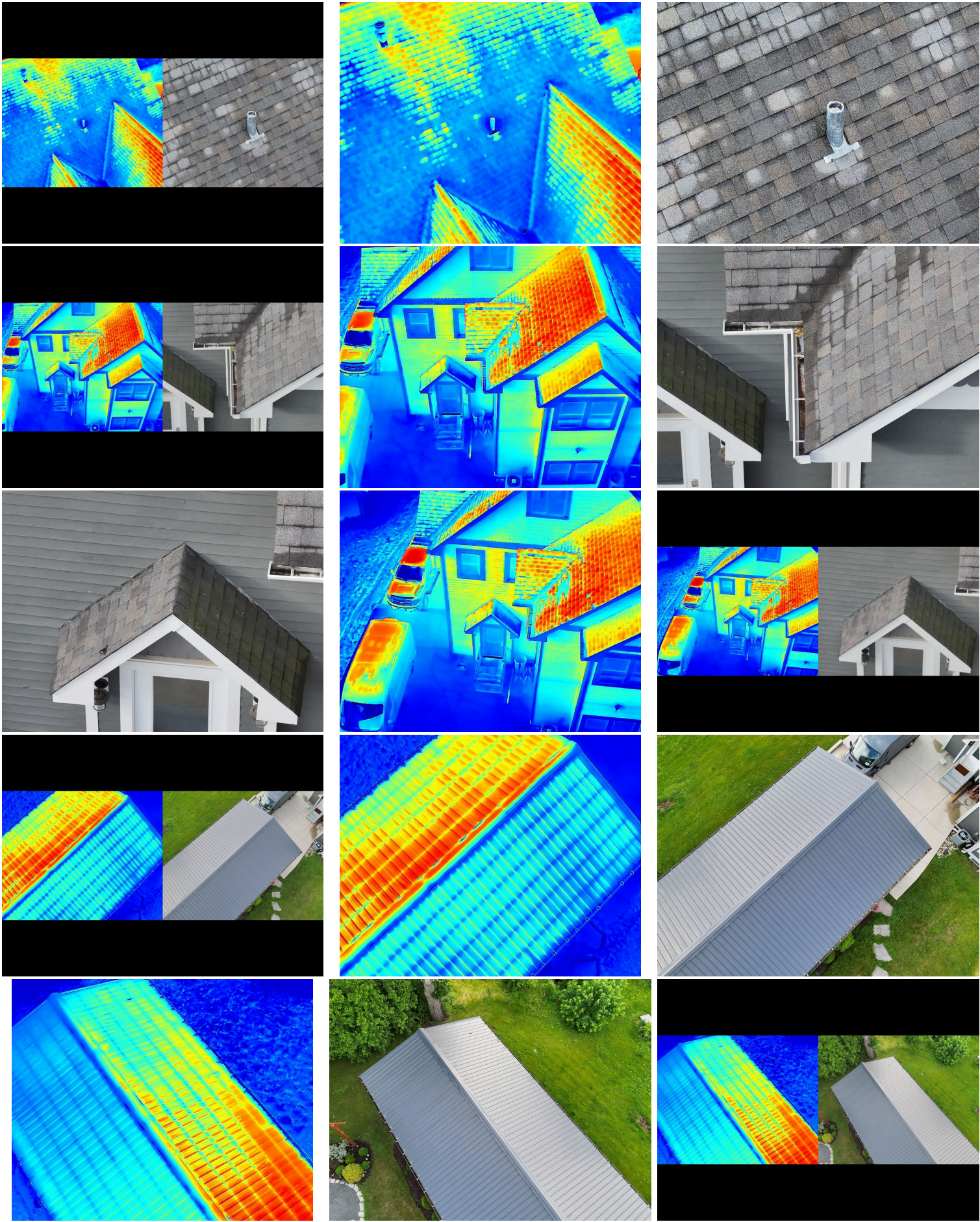


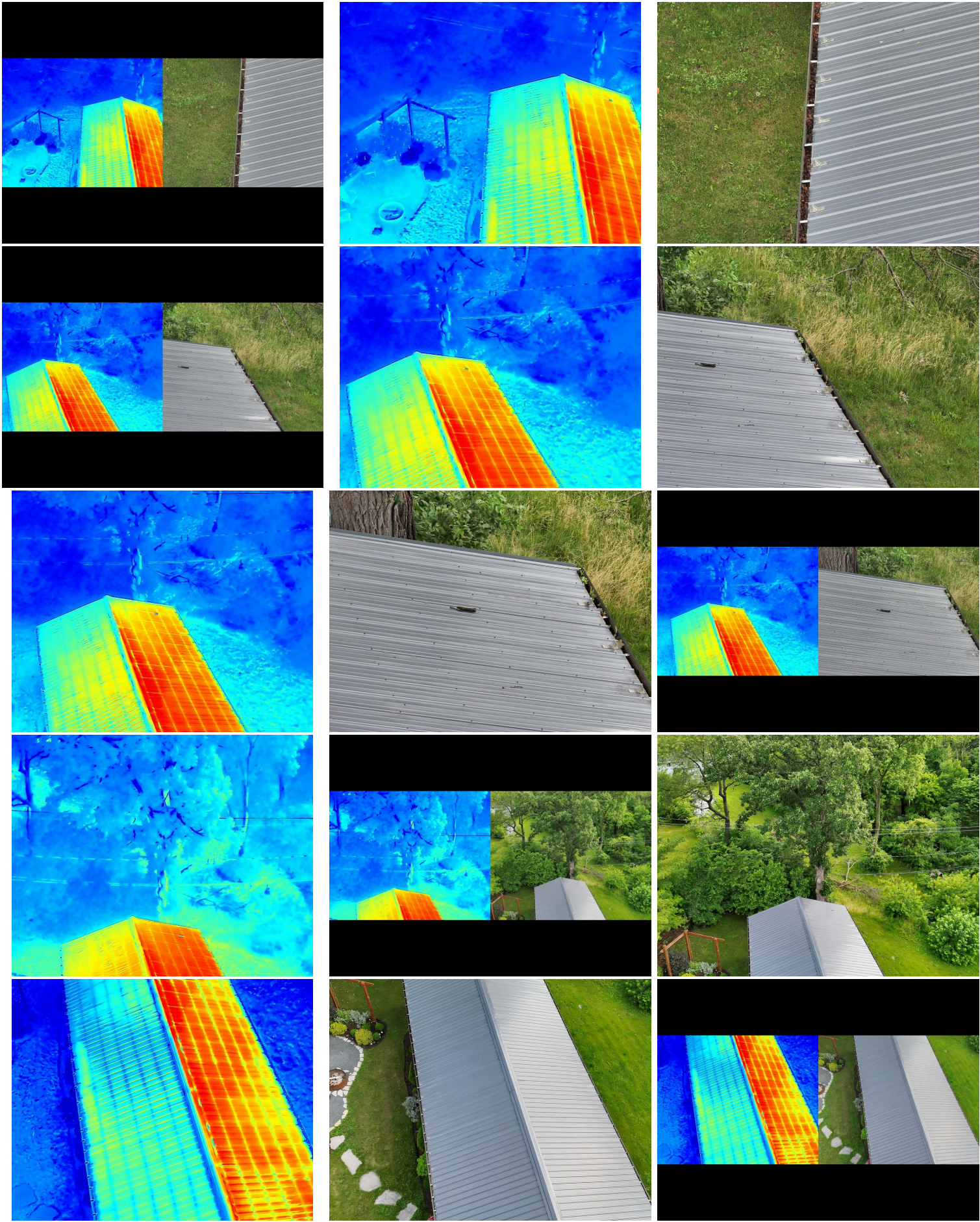
4.7 Additional/Drone Pictures

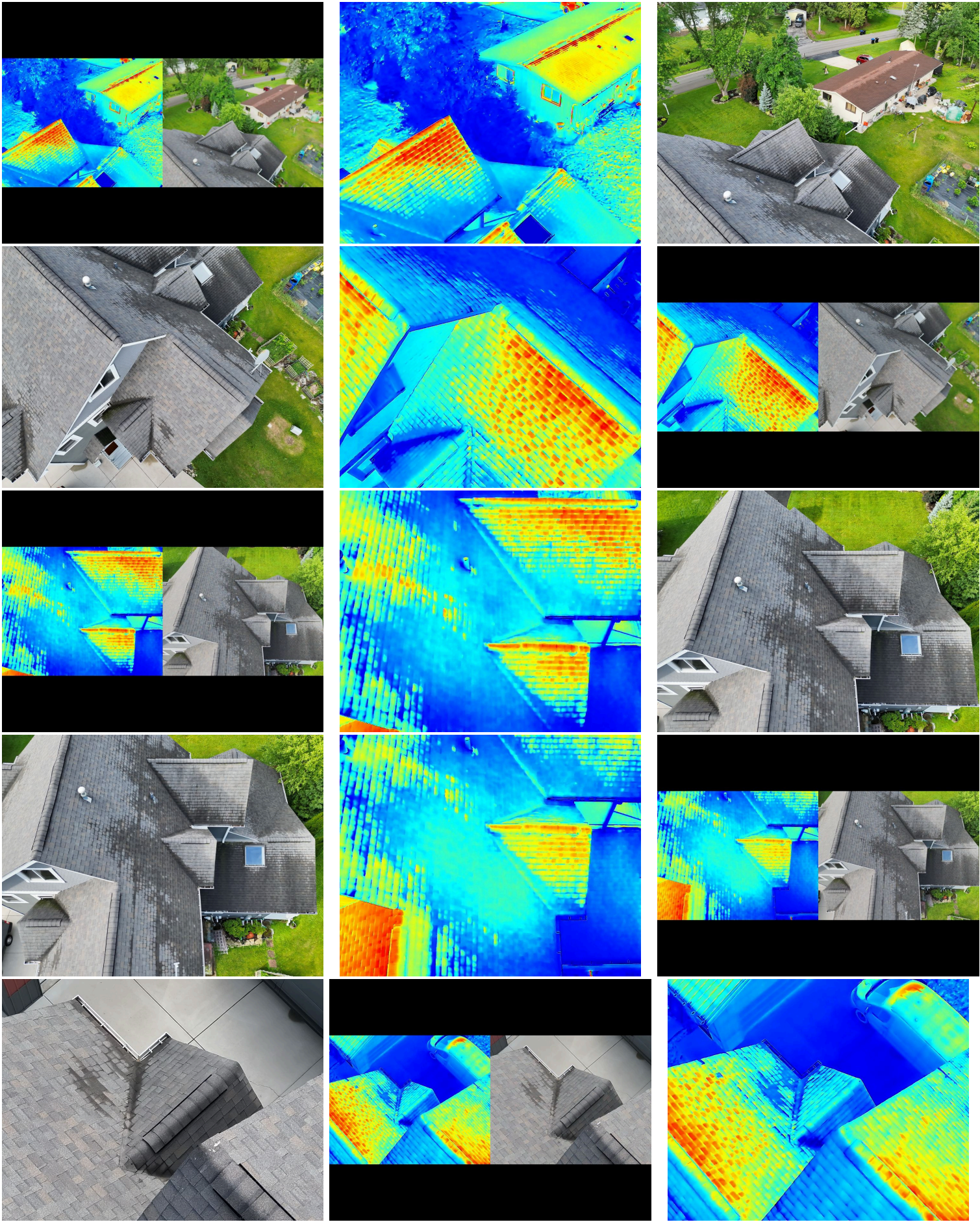
Information

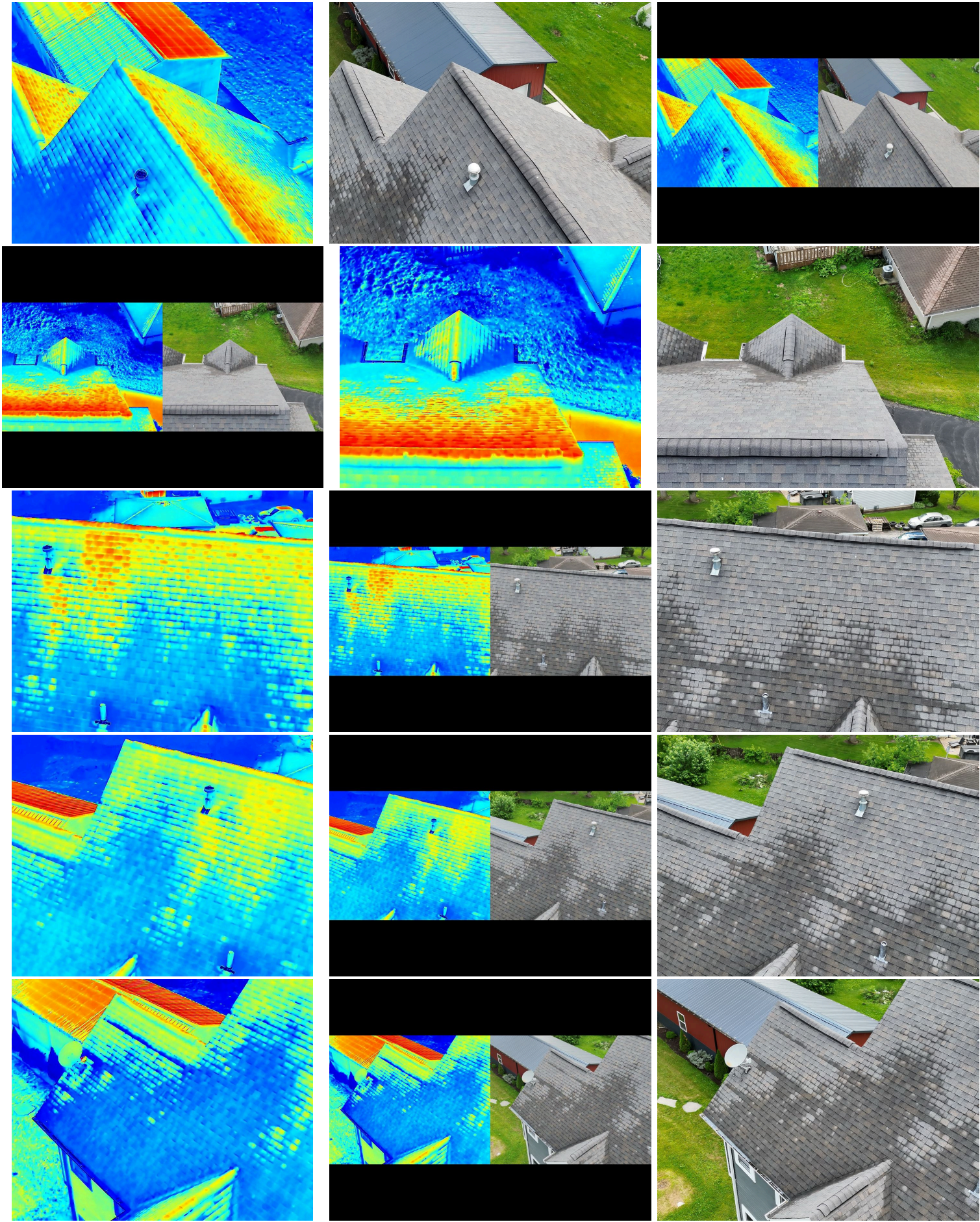
4.7.1 Drone & Additional Pictures: Pictures Attached

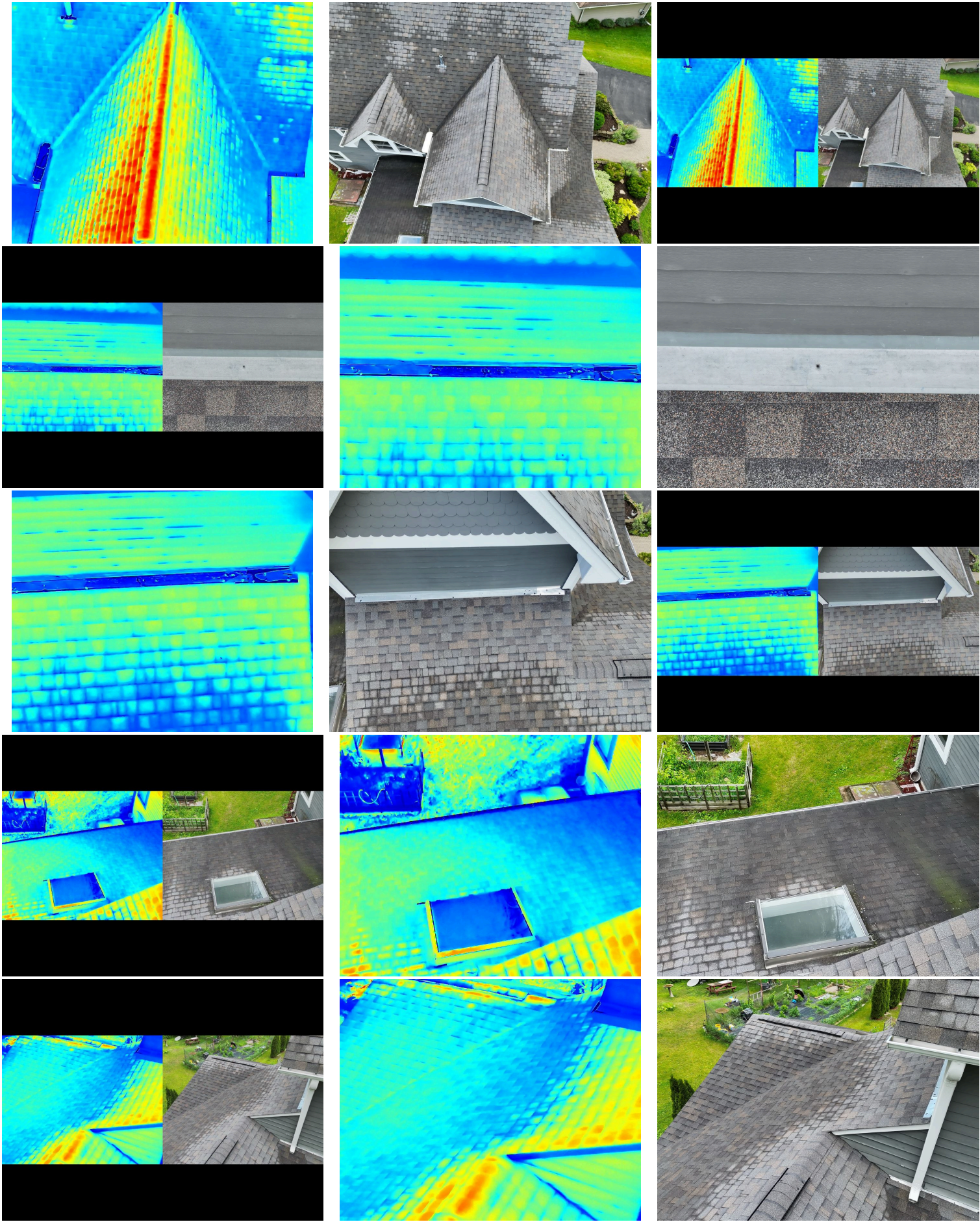


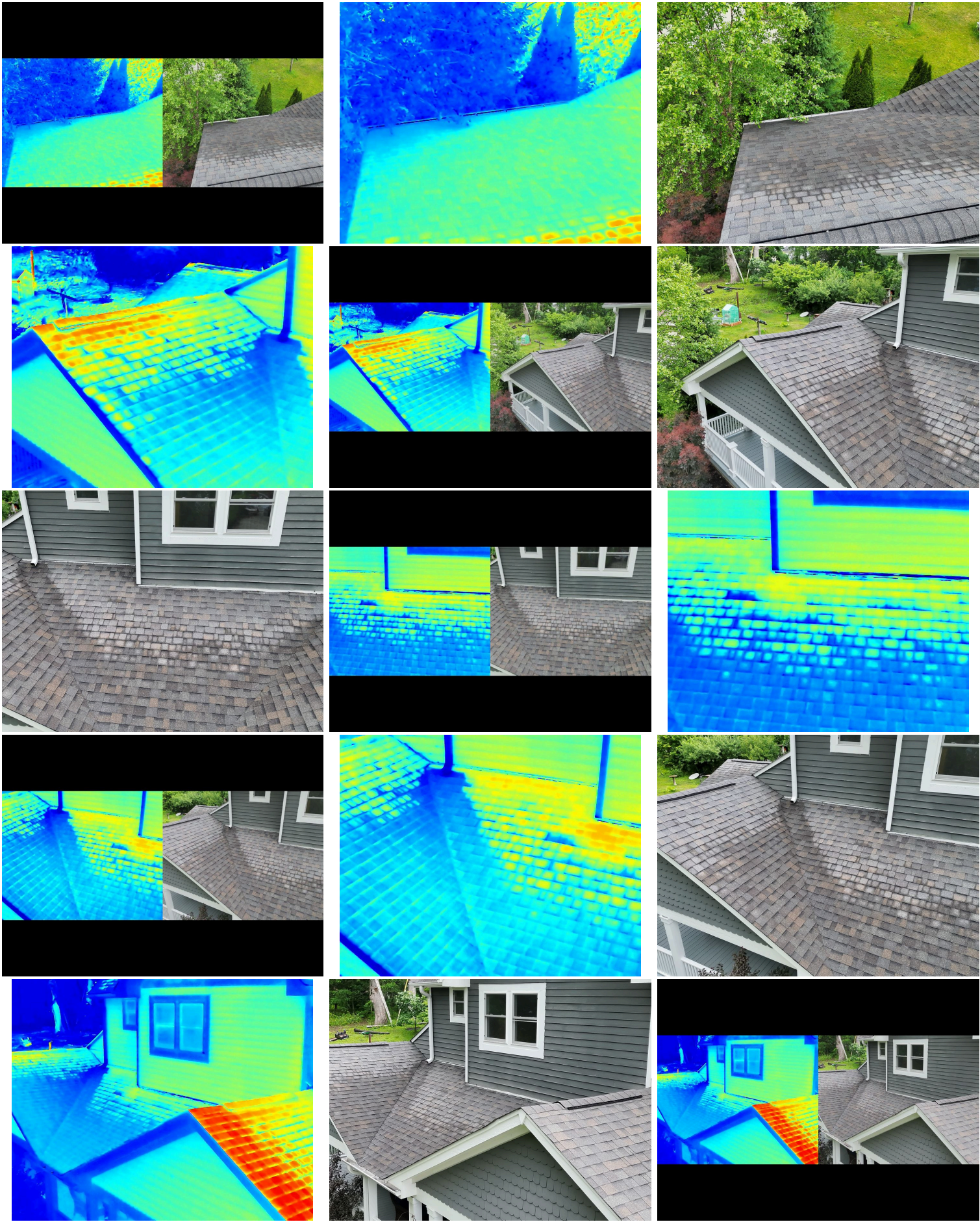


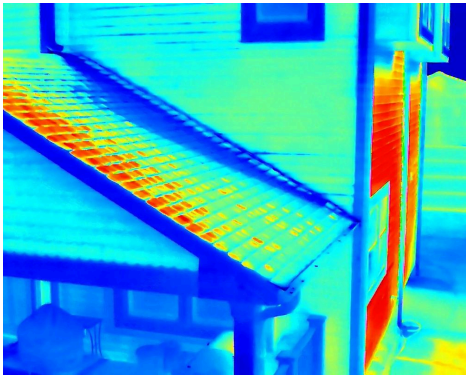
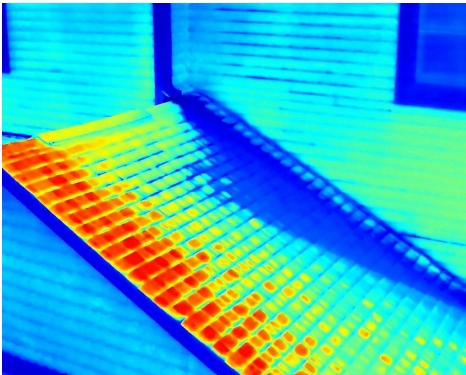
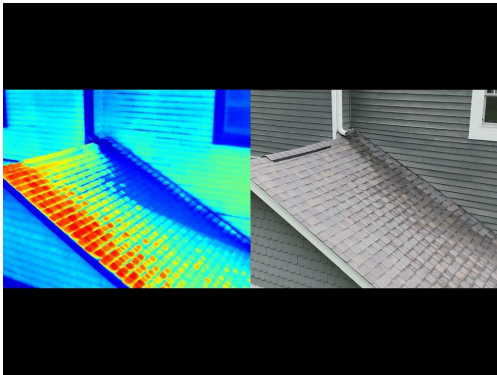












5.0 Attic(s), Roof Structure, & Ventilation

SUBSECTION	STATUS	# DEFECTS
5.1 General Info/Limitations/Attic Access	● Inspected	—
5.2 Insulation	● Not Inspected	1
5.3 Exhaust Fan(s), Ductwork & Misc. Vents	● Not Inspected	—

5.1 General Info/Limitations/Attic Access

Information

5.1.1 Access Hatch Location(s): Bedroom Closet

5.1.2 Inspection Method: Just Inside of Opening

Note that attics are rarely 100% safely accessible by the inspector, and this assessment is restricted to areas where entry was deemed safe and feasible. You should consider a thorough inspection of the attic(s) by qualified contractors prior to closing to ensure a comprehensive evaluation of the entire space.

5.1.3 Amount of Attic Visually Or Safely Accessible: Less Than 10%

All readily or safely accessible areas of the attic were inspected. The percentage noted in the report represents the inspector's approximate estimate of how much of the attic could be safely accessed and visually evaluated. Attic visibility is often limited by framing members, low clearances, insulation depth, stored items, HVAC components, ductwork, or potential hazards such as suspected mold growth or unstable surfaces. These conditions are normal and may prevent full access to all areas. Unless otherwise stated in this report, the portions of the attic that were accessible and safely observable appeared satisfactory at the time of inspection.

Limitations

5.1.4 Attic(s) Not Inspected / Limited Inspection: Safety Concern – Presumed Pest / Animal Activity, Vaulted / Inaccessible Areas

The attic space in the referenced area(s) was not fully inspected or access was limited due to one or more of the conditions noted below. Limited access may conceal defects involving insulation, ventilation, framing, wiring, moisture intrusion, microbial growth, structural conditions, or other attic-related components. Any observations made from the attic access opening or other visible areas are limited and reported based on visible conditions only.

5.1.5 Attic(s) Limitations

Attic spaces were inspected using a visual, non-invasive approach from readily accessible areas. Limitations may include restricted access, low clearance, framing obstructions, high insulation levels, stored personal belongings, vaulted ceilings, weather conditions, safety concerns, or other conditions that may limit full observation of attic-related systems and components. Concealed defects involving insulation, ventilation, framing, wiring, structural components, moisture intrusion, microbial growth, pest activity, or other attic-related conditions may exist but may not be visible at the time of inspection. The inspection does not include destructive testing, moving stored items, engineering analysis, environmental testing, or exhaustive evaluation of concealed or inaccessible areas.

5.2 Insulation

Information

5.2.1 Insulation Type: Undetermined

5.2.2 Insulation Amount (Average): Undetermined

Reported insulation depths and estimated R-values are approximate averages based on visible conditions and should not be considered exact measurements or guarantees. Insulation levels may vary throughout the attic, and concealed, obstructed, or inaccessible areas were not evaluated.

Defects

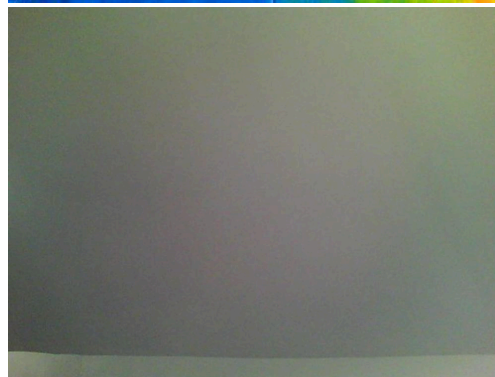
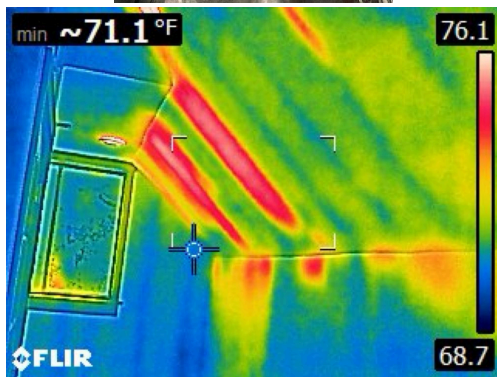
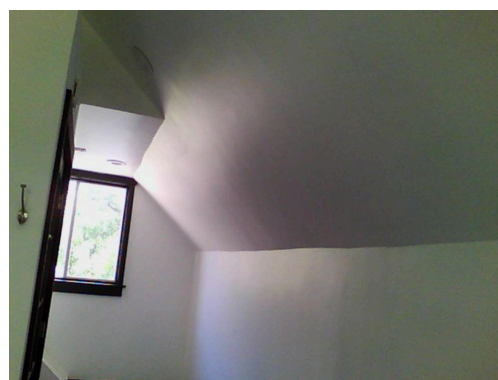
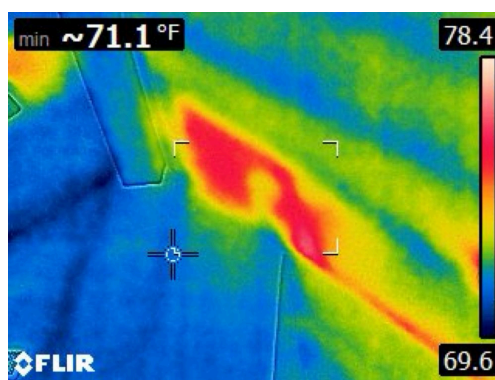
5.2.3 Insulation - Missing Or Sparse In Area(s)

Repair Recommended / Moderate Concern

Service: Insulation Contractor

The attic(s) in the referenced area(s) were observed to have insulation that is missing or sparse in some area(s), which may lead to energy loss and temperature inconsistencies in the home. Missing or sparse insulation can result from incomplete installation, settling over time, or disturbance during maintenance, leaving gaps or thin coverage that allow heat to escape or cold air to infiltrate. The inspector recommends evaluating the attic insulation and making necessary adjustments, such as adding insulation to fill the missing or sparse area(s) to achieve the recommended R-value for the region, to improve energy efficiency. If this issue isn't addressed, it may result in increased energy costs, drafts, or potential condensation issues during colder weather.

Location: Attics/ Finished Areas



5.3 Exhaust Fan(s), Ductwork & Misc. Vents

Information

5.3.1 Exhaust Fan Vent(s) Termination Point(s): Undetermined

6.0 Interior Areas & Items

SUBSECTION	STATUS	# DEFECTS
6.1 General Info	● Inspected	1
6.2 Floors	● Inspected	1
6.3 Windows	● Inspected	1
6.4 Interior Door(s)	● Inspected	—
6.5 Skylight(s)	● Inspected	—

6.1 General Info

Defects

6.1.1 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

6.1.2 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.

6.2 Floors

Defects

6.2.1 General Deterioration, Gap(s)

 Minor Concern / Maintenance Recommended / FYI

Service: Flooring Contractor

The flooring in the referenced area(s) was observed to exhibit general deterioration with gap(s), which may affect appearance and allow moisture or debris to accumulate. General deterioration and gaps in flooring can result from age, wear, or temperature-related expansion and contraction, often depending on the material, creating spaces that can trap dirt or permit moisture to seep beneath. The inspector recommends evaluating the affected flooring and making necessary adjustments, such as filling the gap(s) with a compatible sealant, refinishing or repairing the deteriorated areas, or replacing the flooring if necessary, to restore a seamless surface. If this issue isn't addressed, it may lead to further deterioration, moisture intrusion, or potential tripping hazards over time.

Location: 3rd Floor



6.3 Windows

Information

6.3.1 Window Glazing: Double Pane

Defects

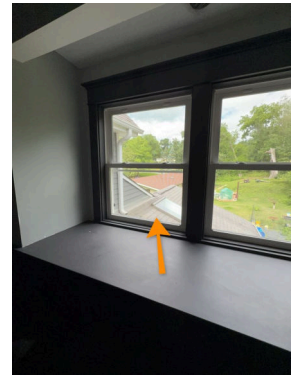
6.3.2 Window(s)- Will Not Lock

 Repair Recommended / Moderate Concern

Service: Window Repair Installation Contractor

One or more window(s) in the referenced area(s) were observed to not lock, which may compromise the security of the home, potentially due to foundation settlement. A window that will not lock can result from a broken or misaligned lock mechanism, a warped frame caused by foundation settlement shifting the structure, or wear over time, preventing the window from being securely fastened when closed. The inspector recommends evaluating the affected window(s) and making necessary adjustments, such as repairing or replacing the lock mechanism, adjusting the frame alignment, or addressing any underlying foundation issues, to ensure proper security. If this issue isn't addressed, it may lead to an increased risk of unauthorized entry, reduced safety, or the need for more extensive repairs over time.

Location: 3rd Floor, Bedroom- Front of Home, 2nd Floor Hallway, Bedrooms



6.4 Interior Door(s)

Information

6.4.1 Interior Door(s)- Rubbing On Jamb(s)

One or more interior door(s) in the referenced area(s) were observed to be rubbing on one or more jamb(s), which may affect proper operation and cause difficulty in opening or closing. This condition may be due to settling, humidity changes, or misalignment of the door or frame. The inspector recommends evaluating the door(s) and making necessary adjustments, such as planing, rehanging, or repositioning hardware, to restore smooth operation. Failure to address this issue may result in continued wear on the door(s) and jamb(s), potential damage to finishes, and further difficulty in use.

Location: Some Throughout Home

6.5 Skylight(s)

Limitations

6.5.1 Skylight(s) Limitations

The inspection of skylight(s) from the interior is limited to a visual, non-invasive evaluation of readily accessible areas. Interior finishes, trim, and visible glazing are observed for signs of staining, condensation, cracking, or apparent leakage; however, concealed flashing, roof integration, and exterior sealing components cannot be evaluated from the interior alone. The inspector does not remove finishes, dismantle components, or perform water testing. Skylight performance may vary based on weather conditions, roof slope, installation quality, and seasonal temperature changes. The inspection reflects visible interior conditions at the time of inspection only.

7.0 Bathroom(s)

SUBSECTION	STATUS	# DEFECTS
7.1 Bathrooms General Information & Limitations	● Inspected	—
7.2 Ventilation	● Inspected	1
7.3 Sink(s) & Vanities	● Inspected	—
7.4 Bathtub(s)	● Inspected	1
7.5 Shower Doors/Enclosures	● Inspected	1

7.1 Bathrooms General Information & Limitations

Limitations

7.1.1 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.

7.2 Ventilation

Information

7.2.1 Ventilation Sources: Ventilation Fan(s)

Defects

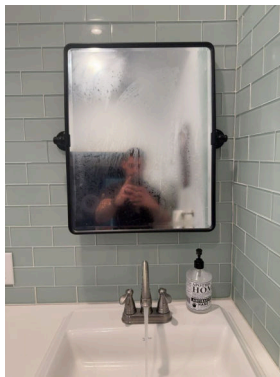
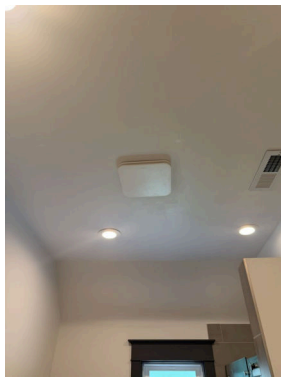
7.2.2 Ventilation- Inadequate, Presumed Low CFM

Repair Recommended / Moderate Concern

Service: Handyman

The bathroom exhaust fan in the referenced area was observed to have inadequate ventilation due to low CFM, which may fail to effectively remove moisture and odors. Low cubic feet per minute (CFM) ratings can result from an undersized unit, age-related wear, or improper installation, reducing its capacity to manage humidity in the space. The inspector recommends evaluating the exhaust fan in the referenced area and replacing it with a unit of sufficient CFM to ensure proper air circulation. If this issue isn't addressed, it may lead to persistent moisture buildup, potential mold growth, or damage to finishes over time.

Location: 2nd Floor Bathroom



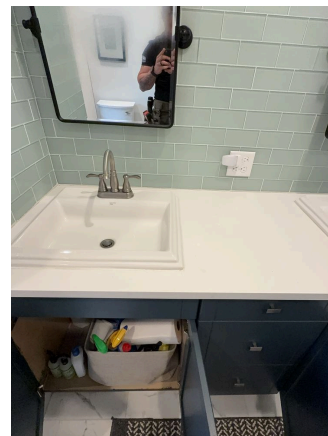
7.3 Sink(s) & Vanities

Information

7.3.1 Sink Or Surrounding Area(s)- Caulk Maintenance

One or more bathroom sink(s) or surrounding area(s) in the referenced area(s) were observed to require caulk maintenance, which may allow moisture to seep into adjacent materials and cause damage. Deteriorated or missing caulk around the sink or surrounding area can result from age, wear, or exposure to moisture over time, creating gaps that permit water to penetrate into countertops, walls, or cabinetry. The inspector recommends evaluating the affected area(s) and making necessary adjustments, such as removing old caulk and applying new, high-quality caulk to seal the gaps, to prevent moisture intrusion. If this issue isn't addressed, it may lead to moisture intrusion, damage to the surrounding structure, or mold growth over time.

Location: 2nd Floor Bathroom



7.4 Bathtub(s)

Defects

7.4.1 Tub(s)-Sealant And Fixture Deficiencies

Service: Handyman

Failed caulk and/or grout was observed at the tub surround, and one or more tub fixtures were loose at the time of inspection. These conditions can allow water to bypass finished surfaces and enter surrounding wall or floor assemblies, potentially resulting in moisture damage, deterioration of concealed materials, and conditions conducive to presumed microbial growth. Loose fixtures may also place additional stress on plumbing connections and increase the potential for leakage over time. The inspector recommends recaulking and repairing grout as needed, securing the affected fixtures, and correcting any associated damage to help prevent further moisture intrusion.

Location: 2nd Floor Bathroom, 1st Floor Bathroom



Repair Recommended / Moderate Concern





7.5 Shower Doors/Enclosures

Defects

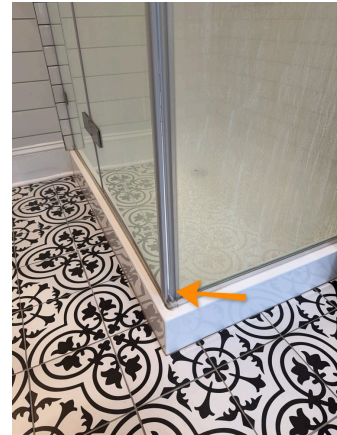
7.5.1 Shower Door Or Enclosure(s)- Gaps(s), Loose Or Poorly Sealed

Repair Recommended / Moderate Concern

Service: Handyman

One or more shower door(s) or enclosure component(s) were observed with gaps, looseness, or poor sealing. Improperly sealed or loose enclosures can allow water to escape during use, leading to moisture intrusion, staining, or damage to surrounding finishes. The inspector recommends evaluating the shower door and enclosure system and making repairs or resealing as needed to restore a watertight condition. Failure to correct this condition may result in continued leakage, deterioration of adjacent materials, and potential mold growth.

Location: 1st Floor Bathroom



8.0 Staircase(s), Guardrail(s) & Ramp(s)

SUBSECTION	STATUS	# DEFECTS
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8.1 General

● Inspected

11

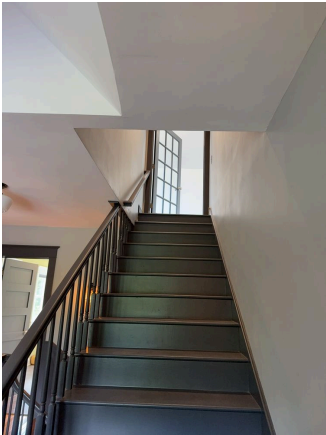
8.1 General

Information

8.1.1 Staircase(s)- Overhead Hazards(s)

One or more staircase(s) in the referenced area(s) were observed to have overhead hazard(s), which may pose a risk of injury if not noticed. While this condition is common in older homes, low clearances above staircases can increase the likelihood of head injuries, especially for taller individuals. The inspector recommends exercising caution when using the stairs and considering modifications, such as padding the obstruction or adjusting the clearance if feasible. Failure to address this issue may result in accidental injuries and reduced accessibility.

Location: 2nd Floor To 3rd Floor



8.1.2 Handrail(s) - Not Continuous

One or more handrail(s) in the referenced area(s) were not continuous for the full length of the stair run. A continuous handrail provides more consistent support and helps reduce the chance of slips or falls while using the stairs. This condition is a safety concern because users may lose a secure handhold during ascent or descent. Correction is recommended to improve the safety and function of the stairway system.

Location: 2nd Floor To 3rd Floor

Defects

8.1.3 Staircase And Guardrail Safety Deficiencies

Minor Concern / Maintenance Recommended / FYI

Service: Carpentry Contractor

Safety deficiencies were observed at the staircase and guardrail system, including loose or inadequately secured guardrails, horizontal balusters that create a climbable ladder-like pattern, and the absence of permanent stair lighting. These conditions increase the risk of slips, trips, falls, and injury, particularly for children and during periods of reduced visibility. Guardrails that are not adequately secured may not safely resist normal loading, while climbable guardrail designs can increase the likelihood of falls from elevated surfaces. The inspector recommends reinforcing or replacing the affected guardrail components as needed, modifying the baluster configuration to reduce climbability, and installing permanent lighting at the staircase to improve visibility and overall safety.

Location: 1st Floor To 2nd Floor, 2nd Floor Bathroom, Basement- Back Of Home



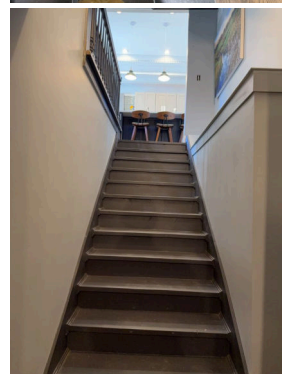
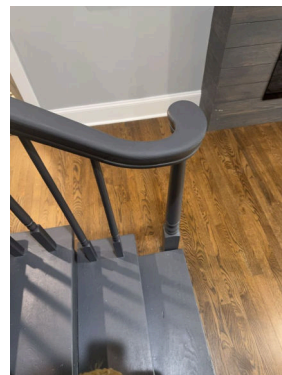
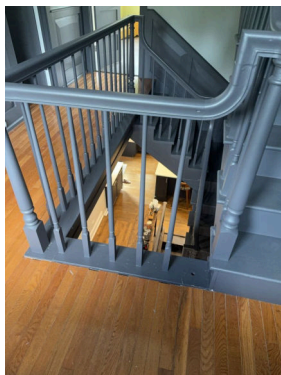
8.1.4 Missing Handrails/Guardrails, Step > 7 3/4, Baluster Spacing

Repair Recommended / Moderate Concern

Service: Carpentry Contractor

Multiple safety concerns were observed at the staircase, including baluster spacing that exceeded modern safety standards, risers that were taller than recommended, and missing handrails and/or guardrails. These conditions can increase the risk of slips, trips, falls, and entrapment, particularly for children, elderly occupants, and individuals with mobility limitations. Wide baluster spacing may allow children or pets to pass through or become trapped, while non-uniform or excessively tall risers can create unexpected tripping hazards during normal use. The inspector recommends modifying the baluster spacing, correcting the stair geometry where practical, and installing properly configured handrails and guardrails at the affected locations to improve safety and reduce the potential for injury.

Location: All, Porch, Basement, Front Of Home





Limitations

8.1.5 Staircases Limitations

Staircases were inspected through a visual evaluation of readily accessible components only. The inspection includes observation of visible elements such as treads, risers, handrails, guardrails, and general structural condition where accessible. The inspection does not include dismantling stair components or performing structural load testing.

Portions of stair assemblies may be concealed by finishes, wall coverings, carpeting, or other building materials that prevent full evaluation of internal framing or support components. The inspection also does not include precise measurement of stair geometry, including tread depth, riser height, guardrail spacing, or handrail dimensions.

9.0 Kitchen(s) & Appliances

SUBSECTION	STATUS	# DEFECTS
9.1 Kitchen(s) General Information & Limitations	● Inspected	—
9.2 Dishwasher(s)	● Inspected	—
9.3 Cabinets & Countertops	● Inspected	—
9.4 Sink(s) And Spray Wand(s)	● Inspected	—
9.5 Oven/Range(s)	● Inspected	—
9.6 Refrigerator(s) & Freezer(s)	● Inspected	—

9.1 Kitchen(s) General Information & Limitations

Limitations

9.1.1 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.

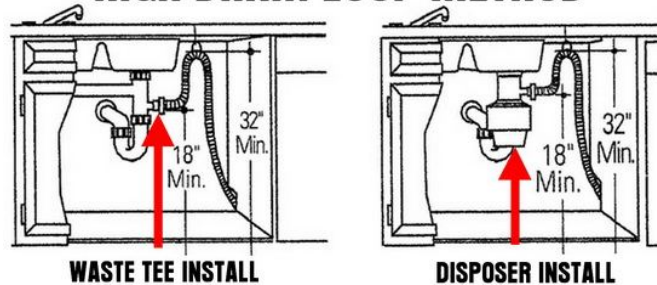
9.2 Dishwasher(s)

Information

9.2.1 Secondary Anti-Siphon- None Or Improper High Loop

Although modern dishwashers are equipped with internal anti-siphon mechanisms, the inspector recommends installing an additional external backflow prevention measure for added protection. A high loop is a simple and effective method to prevent wastewater from backing up into the dishwasher. The drain line should be routed to the highest point beneath the sink, securely affixed to the underside of the counter with a bracket, and then directed downward into the garbage disposal or sink drain. Installing a proper high loop helps ensure proper drainage and prevents potential contamination. Failure to address this issue may result in improper dishwasher drainage, unpleasant odors, or unsanitary conditions within the appliance.

HIGH DRAIN LOOP METHOD



9.3 Cabinets & Countertops

Information

9.3.1 Countertop Material and Condition: Presumed, Quartz

9.4 Sink(s) And Spray Wand(s)

Information

9.4.1 PICTURE- Hot Water Temperature at Kitchen Sink: Over 130- DEFECT

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.

9.5 Oven/Range(s)

Information

9.5.1 Energy Source: Gas

9.5.2 Range Operation: Cooktop- Functioning, Oven- Functioning

9.6 Refrigerator(s) & Freezer(s)

Information

9.6.1 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.

10.0 Electrical

SUBSECTION	STATUS	# DEFECTS
10.1 Toggles, Light Fixtures & Fans	Inspected	1 1
10.2 GFCI Protection	Inspected Defect/Deficiency	1
10.3 Receptacles	Inspected	1
10.4 Service Equipment/Electrical Panel	Inspected	1
10.5 Breakers	Inspected	—
10.6 Service Amperage	Inspected	—
10.7 Service Grounding/Bonding	Inspected	1
10.8 Branch Wiring & Junction Boxes	Inspected Defect/Deficiency	1
10.9 General Info	Inspected	—
10.10 Sub-Panel(s)	Inspected	1

10.1 Toggles, Light Fixtures & Fans

Information

10.1.1 Toggle Controlled Receptacle(s) Present: Undetermined, Yes

10.1.2 Toggle(s) Unknown Function- Inquire With Sellers

One or more switch(es) in the referenced area(s) were observed but their function could not be determined at the time of inspection. This may be due to a a receptacle controlled toggle covered by furniture, disconnected circuit, an uninstalled or removed fixture. The inspector recommends consulting the homeowner for clarification or testing the circuit to determine its purpose, any toggle with unknown function should be evaluated and repaired, as needed. Failure to address this issue may result in confusion over switch functionality, potential safety concerns if the switch controls an important system, or inconvenience in daily use.

Location: 2nd Floor Hallway, Master Bedroom, Front Entry, Hallway

Defects

10.1.3 Electrical Fixtures - Operational and Cover Defects

—

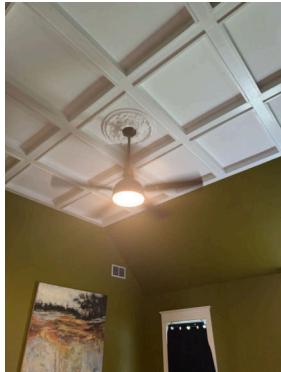
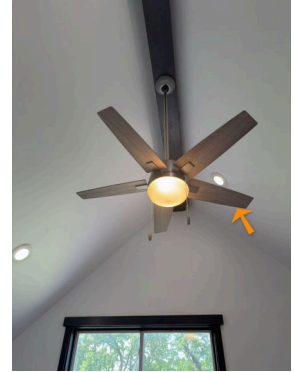
 Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more electrical fixtures were inoperable, ceiling fans exhibited excessive wobble during operation, and electrical cover plates were missing in the referenced areas. Inoperable fixtures may indicate failed components or underlying electrical issues, while wobbling ceiling fans can place additional stress on mounting hardware and increase wear on the fan assembly. Missing cover plates leave electrical components exposed, increasing the potential for accidental contact, shock, injury, or damage. Failure to address these conditions may result in continued operational issues and reduced electrical safety. The inspector recommends repairing or replacing the inoperable fixtures, securing and adjusting the affected ceiling fans, and installing proper cover plates at

all exposed electrical devices.

Location: Porch, Basement, 3rd Floor Fan, Master Bedroom



► [Watch video](#)

10.1.4 Light Fixture(s)-Loose Or Missing Cover

Minor Concern / Maintenance Recommended / FYI

Service: Handyman Diy

One or more light fixtures were loose, hanging, and/or missing the proper cover or globe at the time of inspection. Loose fixtures may become further detached over time, creating a risk of damage or injury, while missing covers leave bulbs and internal components more susceptible to accidental contact and physical damage. These conditions may also affect the intended operation and protection of the fixture. The inspector recommends properly securing the affected fixtures and installing the appropriate covers or globes to restore safe and reliable operation.

Location: 1st Floor To Basement Staircase, Bedrooms, Basement



Limitations

10.1.5 Toggles, Light Fixtures & Fans- Not Tested Or Inspected, Limitations: Light Bulbs Not Installed

The toggles, light fixtures, and/or fans in the referenced area(s) were not tested or inspected at the time of the inspection. As a result, operation, response to controls, and visible performance under normal use could not be evaluated. This limitation restricts the ability to determine whether defects may be present within these components or their related electrical connections. Any observations noted are reported as a courtesy only.



10.2 GFCI Protection

Information

10.2.1 Receptacle(s)- GFCI Protection In Sereis- FYI

One or more receptacle(s) in the referenced area(s) were observed to be GFCI-protected and wired in series, which is not a defect but useful information for understanding the electrical setup. GFCI receptacles in series mean downstream outlets rely on an upstream GFCI for protection, tripping the circuit if a ground fault occurs, a common and safe configuration. The inspector recommends monitoring their operation and testing periodically to ensure continued functionality. If this setup isn't maintained, it may result in unnoticed loss of protection, though no immediate action is required as it meets typical safety standards.

Location: Kitchen

Defects

10.2.2 GFCI Protection Deficiencies

 Repair Recommended / Moderate Concern

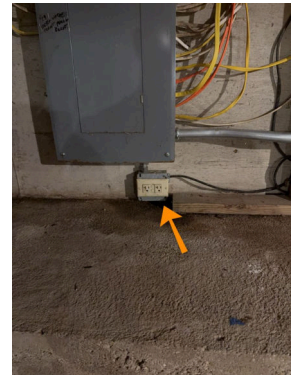
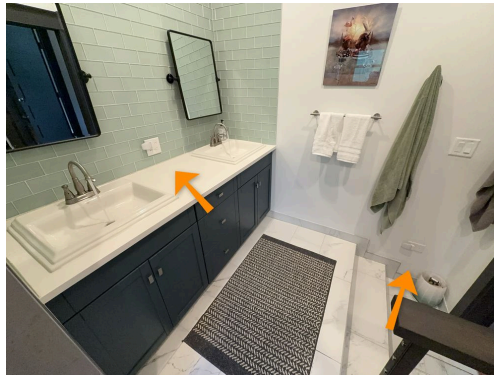
Service: Electrical Contractor

Receptacle(s) - Missing GFCI Protection / Inoperative GFCI

One or more receptacle(s) in the referenced area(s) were observed to lack GFCI protection, and one or more GFCI receptacles failed to trip or respond properly during testing. These conditions may not comply with modern standards for electrical safety in areas prone to moisture. The absence of functional ground-fault circuit interrupter protection can stem from older construction, failed devices, or updates that did not include this safeguard, leaving the receptacle(s) vulnerable to ground faults without automatic shutoff. The inspector recommends evaluating the receptacle(s) and electrical system, and making necessary adjustments, such as installing GFCI receptacle(s), replacing defective GFCI devices, or adding GFCI protection upstream, to enhance safety. If these issues are not addressed, they may increase the risk of electrical shock or injury, particularly in environments exposed to dampness or frequent water use.

It is important to note, the inspector does not recommend installing GFCI receptacles for sump pumps, injector pits, or refrigerator/freezer receptacles.

Location: Exterior, Garage, Basement, 2nd Floor Bathroom



10.3 Receptacles

Information

10.3.1 Receptacle(s) - Painted

One or more receptacle(s) in the referenced area(s) were observed to have been painted over. Painted receptacles can interfere with proper electrical contact, increase the risk of overheating, and make it difficult to insert or remove plugs. Additionally, paint can compromise the functionality of the receptacle's internal components and present a potential fire hazard. The inspector recommends replacing the painted receptacle(s) to ensure safe and reliable operation. Failure to address this issue may result in poor electrical connections, overheating, and an increased risk of electrical hazards.

Defects

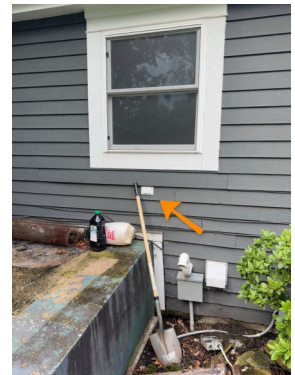
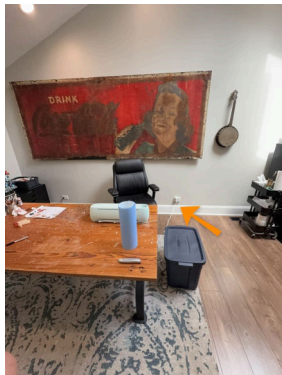
10.3.2 Receptacles-Multiple Defects

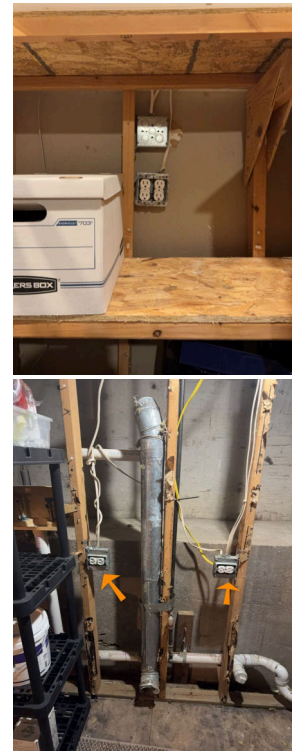
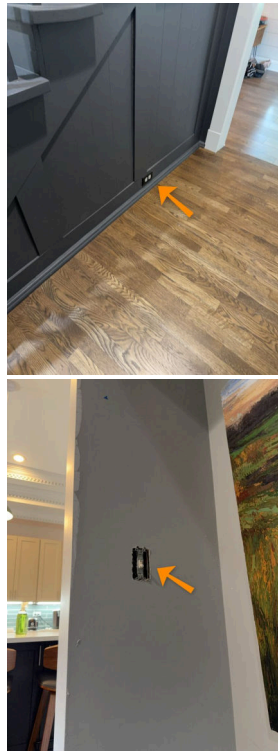
Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more receptacles were found to be ungrounded, inoperable, loose at the wall or electrical box, and/or missing cover plates. These conditions can create shock, arcing, overheating, and fire hazards while also reducing the reliability and intended functionality of the electrical system. Ungrounded receptacles may not provide adequate protection for occupants or sensitive electronic equipment, inoperable receptacles may indicate underlying electrical deficiencies, and loose devices can result in poor electrical connections. Missing cover plates leave energized components more accessible and increase the potential for accidental contact. Failure to correct these conditions may result in reduced electrical safety and an increased risk of injury or property damage. The inspector recommends evaluating and repairing the affected receptacles, securing loose devices, installing missing cover plates, and providing proper grounding or approved GFCI protection where grounding cannot be readily installed.

Location: 1st Floor Front Room, Back Of Home, Basement, 1st Floor Hallway, Staircase





10.4 Service Equipment/Electrical Panel

Information

10.4.1 Picture Of Service Panel Prior To Inspection: Picture Attached

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



10.4.2 Service Panel Location: Basement

10.4.3 Service Panel Brand: Square D

10.4.4 Service Panel- Full- No Unfilled Openings- FYI

The service panel was observed to be full, with no unfilled breaker slots available. A fully occupied panel limits the ability to add additional circuits, which may be necessary for future electrical upgrades or expansions. Properly sized panels with available capacity are essential for maintaining a safe and flexible electrical system. The inspector recommends an evaluation of the electrical system to determine if the current panel meets the home's needs and considering the installation of a subpanel or upgrading to a larger panel to accommodate additional circuits. Failure to address this issue may result in limitations for electrical improvements and potential safety concerns from overloading the system.

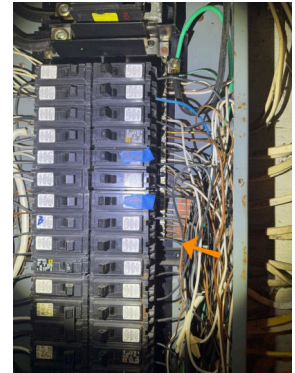
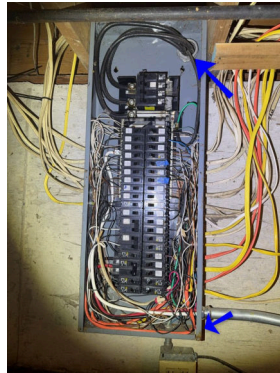
Defects

10.4.5 Service Panel-Labeling, Corrosion, Grounding Defects

 Repair Recommended / Moderate Concern

Service: Electrical Contractor

The electrical panel had missing or incomplete circuit labeling, minor corrosion, and grounding conductors that were double-tapped or terminated under shared lugs not intended for multiple conductors. In addition, evidence of moisture intrusion was observed within the panel enclosure, including presumed microbial growth and conditions suggesting moisture entry through an unsealed raceway or other opening. These conditions can reduce the reliability of the electrical system, contribute to loose connections, overheating, corrosion of electrical components, and create conditions conducive to continued deterioration if moisture intrusion persists. Failure to address these deficiencies may result in reduced electrical safety and reliability over time. The inspector recommends properly identifying and labeling all circuits, correcting the grounding conductor terminations, evaluating and addressing any corrosion or damaged components, sealing the raceway and other potential moisture entry points, and further evaluating the presumed microbial growth and moisture intrusion to help prevent future deterioration of the electrical equipment.



Limitations

10.4.6 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.

10.5 Breakers

Information

10.5.1 Breakers In Off Position: 0

10.5.2 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.

10.6 Service Amperage

Information

10.6.1 Service Amperage: 200amps 120/240VAC

10.7 Service Grounding/Bonding

Information

10.7.1 Grounding Electrode Conductor (GEC) Present & Type: Not Confirmed

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.

10.7.2 Water Pipe Bonding Present: Not at Visible Portions

10.7.3 Gas Pipe Bonding Present: Not Visible

Defects

10.7.4 Hot Water and Gas Pipes Bond- None

 Minor Concern / Maintenance Recommended / FYI

Service: Electrical Contractor

The hot water and gas piping systems were observed to lack bonding. The absence of bonding between water and gas pipes can result from older construction practices, leaving these systems at different electrical potentials, which may pose a risk if a fault occurs. Although it may not have been a standard at time of build or required by local municipalities code, the inspector recommends evaluating the water and gas piping systems and making necessary adjustments, such as installing bonding jumpers to connect these systems to the electrical grounding system, to ensure they are at the same electrical potential. If this issue isn't addressed, it may lead to a shock hazard or increased risk of electrical arcing in the event of an electrical fault.

Limitations

10.7.5 Grounding/Bonding-Limitations- Not Confirmed: Grounding Electrode Conductor Not Visible

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.

10.8 Branch Wiring & Junction Boxes

Information

10.8.1 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.



10.8.2 Branch Circuits – Romex Wiring Observed, Approval with Local Standards Unknown

Some branch circuits were observed to be wired with Romex (non-metallic sheathed cable). While Romex is commonly used in residential electrical systems, its approval depends on local building standards, especially in certain jurisdictions where conduit wiring may be required. The inspector was unable to determine if the installation complies with local electrical requirements. The inspector recommends inquiring with the seller or a local electrician to verify if Romex wiring is permitted in this area. Failure to address this issue may result in potential compliance concerns if future electrical work or modifications are needed.

Defects

10.8.3 Splice(s)-Not Contained In Junction Box(es)

 Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more splice(s) in the referenced area(s) were observed to be not contained in junction box(es), which may pose an electrical safety hazard. Exposed splices can result from improper installation, repairs, or wear, leaving wires unprotected and susceptible to contact, short-circuiting, or damage, especially in accessible or high-traffic areas. The inspector recommends evaluating the splice(s) and installing junction box(es) to enclose them securely. If this issue isn't addressed, it may lead to electrical shocks, fire risks, or damage to the wiring system over time.

Location: Porch Attic,



10.9 General Info

Limitations

10.9.1 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.

10.10 Sub-Panel(s)

Information

10.10.1 Picture Of Sub-Panel Prior To Inspection: Picture Attached

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



10.10.2 Sub-Panel Location: Garage

10.10.3 Sub-Panel Brand: Square D

10.10.4 Confirmed Neutrals & Grounds Are Separated: Inspected- Ok

Neutral and ground wires should not be bonded together in an electrical panel, except for the main panel. Bonding the neutral and ground in a sub panel can cause problems because ground wires cannot carry current. If the neutral is lost in a bonded sub panel, everything will work through the ground.

10.10.5 Picture Of Sub-Panel After Panel Inspection: Picture

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



Defects

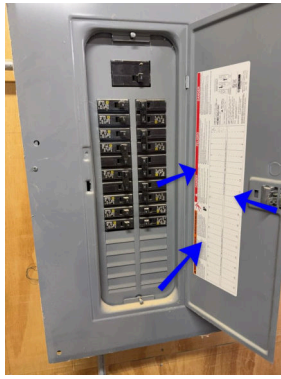
10.10.6 Subpanel-Lable & Cover Screws Missing

 Repair Recommended / Moderate Concern

Service: Electrical Contractor

The subpanel had missing or incomplete circuit identification and was missing one or more cover screws at the time of inspection. Inadequate labeling can make it difficult to quickly identify and de-energize circuits during maintenance, troubleshooting, or emergency situations, while missing cover screws may allow the panel cover to become loose and increase the potential for accidental contact with energized components. Failure to correct these conditions may reduce the safety and serviceability of the electrical system. The inspector recommends updating the panel legend to accurately identify all circuits and installing the proper panel cover screws to securely fasten the enclosure.

Location: Garage



Limitations

10.10.7 Sub-Panels Limitations

Sub-panels were inspected through a visual evaluation of readily accessible components only. The inspection includes observation of the panel enclosure, breakers or fuses, and visible wiring conditions where safely accessible. The inspection does not include dismantling electrical equipment beyond removal of the panel cover where safe and appropriate, nor does it include verification of load calculations, conductor sizing throughout the entire electrical system, or performance testing of breakers.

Electrical wiring serving sub-panels may be concealed within walls, ceilings, or other building components that cannot be visually evaluated during a standard home inspection. The inspector does not verify the full condition of grounding and bonding systems beyond visible connections. Any observations noted in the report are based solely on visible conditions at the time of inspection, and electrical components that appear functional at the time of inspection may fail or develop issues at any time.

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

SUBSECTION	STATUS	# DEFECTS
11.1 Exterior Unit(s)- AC Condenser- Split System	● Inspected	—
11.2 Exterior Unit(s)- AC Condenser- Split System 2	● Inspected	—
11.3 General Info	● Inspected	—
11.4 Interior Unit(s)- Furnace - Split System	● Inspected	1
11.5 Interior Unit(s)- Furnace - Split System 2	● Inspected	1
11.6 Humidifier(s) & Dehumidifier(s)	● Not Present	—
11.7 Gas Pipe(s)	● Inspected	1
11.8 Auxiliary Drain Pan(s)	● Not Present	1
11.9 Condensate Drain Pipe(s) & Pump(s)	● Inspected	1
11.10 Return Air Temp	● Inspected	—
11.11 Air Supply Information	● Inspected	—
11.12 HVAC Supply Registers	● Inspected	1
11.13 Visible Ductwork	● Inspected	1
11.14 Fireplace(s), Wood Stove(s), etc.	● Inspected	—
11.15 Boiler- Radiant Floor Heat - Garage	● Inspected	1

11.1 Exterior Unit(s)- AC Condenser- Split System

Information

11.1.1 Location Of Cooling System(s): Back of Home

11.1.2 Type Of Cooling System(s): Split-System Air Conditioner

11.1.3 Exterior Unit Manufacturer: Armstrong



11.1.4 PICTURE- Air Conditioner Data Plate: Picture Attached

Information from the air-conditioner condenser unit data plate is shown in the photo.



11.1.5 Exterior Unit Manufacture Year: 2020

The year of manufacture appeared to be. The typical life expectancy of exterior units is approximately 13-15 years.

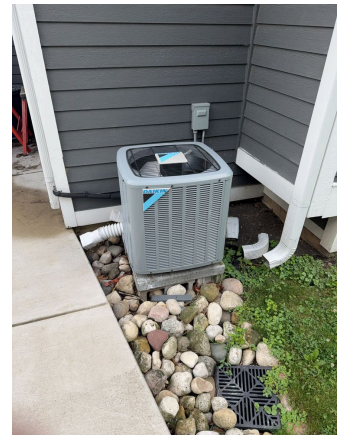
11.2 Exterior Unit(s)- AC Condenser- Split System 2

Information

11.2.1 Location Of Cooling System(s): Back of Home

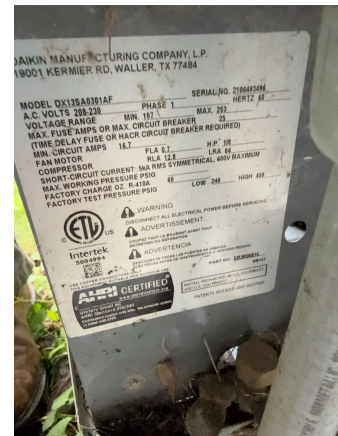
11.2.2 Type Of Cooling System(s): Split-System Air Conditioner

11.2.3 Exterior Unit Manufacturer: Daikin



11.2.4 PICTURE- Air Conditioner Data Plate: Picture Attached

Information from the air-conditioner condenser unit data plate is shown in the photo.



11.2.5 Exterior Unit Manufacture Year: 2021

The year of manufacture appeared to be. The typical life expectancy of exterior units is approximately 13-15 years.

11.3 General Info

Limitations

11.3.1 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.

11.4 Interior Unit(s)- Furnace - Split System

Information

11.4.1 Thermostat Setting At Time Of Inspection: Off

11.4.2 Interior Unit(s) Location: Basement

11.4.3 Interior Unit(s) Energy Source and Distribution: Gas Forced Air

11.4.4 Interior Unit Manufacturer: Daikin, Trane



11.4.5 PICTURE- Data Plate: Picture Attached

The photo shows the furnace data plate or manufacturer's label



11.4.6 Interior Units Manufacture Year: 2017

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

11.4.7 Thermostat Setting After Inspection: Off

Defects

11.4.8 Furnace- Dirty- Needs Service

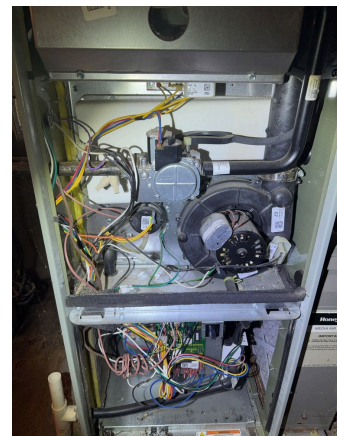


Minor Concern / Maintenance Recommended / FYI

Service: Heating Cooling Contractor

The furnace was observed to be dirty and in need of servicing. Dirt and debris buildup can reduce the efficiency of the furnace, strain its components, and impair its ability to heat the home effectively. Regular servicing is essential to maintain proper performance, extend the lifespan of the unit, and ensure safe operation. The inspector recommends cleaning and servicing the furnace to restore its functionality and efficiency. Failure to address this issue may result in reduced performance, increased energy costs, and potential mechanical failure.

Location: Basement



11.5 Interior Unit(s)- Furnace - Split System 2

Information

11.5.1 Thermostat Setting At Time Of Inspection: Off

11.5.2 Interior Unit(s) Location: Attic

11.5.3 Interior Unit(s) Energy Source and Distribution: Gas Forced Air

11.5.4 Interior Unit Manufacturer: Trane



11.5.5 PICTURE- Data Plate: Picture Attached

The photo shows the furnace data plate or manufacturer's label



11.5.6 Interior Units Manufacture Year: 1994

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

11.5.7 Thermostat Setting After Inspection: Off

11.5.8 Dirty- Needs Service

The interior unit was observed to be dirty and in need of servicing. Dirt and debris buildup can reduce the efficiency of the system, strain its components, and impair its ability to heat the home effectively. Regular servicing is essential to maintain proper performance, extend the lifespan of the unit, and ensure safe operation. The inspector recommends cleaning and servicing the unit to restore its functionality and efficiency. Failure to address this issue may result in reduced performance, increased energy costs, and potential mechanical failure.

Defects

11.5.9 Furnace - Inoperable In Heat

! Serious Concern / Safety Hazard / Immediate Action Recommended

Service: Heating Cooling Contractor

The furnace located in the third-floor attic, which serves the second and third floors, responded to cooling demands and the blower fan operated normally; however, the unit failed to produce heat at the time of inspection. The burner assembly did not ignite when a call for heat was initiated, preventing normal heating operation. As a result, the affected areas may be unable to maintain adequate indoor temperatures during colder weather, and the underlying cause of the failure could involve one or more components within the ignition, control, or safety systems. The inspector recommends further evaluation and repair of the furnace by a qualified HVAC contractor prior to closing. Failure to correct this condition may result in a loss of heating capability and potential damage associated with inadequate temperature control during cold weather.

Location: 3rd Floor Attic



11.6 Humidifier(s) & Dehumidifier(s)

Limitations

11.6.1 Humidifier(s)- Limitations: No Humidifier Present

The humidifier system had inspection limitations that restricted a complete evaluation of its condition and operation. Access, operating conditions, or other on-site restrictions prevented all visible and functional aspects of the unit from being fully inspected. As a result, concealed or unverified deficiencies may be present and could not be confirmed during the inspection. Any observations noted are reported as a courtesy only.

11.7 Gas Pipe(s)

Defects

11.7.1 Sediment Trap

(Drip Leg)- Missing, Minor Concern / Maintenance Recommended / FYI

Service: Heating Cooling Contractor

The furnace in the referenced area was observed without a sediment trap (also known as a drip leg) on the gas supply line. A sediment trap is designed to capture debris, moisture, and sediment from the gas line before it enters the furnace's control valve or burner assembly. This helps protect the internal components of the furnace and ensures safer, more efficient operation. The absence of a sediment trap may allow contaminants to enter the appliance, potentially leading to improper combustion, clogged components, or damage over time. The inspector recommends installing a properly configured sediment trap on the gas line. Failure to address this issue may result in reduced furnace performance, increased maintenance needs, or potential damage to the gas valve or burners.



11.8 Auxiliary Drain Pan(s)

Defects

11.8.1 Above Living Space- No Auxiliary Drip Pan Or Drain



Minor Concern / Maintenance Recommended / FYI

Service: Heating Cooling Contractor

One or more furnace(s) in the referenced area(s) were observed to be installed above finished living space without an auxiliary drip pan or secondary drain. Furnaces and associated evaporator coils can produce condensate during normal operation, and leakage from internal components, drain lines, or fittings can occur. When installed above finished areas, the absence of a secondary containment system increases the risk of moisture damage to ceilings and interior finishes below. An auxiliary drain pan with proper discharge piping is intended to help capture and redirect condensate in the event of primary drain failure. The inspector recommends evaluating the installation and adding appropriate secondary protection as needed. Failure to address this condition may result in concealed leakage and damage to finished living areas.

Location: 3rd Floor



11.9 Condensate Drain Pipe(s) & Pump(s)

Defects

11.9.1 Condensate Drain - Terminated Near Foundation



Minor Concern / Maintenance Recommended / FYI

Service: Heating Cooling Contractor

The HVAC condensate drain in the referenced area(s) was observed to terminate near the foundation, which may lead to moisture accumulation and potential foundation issues. A condensate drain terminating close to the foundation can result from improper installation or lack of an extended discharge line, allowing water to pool near the foundation and seep into the soil, potentially causing erosion or moisture intrusion. The inspector recommends evaluating the condensate drain and making necessary adjustments, such as extending the drain line to discharge at least 5 feet away from the foundation or into a proper drainage system, to prevent water buildup. If this issue isn't addressed, it may result in foundation erosion, moisture intrusion, or structural damage over time.

Location: Garage- Boiler



11.10 Return Air Temp

Information

11.10.1 Return Air Temp: 65-70

11.11 Air Supply Information

Information

11.11.1 Temperature Differential Heating Mode: 20+ Degrees

11.11.2 Temperature Differential Cooling Mode: 20+Degrees

11.12 HVAC Supply Registers

Information

11.12.1 Heating Source In Each Habitable Room?: Yes

11.12.2 Cooling Source In Each Habitable Room?: Yes

Defects

11.12.3 HVAC Supply Or Return Vent(s)- Missing Cover(s)

 Minor Concern / Maintenance Recommended / FYI

Service: Handyman

One or more HVAC supply or return vent(s) in the referenced area(s) were observed to be missing cover(s). Vent covers are necessary to direct airflow appropriately, protect the duct openings from debris intrusion, and improve the aesthetic appearance of the interior. Missing covers can lead to uneven air distribution, allow foreign objects to enter the ductwork, and may pose a safety concern, especially in floor vents. The inspector recommends installing appropriate vent covers at the affected locations. Failure to address this issue may result in reduced HVAC efficiency, potential damage to the duct system, tripping hazards, and compromised indoor air quality.

Location: 2nd Floor To 3rd Floor Hallway



11.13 Visible Ductwork

Defects

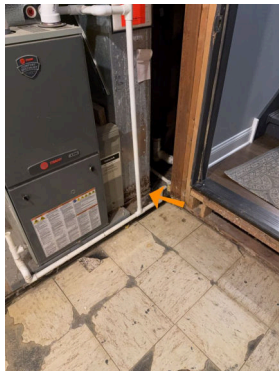
11.13.1 Ductwork - Deterioration and Insulation

 Minor Concern / Maintenance Recommended / FYI

Service: Hvac Professional

Sections of the ductwork were observed to be rusted or deteriorated, and exposed ductwork in unfinished areas lacked insulation. Deteriorated ducts may allow conditioned air to escape, reduce system efficiency, and negatively impact indoor air quality, while uninsulated ducts can contribute to energy loss, uneven heating and cooling, and condensation that may accelerate deterioration of the duct system and surrounding materials. Failure to address these conditions may result in reduced HVAC performance and increased operating costs. The inspector recommends repairing or replacing the deteriorated duct sections and insulating exposed ductwork in unfinished areas to help improve efficiency, system performance, and longevity.

Location: Basement, Attic



11.14 Fireplace(s), Wood Stove(s), etc.

Information

11.14.1 Fireplace Type(s): Electric Fireplace



Limitations

11.14.2 Fireplace General Limitations

The fireplace, chimney, flue, and related components were inspected using a visual, non-invasive approach. Internal flue conditions, chimney liners, concealed defects, draft characteristics, clearances, combustion safety, and the condition of inaccessible or concealed components cannot be fully evaluated during a standard home inspection. Fireplaces, gas inserts, wood-burning appliances, chimneys, and venting systems may contain hidden deficiencies that are not visible without specialized equipment, cleaning, dismantling, or operation under controlled conditions. Any observations provided are limited to readily visible conditions at the time of inspection and should not be considered a comprehensive evaluation of the system's safety, performance, or suitability for use.

11.15 Boiler- Radiant Floor Heat - Garage

Information

11.15.1 Thermostat Setting At Time Of Inspection: 68

11.15.2 Boiler Unit Manufacturer: NTI

The date of manufacture appeared to be

11.15.3 PICTURE- Data Plate: Picture attached

Information from the boiler unit data plate is shown in the photo.



11.15.4 Boiler Unit(s) Manufacture Year: 2008

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

11.15.5 Pressure Relief Valve(s) Present: Yes

11.15.6 Expansion Tank Present: Yes

11.15.7 Thermostat Setting After Inspection: 68

Defects

11.15.8 TPR (Temperature Pressure Relief) Valve Discharges Above 6 (Six) Inches From Floor

Repair Recommended / Moderate Concern

Service: Heating Cooling Contractor

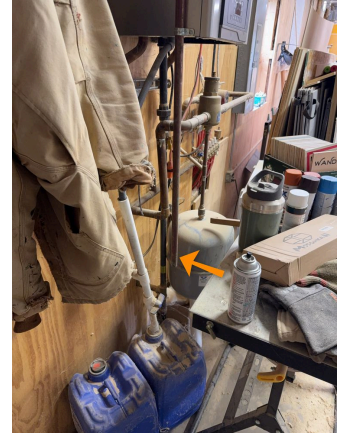
The temperature and pressure relief (TPR) valve discharge pipe terminated more than 6 inches above the floor. The TPR valve is a critical safety device designed to discharge hot water and steam in the event of excessive temperature or pressure within the boiler system. A discharge pipe that terminates too high above the floor may increase the risk of injury if the valve activates, as scalding water or steam could be discharged into the occupied space. The inspector recommends extending or modifying the discharge piping so it terminates at an appropriate height above the floor in accordance with current safety standards and manufacturer requirements. Failure to correct this condition may increase the potential for personal injury if the relief valve operates.

Location: Garage

Limitations

11.15.9 Boilers & Radiators General Limitations

Boilers, radiators, convectors, and hydronic heating systems are inspected using a visual, non-invasive approach. Concealed piping, radiant heating components, internal boiler conditions, combustion characteristics, water quality, pressure characteristics, hidden leaks, and other concealed components cannot be fully evaluated during a standard home inspection. Performance observations represent conditions at the time of inspection only.



12.0 Cracking, Settlement, & Movement (CSM)

SUBSECTION	STATUS	# DEFECTS
12.1 General Information - CSM	● Inspected	—
12.2 Exterior Walls - CSM	● Inspected	1
12.3 Interior Areas - CSM	● Inspected	1
12.4 Foundation Walls - CSM	● Inspected	1
12.5 Slabs (Slab Foundations, Garage & Basement) - CSM	● Inspected	—

12.1 General Information - CSM

Information

12.1.1 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

12.1.2 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.

12.2 Exterior Walls - CSM

Information

12.2.1 Exterior Wall Crack(s) Present?: Crack(s) Observed

Defects

12.2.2 Exterior Foundation Crack(s)- Minor

Minor Concern / Maintenance Recommended / FYI

Service: Foundation Contractor

One or more exterior foundation crack(s) in the referenced area(s) were observed to be minor, which may warrant monitoring to ensure stability. Minor cracks can result from natural settling, temperature changes, or soil shifts, typically appearing as hairline fractures in concrete or masonry, especially in homes exposed to seasonal weather variations. The inspector recommends evaluating the crack(s), monitoring them over time for changes in size or severity, and considering sealing the cracks to prevent moisture entry, with further repairs if progression occurs. If this issue isn't addressed, it may remain stable but could potentially indicate larger structural concerns or allow moisture intrusion if worsening is observed over time.

Location: Front Of Home , , Right Side Of Home



12.3 Interior Areas - CSM

Information

12.3.1 Interior Indications of CSM's Present: Sloping Floors

Defects

12.3.2 Interior

Area(s)- Floors Sloped, Not Level- Framing Not Visible

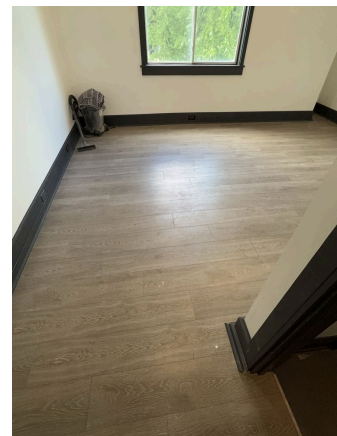


Minor Concern / Maintenance Recommended / FYI

Service: Foundation Contractor

One or more interior floor area(s) in the referenced area(s) were observed to be sloped or not level. The inspector was unable to access or visually assess the underlying framing members to determine the exact cause due to concealed conditions. Sloped floors are relatively common and may result from settlement, framing deflection, construction methods, or other factors. No significant cracking was observed in association with this condition at the time of inspection. The inspector recommends evaluating the structure beneath the floor if concerns arise or if access becomes available. Continued movement, if present, may result in uneven flooring or other related issues.

Location: 2nd Floor , 3rd Floor



12.4 Foundation Walls - CSM

Information

12.4.1 Foundation Wall Crack(s) Present?: Crack(s) Observed

Defects

12.4.2 Foundation Cracks - Minor



Minor Concern / Maintenance Recommended / FYI

Service: Foundation Contractor

One or more minor crack(s) were observed in the foundation walls, which are typically associated with normal settling, shrinkage, or temperature-related expansion and contraction. These types of cracks are common and do not appear to compromise the structural integrity of the foundation at this time. The inspector recommends monitoring the cracks for any signs of widening or movement over time and sealing them to prevent moisture intrusion. Failure to address this issue may result in potential water infiltration, further crack propagation, and deterioration of the foundation surface.

Location: Basement



12.5 Slabs (Slab Foundations, Garage & Basement) - CSM

Information

12.5.1 Floor- (Slab) Crack(s)

One or more crack(s) were observed in the slab in the referenced area(s). Cracks in concrete slabs are common and may occur due to normal shrinkage, settlement, thermal expansion, or age-related wear. While many cracks are cosmetic, wider or uneven cracks can allow moisture intrusion, contribute to further deterioration, or pose a trip hazard. The inspector recommends evaluating the cracked areas to determine if sealing or repair is warranted. Failure to monitor or address slab cracks may lead to continued expansion, potential water intrusion, and reduced longevity of the garage floor.

13.0 Water, Moisture, & Condensation (WMC)

SUBSECTION	STATUS	# DEFECTS
13.1 General Information & Limitations	● Inspected ● Defect/Deficiency	1
13.2 Interior Areas - WMC	● Inspected	—
13.3 Foundation - WMC	● Inspected	1

13.1 General Information & Limitations

Defects

13.1.1 Staining In Area(s)- Previous Or Intermittent Moisture Intrusion- Dry At Inspection- Monitor

Minor Concern / Maintenance Recommended / FYI

Service: Monitor

Staining was observed in the referenced area(s), consistent with previous or intermittent moisture intrusion. The affected surfaces were dry at the time of inspection, and no active moisture was detected. While the staining suggests past moisture exposure, the source could not be confirmed during the inspection. The inspector recommends monitoring the area for signs of recurring moisture and evaluating further if staining worsens or moisture returns. Failure to monitor this condition may result in undetected moisture intrusion and potential damage to surrounding materials.

Location: Skylight, Basement



Limitations

13.1.2 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.

13.2 Interior Areas - WMC

Information

13.2.1 Interior Moisture Presence: Moisture Staining Present

13.3 Foundation - WMC

Information

13.3.1 Indications of Moisture at Visible Portions: Moisture Staining Present, Active Moisture Present

Defects

13.3.2 Foundation Wall(s)- Active Moisture Intrusion

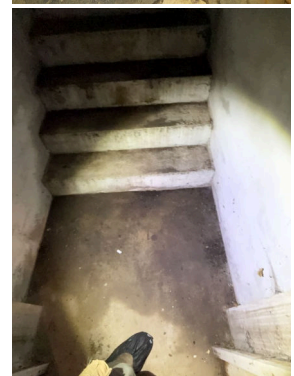
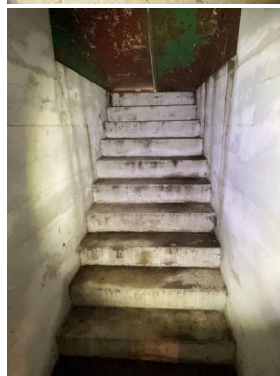
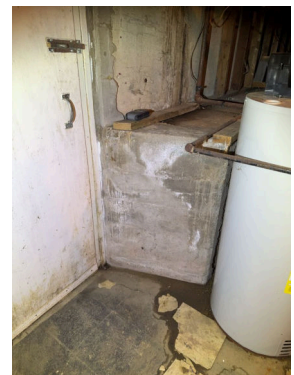
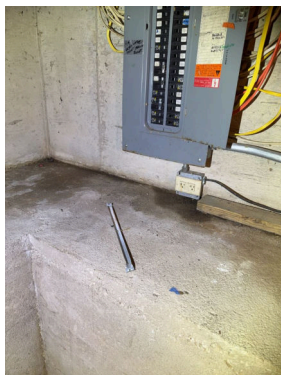
! Serious Concern / Safety Hazard / Immediate Action Recommended

Service: Waterproofing Contractor

Active moisture intrusion was observed in portions of the basement, including areas along the rear foundation wall. Moisture staining, dampness, and evidence of water entry were noted at the time of inspection. Contributing factors may include foundation wall cracks, negative grading at the rear of the home, and water intrusion at the cellar door area, where conditions appeared conducive to water entry. In some locations, evidence of moisture was present but the exact source could not be definitively determined at the time of inspection.

Active moisture intrusion can contribute to deterioration of building materials, presumed microbial growth, and damage to interior finishes if allowed to persist. The inspector recommends identifying and correcting the sources of water entry, which may include improving exterior drainage and grading, repairing foundation cracks, addressing water entry at the cellar door area, and implementing additional waterproofing or drainage measures as needed. Failure to address these conditions may result in continued water intrusion, material deterioration, and additional moisture-related concerns.

Location: Basement - Back Of Home



14.0 Plumbing

SUBSECTION	STATUS	# DEFECTS
14.1 Functional Drainage	● Inspected	1
14.2 Water Service Pipe & Shut-Off Valves	● Inspected	—
14.3 Water Distribution Pipes	● Inspected	1
14.4 Interior Cleanout	● Inspected	—
14.5 Sump Pump(s)	● Inspected	1
14.6 Gas Pipes	● Inspected	1
14.7 General Info	● Inspected	—
14.8 Water Softener	● Not Inspected	—

14.1 Functional Drainage

Defects

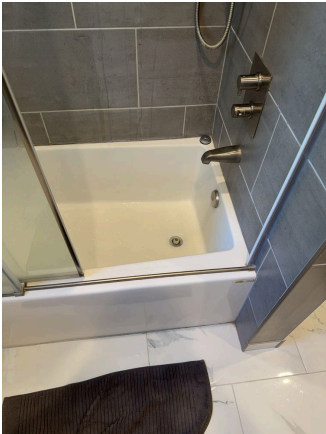
14.1.1 Hindered (Slow) Drainage In Referenced Location(s)

Repair Recommended / Moderate Concern

Service: Plumbing Contractor

Hindered (slow) drainage was observed in one or more referenced fixture(s) at the time of inspection. This condition may result from partial blockages due to debris, buildup within the drain line, improper venting, or inadequate pipe slope. Slow drainage can lead to standing water, unpleasant odors, and reduced fixture performance. The inspector recommends evaluating the affected drain(s), clearing any obstructions, and verifying proper venting and slope. Failure to address this condition may result in continued drainage issues, potential backups, and damage to plumbing components or finishes.

Location: 2nd Floor Bathroom Tub



14.2 Water Service Pipe & Shut-Off Valves

Information

14.2.1 Service Pipe Material (Visible Portions): Copper

14.3 Water Distribution Pipes

Information

14.3.1 Water Distribution Pipe Material (Visible Portions): Copper

Defects

14.3.2 Lukewarm Water (Not Hot)

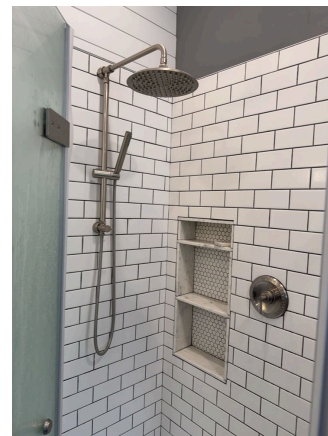
Water Present At Referenced Fixture(s)

 Minor Concern / Maintenance Recommended / FYI

Service: Plumbing Contractor

One or more referenced fixture(s) were observed to produce lukewarm water rather than hot water. This condition may be related to the hot water delivery system, such as water heater temperature settings, a mixing valve adjustment, distribution limitations, or fixture-specific anti-scald devices. **It is common for newer fixtures and mixing valves to be set conservatively to help prevent scalding, which can result in lower delivered temperatures at the tap.** While this may be intentional, the water temperature did not meet typical expectations for hot water during normal operation. The inspector recommends evaluating the hot water system and associated mixing components and making adjustments or repairs, as needed, to achieve consistent and appropriate hot water delivery. Failure to address this condition may result in continued inadequate hot water and reduced functionality of plumbing fixtures.

Location: Showers



14.4 Interior Cleanout

Information

14.4.1 Cleanout Location: Rear of Home, Basement

Recommendation:

A sewer scope inspection is recommended for a more thorough evaluation of the condition of the home's sewer lines. This inspection involves the use of a specialized camera to assess the integrity of the pipes and identify potential issues such as blockages, tree root intrusion, or pipe deterioration. A sewer scope inspection is especially important for older homes or homes with unknown sewer line conditions. It can help prevent costly repairs and backups by identifying problems early.



14.5 Sump Pump(s)

Information

14.5.1 Sump Pump Recommendations

If not installed, At Ease Inspections highly recommends the installation of a backup pump with battery backup capabilities to ensure continued functionality during power outages or primary pump failure. You should consider a thorough inspection prior to closing to ensure the sump pump system meets performance standards and functions as intended.

14.5.2 Discharged Into Sewer Pipes(Waste Pipe)- Inquire With Local Codes

The sump pump was observed to be discharging into the lateral main sewer line. While this may have been an accepted practice at the time of installation, modern plumbing standards in many areas prohibit this type of connection due to the risk of overloading the municipal sewer system during heavy rainfall. The inspector recommends inquiring with local authorities to determine if this discharge method complies with current regulations. Failure to address this issue may result in potential municipal violations,

increased sewer backup risks, and the need for rerouting the discharge line if required by local codes.

Defects

14.5.3 Sump Pump-Backup And GFCI Protection

 Repair Recommended / Moderate Concern

Service: Plumbing Contractor

The sump pump lacked a backup system and was connected to a GFCI-protected circuit. While GFCI protection may be permitted under current standards in certain installations, nuisance tripping can disable the sump pump and increase the risk of basement flooding without the homeowner's knowledge. The absence of a backup system also leaves the home vulnerable to water intrusion during power outages or primary pump failure. The inspector recommends installing a battery backup sump pump system and consulting with an electrician regarding the GFCI-protected circuit configuration. Failure to address these conditions may result in water intrusion, property damage, and conditions conducive to presumed microbial growth.

Location: Basement



14.6 Gas Pipes

Defects

14.6.1 Gas

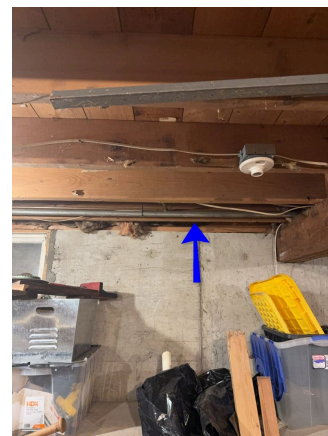
Distribution-Galvanized Pipe(s)-Some

 Minor Concern / Maintenance Recommended / FYI

Service: General Contractor

The gas distribution system in the referenced area(s) was observed to have some galvanized pipes, which may pose a safety concern due to their age and susceptibility to corrosion. Galvanized pipes, often used in older homes, can corrode over time, potentially leading to gas leaks or reduced flow, especially if not replaced during system updates, as they are less durable than modern alternatives like black steel. The inspector recommends evaluating the gas distribution system and making necessary adjustments, such as replacing the galvanized pipes with modern, corrosion-resistant materials like black steel to enhance safety and reliability. If this issue isn't addressed, it may lead to gas leaks, fire hazards, or the need for more frequent maintenance over time.

Location: Basement



14.7 General Info

Limitations

14.7.1 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.

14.8 Water Softener

Information

14.8.1 Water Softeners About

The home is equipped with a water softener system, which is designed to reduce mineral content in the water supply and help limit scale buildup in plumbing fixtures and appliances. This type of system can improve water quality for household use and may help extend the service life of water-using components. No significant defects were observed unless otherwise noted.



15.0 Water Heater(s)

SUBSECTION	STATUS	# DEFECTS
15.1 General - Water Heater Tank & Operation	● Inspected ● Defect/Deficiency	1
15.2 TPR Valve & Pipe	● Inspected	—

15.1 General - Water Heater Tank & Operation

Information

15.1.1 Water Temperature: See Kitchen Sink

The hot water temperature at the time of inspection was measured at a fixture in the kitchen sink 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.

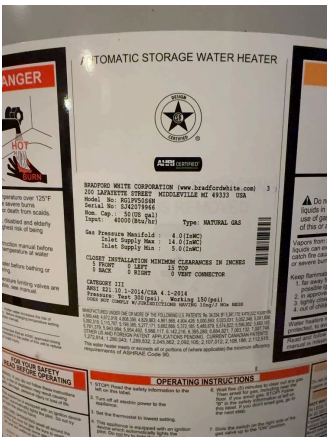
15.1.2 Water Heater Location: Basement

15.1.3 Energy Source: Gas

15.1.4 Water Heater Manufacturer: Bradford White



15.1.5 Picture- Data Plate: Picture Attached



15.1.6 Manufacture Year: 2018

The typical life expectancy of a water heater is 8 to 12 years.

15.1.7 Capacity: 45 Gallons

15.1.8 Water Heater- Old But Functional

The water heater was observed to be old but functioning at the time of inspection. While the unit is currently operational, its age suggests it may be approaching the end of its typical service life and may require more frequent maintenance or replacement in the near future. Older water heaters are more prone to internal corrosion, sediment buildup, and reduced efficiency. The inspector recommends monitoring the unit for signs of leaking or performance issues, continuing regular maintenance, and budgeting for replacement. Failure to plan for replacement may result in unexpected loss of hot water, potential leaks, and increased repair costs over time.

Defects

15.1.9 Water Heater- Over 130 Degrees And Deterioration

 Minor Concern / Maintenance Recommended / FYI

Service: Diy

The water heater was producing water temperatures in excess of 130°F, and the tank exhibited rust, corrosion, and general deterioration. Water temperatures above the commonly recommended 120°F setting can increase the risk of scalding injuries and unnecessary energy consumption, while corrosion and deterioration of the tank may indicate advanced wear and an increased likelihood of leakage or premature failure. Failure to address these conditions may result in personal injury, water damage, and unexpected loss of hot water service. The inspector recommends adjusting the water heater temperature to a safer setting and further evaluating the condition of the tank to determine whether repair or replacement is warranted based on its overall condition and remaining service life.



Limitations

15.1.10 Water Heater(s) – General Limitations

Water heating equipment was inspected using a visual, non-invasive approach and operated using normal user controls when conditions permitted. The inspection does not include dismantling equipment, destructive testing, engineering analysis, combustion analysis, fuel gas testing, pressure testing, leak testing, efficiency testing, water quality testing, code compliance evaluation, determination of remaining service life, or prediction of future performance. Portions of the water heating system and related components may be concealed within walls, ceilings, floors, equipment cabinets, insulation, mechanical rooms, chases, finished surfaces, or other inaccessible locations and may not be fully visible or accessible.

Water heaters, tankless water heaters, hybrid water heaters, indirect water heaters, storage tanks, recirculation systems, expansion tanks, auxiliary drain pans, condensate systems, temperature and pressure relief valves and discharge piping, water piping, shutoff valves, fuel gas piping, combustion components, burners, heat exchangers, venting systems, air intake systems, electrical components, controls, safety devices, and related equipment may contain concealed defects that are not visible during a standard home inspection. Internal conditions, sediment accumulation, corrosion, scaling, deterioration, restricted venting, improper combustion, heat exchanger defects, gas leaks, water quality concerns, and other hidden conditions cannot be fully evaluated without dismantling equipment or performing specialized testing.

Combustion chambers, burners, heat exchangers, vent connectors, flues, draft characteristics, combustion air provisions, fuel gas systems, and other internal or concealed components may not be fully visible or accessible and cannot be comprehensively evaluated during a visual inspection. Any observations regarding combustion, venting, fuel gas systems, tankless equipment,

recirculation systems, water treatment devices, monitoring equipment, smart controls, or ancillary components are provided as a courtesy only and should not be considered a comprehensive evaluation, certification, warranty, guarantee, or determination of proper operation, efficiency, safety, or future reliability.

Performance observations represent conditions at the time of inspection only. Concealed leaks, gas leaks, combustion-related defects, venting deficiencies, internal deterioration, sediment accumulation, safety device failures, improper installation, intermittent conditions, and future failures may exist and may only become apparent over time or under different operating conditions.

15.2 TPR Valve & Pipe

Information

15.2.1 TPRV Discharging Within 6 Inches Of The Floor: Inspected- Ok

16.0 Laundry Area(s)

SUBSECTION	STATUS	# DEFECTS
16.1 Washing Machine(s)	● Inspected	—
16.2 Dryer(s)	● Inspected	1
16.3 Dryer Vent (Duct)	● Inspected	—
16.4 General Info	● Inspected	—

16.1 Washing Machine(s)

Information

16.1.1 Washer(s) Operation: Operational- Ok

16.2 Dryer(s)

Information

16.2.1 Dryer Energy Source: Gas



16.2.2 Dryer(s) Operation: Operational- Ok

The dryer unit was operated through a cycle. It heated it's drum and then stopped at the end of the cycle. Unless otherwise stated as a defect, no significant defects were observed.

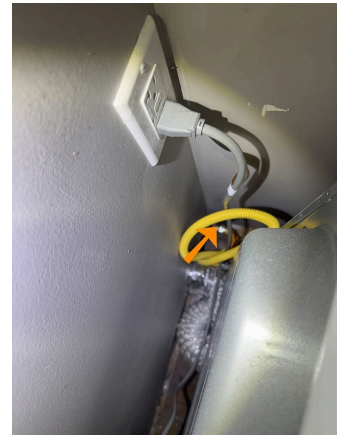
Defects

16.2.3 Gas Dryer- Gas Shut-Off Valve- None, Missing, Not Observed

Repair Recommended / Moderate Concern

Service: Handyman

The gas dryer in the referenced area was observed without a visible or accessible gas shut-off valve. A shut-off valve is required near the appliance to allow for quick and safe disconnection in the event of maintenance, repair, or emergency. The absence of a shut-off valve may present a safety hazard and does not meet modern installation practices. The inspector recommends having a properly rated gas shut-off valve installed in an accessible location near the dryer. Failure to address this issue may result in delayed emergency response, increased risk during maintenance, and potential gas safety concerns.



16.3 Dryer Vent (Duct)

Information

16.3.1 Flex Or Foil Duct

The dryer was observed to have a flex or foil duct for venting. Flex and foil ducts are not recommended for dryer venting as they are prone to lint buildup, reduced airflow, and potential fire hazards due to their flammable material and ribbed design. Modern standards recommend rigid or semi-rigid metal ducts for safer and more efficient venting. The inspector recommends replacing the flex or foil duct with a rigid or semi-rigid metal duct to improve airflow and enhance safety. Failure to address this issue may result in increased fire risk, reduced dryer efficiency, and higher maintenance needs due to lint accumulation.

16.4 General Info

Limitations

16.4.1 Laundry Areas General Limitations

Laundry area components were inspected using a visual, non-invasive approach and operated using normal user controls when conditions permitted. Laundry appliances, including washing machines, dryers, combination units, specialty appliances, and related equipment are not required components of a standard home inspection and may be excluded from certain standards of practice. Any operation or observations regarding such appliances are provided as a courtesy only and should not be considered a comprehensive evaluation, certification, warranty, guarantee, or determination of future reliability, performance, efficiency, safety, or remaining service life.

The inspection does not include dismantling equipment, moving appliances, disconnecting utilities, evaluating internal components, performing full operational cycles, verifying manufacturer specifications, determining load capacities, evaluating electronic controls, or identifying intermittent conditions. Appliances are typically operated using limited functions and abbreviated testing procedures only. Portions of plumbing connections, drain connections, electrical connections, gas piping, venting systems, exhaust ducts, appliance interiors, catch pans, cabinets, countertops, and related components may be concealed by appliances, finishes, stored items, or other obstructions and may not be fully visible or accessible.

Concealed leaks, drainage deficiencies, venting defects, gas leaks, improper installations, appliance malfunctions, electronic control failures, sensor failures, restricted exhaust ducts, concealed damage, and future failures may exist and may only become apparent during extended operation or under conditions not present at the time of inspection. Performance observations represent conditions at the time of inspection only.

17.0 Environmental & Pests

SUBSECTION	STATUS	# DEFECTS
17.1 Pest, Rodent, Insect & Wildlife Concerns	● Inspected	1
17.2 Fungal Or Microbial Growth (Mold)	● Inspected	1 1
17.3 Odors Present	● Inspected	1
17.4 Radon	● Inspected	—
17.5 Asbestos	● Inspected	1
17.6 Environmental & Pests General	● Inspected	—

17.1 Pest, Rodent, Insect & Wildlife Concerns

Information

17.1.1 Pests Observed: Yes- DEFECT

Defects

17.1.2 Evidence Of Pests & Presumed Pest In Attic

Repair Recommended / Moderate Concern

Service: Pest Control Pro

Evidence of pest activity was observed in one or more areas of the home, including signs such as nesting materials, droppings, and other indicators of current or previous animal presence. Pests can damage insulation, wiring, HVAC components, and other building materials, and may create health concerns due to contamination from droppings, urine, nesting materials, and associated parasites. Bird nesting was also observed and should be removed as needed to help prevent interference with drainage, ventilation, or other building systems.

Suspected active pest activity was noted in the attic at the time of inspection, which limited the ability to fully inspect that area. As a result, additional concealed conditions may be present that were not visible during the inspection. The inspector recommends further evaluation by a pest control professional, sealing potential entry points, and removing and replacing any insulation or materials damaged or contaminated by pest activity as needed. Failure to address these conditions may result in continued infestation, property damage, contamination, and additional concealed defects.

Location: Porch Attic, Basement, Basement Furnace, Back Of Home, Attic





17.2 Fungal Or Microbial Growth (Mold)

Information

17.2.1 Fungal Growth Present: Yes- DEFECT

Defects

17.2.2 Washing Machine & Electrical Panel

Minor Concern / Maintenance Recommended / FYI

Service: Appliance Repair

Presumed microbial growth was observed within the electrical panel and at one or more washing machine door seals. An odor was also noted at the washing machine, which is commonly associated with trapped moisture and buildup within the appliance. Failure to address these conditions may allow continued microbial growth and moisture-related deterioration. The inspector recommends correcting any moisture intrusion concerns at the electrical panel and cleaning the affected washing machine seals and components as part of routine maintenance.



17.2.3 Referenced Areas-Presumed Mold Growth

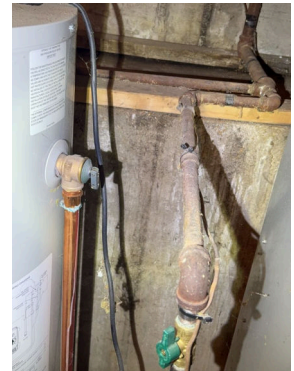
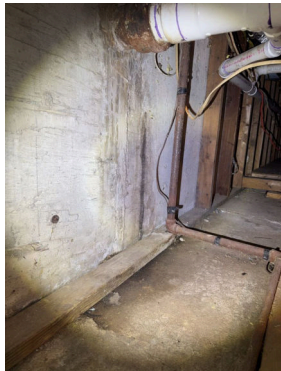
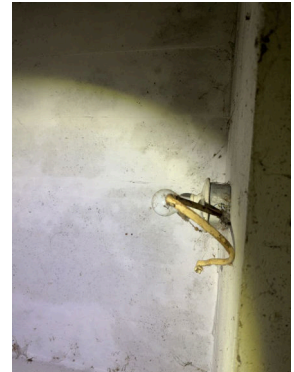
! Serious Concern / Safety Hazard / Immediate Action Recommended

Service: Mold Remediation Contractor

Presumed microbial growth was observed in multiple areas of the home, including portions of the basement and crawlspace. Additional presumed microbial growth and discoloration were observed in areas affected by active moisture intrusion, suggesting elevated moisture levels and/or ongoing water entry. These conditions may contribute to deterioration of building materials and may negatively impact indoor air quality if allowed to persist.

The inspector recommends identifying and correcting any active sources of moisture intrusion, including areas of water seepage, and further evaluating the affected materials to determine the extent of contamination and any necessary remediation. Failure to address the underlying moisture conditions may result in continued microbial growth, material deterioration, and additional concealed damage.

Location: Basement - Back Of Home, Crawlspace- Back of Home, Basement



17.3 Odors Present

Information

17.3.1 Odor(s) Present in the Structure: Yes- DEFECT

Defects

17.3.2 Musty Smell

In Referenced

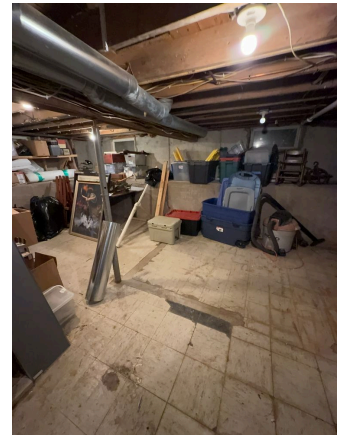
Area(s)



Minor Concern / Maintenance Recommended / FYI

A musty smell was detected in the referenced area(s) during the inspection. This type of odor is often associated with elevated humidity, poor ventilation, or the presence of mold, mildew, or moisture intrusion. While no visible microbial growth may have been present at the time of inspection, the odor indicates the potential for concealed moisture or microbial activity. The inspector recommends evaluating the area for sources of moisture, improving ventilation, and conducting further investigation if the odor persists. Failure to address the underlying cause may result in continued odor issues, poor indoor air quality, and potential damage to building materials.

Location: Basement



17.4 Radon

Information

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

17.4.2 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.

17.5 Asbestos

Defects

17.5.1 Presumed Asbestos

Tiles

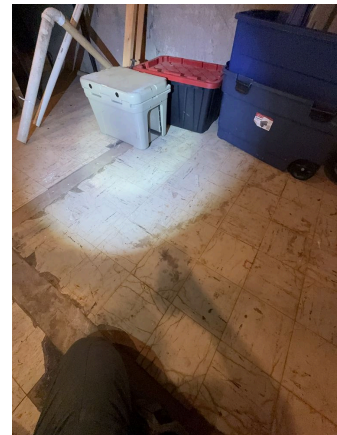


Repair Recommended / Moderate Concern

Service: Environmental Contractor

One or more flooring tile(s) in the referenced area(s) appeared to be presumed asbestos-containing materials based on the age, appearance, and characteristics of the materials observed. Asbestos-containing floor tiles were commonly used in older homes and buildings. Intact materials that are in good condition are generally considered less likely to release fibers; however, disturbance, damage, deterioration, or renovation activities may increase the potential for asbestos fiber release. Identification of asbestos-containing materials requires laboratory testing and is beyond the scope of a standard home inspection. The inspector recommends avoiding disturbance of the materials and consulting with an environmental specialist if testing, renovation, removal, or further evaluation is desired. Failure to properly manage or handle asbestos-containing materials may result in potential health and environmental concerns.

Location: Basement



17.6 Environmental & Pests General

Limitations

17.6.1 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.

18.0 Smoke Detectors, Carbon Monoxide & Combustible Gas Testing

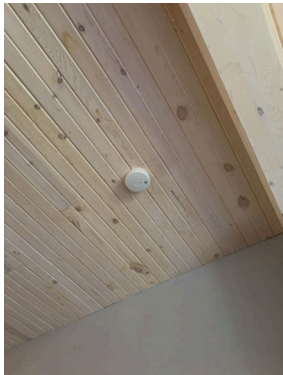
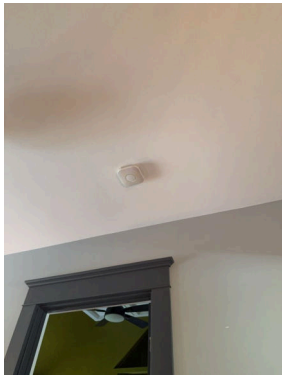
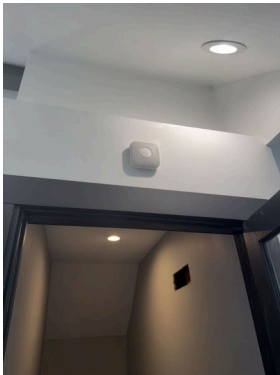
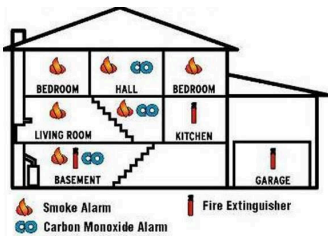
SUBSECTION	STATUS	# DEFECTS
18.1 Smoke Detectors	● Inspected	1
18.2 Carbon Monoxide Detectors	● Inspected	1
18.3 General	● Inspected	—

18.1 Smoke Detectors

Information

18.1.1 Smoke Detector Locations- PICTURES: 1st floor, 2nd floor, 3rd floor

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!

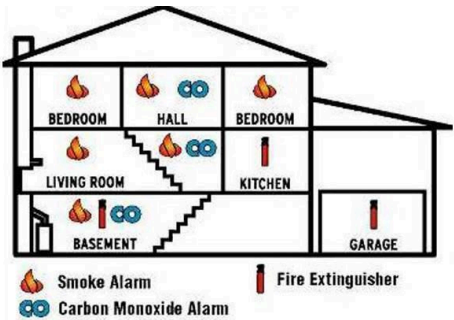


Defects

18.1.2 More Recommended In Referenced Area(s)

Repair Recommended / Moderate Concern

Service: Handyman Diy



One or more area(s) in the referenced area(s) were observed to need additional smoke detector(s) to provide improved fire protection to the home. The inspector recommends one smoke detector and CO detector on each level in halls, one smoke detector in each bedroom and one in the garage/ other areas of the home. Old, yellow colored smoke detectors need replacement. See illustrated picture for reference. 10 year smoke detectors and CO detectors have become the new industry standard, the inspector recommends replacing all smoke detectors with 10 year detectors and adhering to picture for proper installation.

Location: Basement , Bedrooms- All

18.2 Carbon Monoxide Detectors

Information

18.2.1 Carbon Monoxide Detectors Present- PICTURES: 2nd floor, 3rd floor

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.

18.2.2 CO Detector(s)- Presumed Combination Smoke/CO Detectors

One or more carbon monoxide detectors observed in the referenced area(s) appeared to be **combination smoke/carbon monoxide units**. These devices are designed to provide both smoke and carbon monoxide alarm functions in a single unit. Because labeling and full manufacturer information were not confirmed as part of this observation, the units are *presumed* to be combination detectors. Homeowners should verify the device type, age, and replacement schedule to help ensure continued life-safety protection.

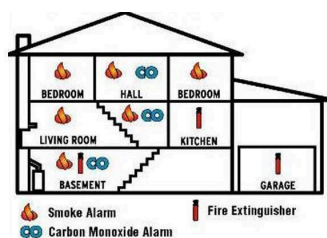
Defects

18.2.3 More Recommended In Referenced Area(s)

Repair Recommended / Moderate Concern

Service: Handyman Diy

One or more area(s) in the referenced area(s) were observed to need additional carbon monoxide detector(s), which may affect occupant safety. Carbon monoxide detectors are critical for detecting this odorless, harmful gas from fuel-burning appliances, and insufficient coverage could leave parts of the home unprotected, though the current setup may have been acceptable at time of build. The inspector recommends installing additional carbon monoxide detectors in key areas, such as outside sleeping areas, near fuel-burning appliances, and on each level of the home, to enhance occupant safety. Failure to address this issue may result in increased risk of undetected carbon monoxide exposure. See the illustration below for guidance:



Location: Basement , 1st Floor

18.3 General

Limitations

18.3.1 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.

19.0 Foundation Area(s)

SUBSECTION	STATUS	# DEFECTS
19.1 Foundation General Information	● Inspected	—
19.2 Framing Structure(s)	● Inspected	—
19.3 Foundation- Basement(s)	● Inspected	—
19.4 Foundation- Crawlspace(s)	● Not Inspected	—
19.5 Foundation- Slab-On-Grade	● Inspected	1
19.6 Insulation	● Inspected	1

19.1 Foundation General Information

Information

19.1.1 **Foundation Type(s):** Slab-On-Grade, Crawlspace, Basement

19.1.2 **Foundation Wall Material:** Poured Concrete, Not Visible

19.1.3 Foundation Areas General Information

No significant defects were observed unless otherwise noted.

Limitations

19.1.4 Foundation Area(s) Limitations General

Foundation areas were inspected using a visual, non-invasive approach and are limited to conditions readily observable at the time of inspection. The inspection does not include destructive testing, engineering analysis, geotechnical evaluation, soil analysis, structural calculations, excavation, removal of finishes, movement monitoring, determination of structural adequacy, determination of load-bearing capacity, code compliance evaluation, or prediction of future performance.

Foundation components, framing, support systems, subflooring, insulation, drainage systems, structural elements, slabs, crawlspaces, basements, manufactured home foundation systems, and related components may be partially or fully concealed by finished surfaces, insulation, wall coverings, floor coverings, ceiling finishes, storage, furnishings, personal belongings, mechanical equipment, vegetation, soil, grading, moisture conditions, or other obstructions. Concealed conditions may exist that are not visible during a standard home inspection.

The inspection does not determine the presence or absence of concealed structural defects, concealed movement, settlement, moisture intrusion, water penetration, deterioration, rot, insect damage, environmental concerns, soil conditions, underground conditions, drainage performance, or other hidden defects. Areas that are inaccessible, obstructed, unsafe, confined, concealed, or otherwise restricted may not be fully evaluated.

Any observations regarding cracking, settlement, movement, moisture intrusion, structural performance, drainage conditions, repairs, modifications, or related concerns are based upon visible conditions observed at the time of inspection only and should not be considered an engineering opinion, structural certification, warranty, guarantee, or prediction of future performance. Concealed defects, intermittent conditions, prior repairs, ongoing movement, hidden deterioration, moisture-related damage, structural deficiencies, and future failures may exist and may only become apparent over time or through destructive evaluation, specialized testing, engineering analysis, or evaluation by qualified specialists.

19.2 Framing Structure(s)

Information

19.2.1 Supplemental Support Added

Supplemental support has been added in the framing structure in the referenced area(s). This appears to be a modification or reinforcement to the original floor support system. The visible support components were present at the time of inspection, and no significant defects were observed unless otherwise noted. The reason for the added support and any prior related repairs or alterations should be confirmed through available documentation if desired.



19.3 Foundation- Basement(s)

Information

19.3.1 Emergency Egress Observed: Inspected- Ok

19.3.2 Emergency Egress Window Ladder(s) Observed: N/A- Basement Door

19.3.3 Basement Secondary Egress Information- IF Present

A secondary means of egress was observed within the basement area. Secondary egress components may include exterior doors, escape windows, window wells, or other emergency exit features intended to provide an additional means of escape during an emergency. Proper operation, accessibility, dimensions, and compliance with modern safety standards may vary depending on the age and design of the structure. Regular maintenance and unobstructed access to egress components is recommended for occupant safety.

19.4 Foundation- Crawlspace(s)

Information

19.4.1 Inspection Method: From Opening

19.4.2 Crawlspace Floor Material- Must Have Vapor Barrier: Inspected- Ok

19.4.3 Amount of Crawl Space Physically Accessible: 20-30%

19.4.4 Insulation Type: Fiberglass batt

19.4.5 Crawlspace Information

No significant defects were observed unless otherwise noted.

Limitations

19.4.6 Crawlspace Access Or Inspection Limitations: Crawlspace Not Accessible

Access to the crawlspace was limited at the time of inspection. Portions of the crawlspace and related foundation components could not be fully evaluated due to restricted entry, clearance, stored items, insulation, debris, or other obstructions. Conditions concealed from view may

exist and were not visible during this inspection. Any observations noted are reported as a courtesy only.

19.5 Foundation- Slab-On-Grade

Information

19.5.1 Foundation Type: Slab on Grade

Defects

19.5.2 Wood(s) -

Contact With Soil Or Organic Material



Minor Concern / Maintenance Recommended / FYI

One or more wood components were observed in contact with soil or organic material in the referenced area(s). This condition can promote moisture absorption, wood decay, and insect activity, which may lead to deterioration of the affected materials over time. Correction is recommended to separate wood from soil and organic debris and to address any damaged areas as needed to help reduce the risk of further deterioration.

Location: Garage - All Sides



19.6 Insulation

Defects

19.6.1 Exterior Walls- Above Grade- No Or Missing Insulation

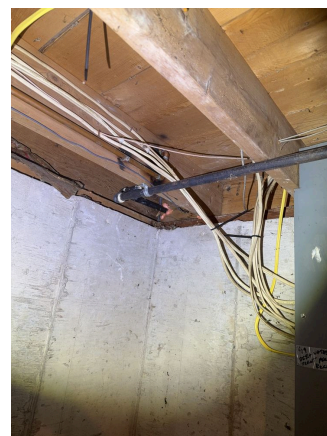


Repair Recommended / Moderate Concern

Service: Insulation Contractor

The foundation exterior walls in the referenced area(s) were observed to have area(s) above grade with no or missing insulation, which may lead to energy loss and temperature inconsistencies in the home. Missing insulation on above-grade foundation walls can result from original construction oversight, removal during repairs, or deterioration over time, allowing heat to escape or cold air to infiltrate through the exposed areas. The inspector recommends evaluating the foundation exterior walls and making necessary adjustments, such as adding insulation like rigid foam board or spray foam to the above-grade sections, to improve energy efficiency. If this issue isn't addressed, it may result in increased energy costs, drafts, or potential condensation issues during colder weather.

Location: Basement



20.0 Garage(s)

SUBSECTION	STATUS	# DEFECTS
20.1 General Info	● Inspected	—
20.2 Conventional Door(s)	● Inspected	1
20.3 Overhead Door(s) Parts- Tracks and Spring(s)	● Inspected	—

20.1 General Info

Limitations

20.1.1 Garages General Limitations

Garage 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, engineering analysis, structural calculations, code compliance evaluation, load testing, fire separation verification, energy efficiency evaluation, determination of remaining service life, or prediction of future performance.

Garage doors, overhead doors, conventional doors, tracks, rollers, springs, cables, hinges, weather seals, automatic openers, remote controls, safety devices, sensors, framing, walls, ceilings, floors, columns, ventilation systems, heating equipment, electrical components, storage systems, and related components may be concealed, obstructed, inaccessible, or otherwise limited from view. Portions of garage systems may be concealed by vehicles, personal belongings, stored materials, wall coverings, ceiling finishes, insulation, shelving, cabinetry, mechanical equipment, or other obstructions and may not be fully visible or accessible during the inspection.

The inspection does not include dismantling garage door systems, evaluating internal components of automatic openers, determining spring balance, measuring structural capacity, verifying fire ratings, confirming compliance with current safety standards, evaluating vehicle impact protection, or identifying all concealed conditions. Safety devices, automatic reverse systems, photoelectric sensors, smart controls, wireless controls, battery backup systems, and related components may contain concealed defects or intermittent conditions that are not apparent during limited testing.

Any observations regarding garage door systems, safety equipment, heating equipment, ventilation equipment, structural components, smart devices, monitoring systems, or related accessories are provided as a courtesy only and should not be considered a certification, warranty, guarantee, engineering opinion, code compliance determination, or confirmation of future reliability or performance.

Concealed defects, structural deficiencies, moisture-related conditions, settlement-related conditions, hardware failures, spring failures, cable failures, safety device failures, vehicle damage, impact damage, improper installations, intermittent operating conditions, and future failures may exist and may only become apparent over time or under different operating conditions.

20.2 Conventional Door(s)

Defects

20.2.1

**Weatherstripping -
Damaged Or
Deteriorated**

Minor Concern / Maintenance Recommended / FYI

Service: Handyman

The door had damaged weatherstripping. Replacing affected portions is recommended to be performed by a qualified person.



20.3 Overhead Door(s) Parts- Tracks and Spring(s)

Information

20.3.1 Garage Door Parts- Normal Deterioration For Presumed Age

The garage door components showed signs of normal wear and deterioration consistent with the presumed age of the system. Common components such as rollers, hinges, springs, and hardware naturally wear over time with regular use. While no specific failure was noted at the time of inspection, age-related wear may affect smooth operation and reliability over time. The inspector recommends continued monitoring and routine maintenance to help extend the service life of the garage door system. Failure to maintain these components may result in increased wear, reduced performance, or the need for future repairs.

21.0 Thermal Imaging Scan

SUBSECTION	STATUS	# DEFECTS
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21.1 Thermal Imaging Scan General

● Inspected

—

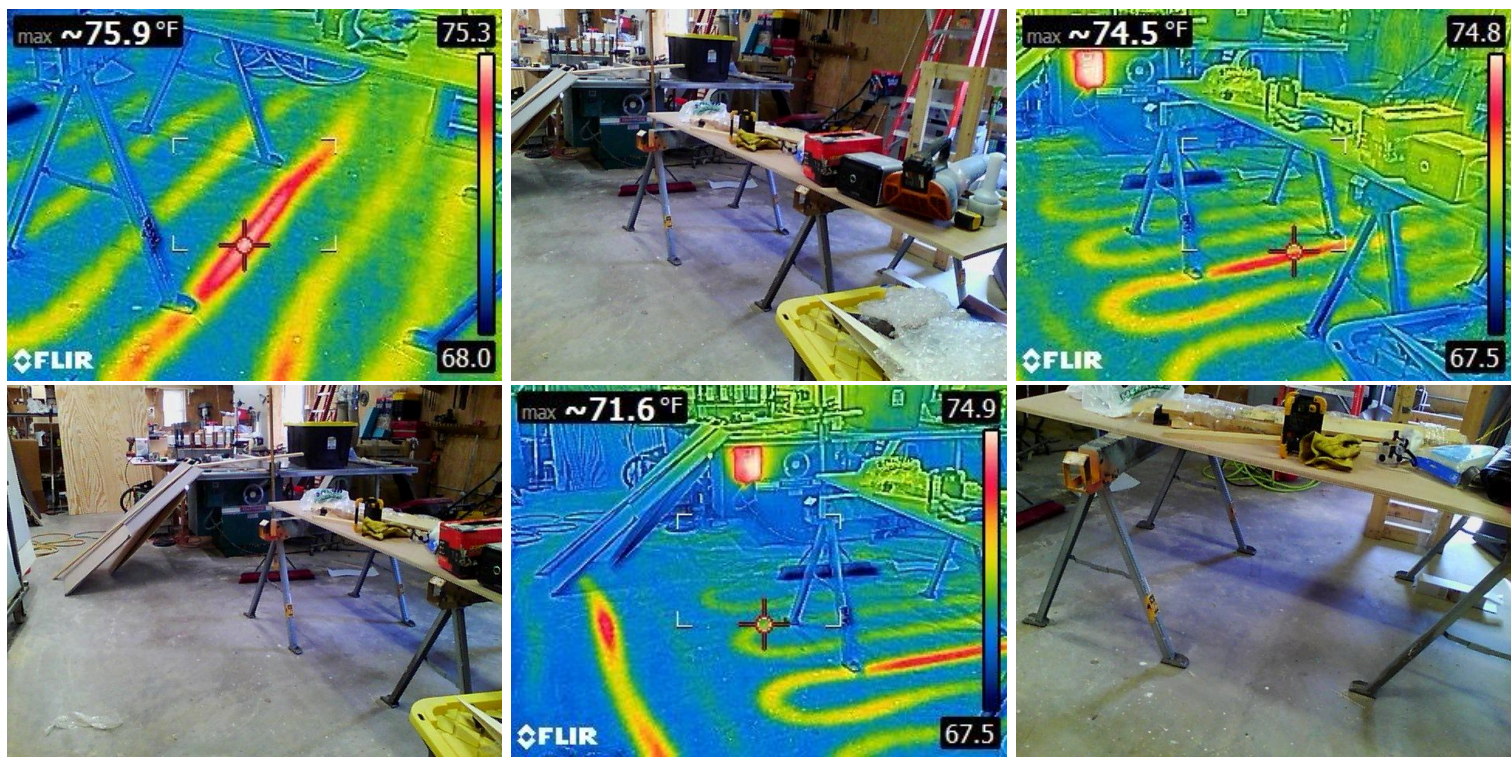
21.1 Thermal Imaging Scan General

Information

21.1.1 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.

21.1.2 Thermal Imaging Pictures



Limitations

21.1.3 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.

22.0 Final Walkthrough

SUBSECTION	STATUS	# DEFECTS
22.1 General	● No Status	—

22.1 General

Information

22.1.1 General Information

FYI – Report Organization Note

This section is used for internal inspection workflow documentation. It does not contain defect findings.

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

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

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

22.1.5 Dishwasher(s)- Final Check: Inspected- Ok

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.

22.1.6 Water Fixtures Off: Yes

22.1.7 Lights & Fans Off: Yes

22.1.8 All GFCI Receptacles/Breakers Reset?: Yes

22.1.9 Washing Machine(s)- Final Check: Inspected- Ok

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.

22.1.10 Thermostat At Original Settings: Yes

22.1.11 Garage Overhead Door(s) Closed: Yes

22.1.12 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

22.1.13 Google Review: Client Not Present

22.1.14 Doors Locked: Owner Wants Left Open

22.1.15 **Gate(s) Closed:** N/A- None

23.0 Inspection Details

SUBSECTION	STATUS	# DEFECTS
23.1 Inspection Conditions	● Inspected	—
23.2 Homeowner Information	● Inspected	—
23.3 Attendees	● Inspected	—
23.4 Occupancy	● Inspected	—
23.5 Utilities	● Inspected	—

23.1 Inspection Conditions

Information

- 23.1.1 Approximate Temperature Day Of Inspection: 60s F
- 23.1.2 Weather Conditions Day Of Inspection: Overcast
- 23.1.3 Weather Conditions- 2 Days Prior To Inspection: Overcast, Rain
- 23.1.4 Weather- Related Property Condition: Saturated

23.2 Homeowner Information

Information

- 23.2.1 Inspection Type: Pre-Purchase Inspection
- 23.2.2 Applicable Standards Of Practice
State of Illinois, InterNACHI

Limitations

- 23.2.3 Excluded Items Or Systems: Woodworking Equipment
The excluded items or systems listed above were not inspected unless otherwise noted elsewhere in the report.

23.3 Attendees

Information

- 23.3.1 Attendees: Client And Client's Agent

23.4 Occupancy

Information

- 23.4.1 State Of Occupancy: Owner/ Tenant Occupied

Limitations

23.4.2 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.

23.5 Utilities

Information

23.5.1 Utilities - All Utilities On

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