



At Ease Inspections

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HOME INSPECTION REPORT

123 Sample Street, Demo City, ST 12345

6/20/2026 8:35AM

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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 - Improper Slope Toward Structure (Location: Right Side Of Home, Back Of Home)
-  1.3.1 - Vegetation - Near, Touching Or Surrounding AC Condenser(s) (Location: Back Of Home)
-  1.5.1 - Settling- Moderate
-  1.7.1 - Sump Pump Discharge- Drains Into Buried Pipes- Misaligned (Location: Back Of Home)
-  1.8.1 - Step(s) Over 7 3/4" Rise Present (Location: Back Of Home)

Exterior House, Walls & Components

-  3.2.1 - Water Spigot(s)- Loose, Not Properly Secured (Location: Back Of Home)
-  3.3.2 - Siding- Damaged (Location: Front Of Home , Back Of Home)
-  3.4.1 - Egress Window Well Deficiencies (Location: Right Side of Home)
-  3.6.2 - General - Area(s) In Need Of Sealant (Location: All Sides)

Attic(s), Roof Structure, & Ventilation

-  5.2.1 - Area(s)- Dark Or Discolored- Presumed Insufficient Ventilation
-  5.3.3 - Insulation-Insufficient Coverage (Location: Attic - All)
-  5.5.1 - Combustion Vent(s)- Wrapped In Insulation

Interior Areas & Items

-  6.1.1 - Cosmetic Defects Information
-  6.2.1 - Tile Flooring - Cracked Or Damaged (Location: Hallway)

Bathroom(s)

-  7.2.2 - Ventilation- Inadequate, Presumed Low CFM (Location: All)
-  7.4.2 - Tub Surround-Damaged And Loose (Location: Hallway Bathroom, Master Bathroom)
-  7.5.1 - Shower(s)- Mixing Valve- Hot & Cold Reversed (Location: Master Bathroom)

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

-  8.1.1 - Open- One Or Both Sides- Non-Compliant With Modern Standards (Location: Basement Staircase)

Kitchen(s) & Appliances

-  9.3.2 - Cabinet(s)- Improper Fasteners (Location: Kitchen & Laundry Room Cabinets)
-  9.5.3 - Anti-Tip Bracket Not Installed- None
-  9.6.1 - Light(s) Not Functional, Inoperable
-  9.7.2 - Has Ice/Water Capabilities- Water Supply Shut Presumed Off, Inoperable Or Not Connected

Electrical

-  10.1.2 - Toggle(s)- Switch(es) - Unknown Function (Location: Living Room , Kitchen)
-  10.1.3 - Electrical Fixtures- Damaged Or Inoperable (Location: Front Of Home, Back of Home, Basement, Attic, Laundry Room Closet, Living Room, Back Entry)
-  10.2.1 - Receptacle(s)- Add GFCI Protection In Area(s) To Modern Standards (Location: Basement - All , Laundry Room, Kitchen Countertops)
-  10.2.2 - GFCI(s)- Failed To Trip (Location: Front Of Home, Back Of Home , , Garage)

-  10.3.4 - Service Panel-Identification And Corrosion Deficiencies
-  10.6.4 - Hot Water and Gas Pipes Bond- None
-  10.7.2 - Wiring - Extension Cord Used As Permanent Wiring (Location: Basement)

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

-  11.5.1 - Humidifier(s)- Inoperable
-  11.9.1 - Ductwork - Rust Or Deterioration In Referenced Area(s) (Location: All)

Cracking, Settlement, & Movement (CSM)

-  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: Master Bathroom, Basement)

Plumbing

-  14.1.1 - Hindered (Slow) Drainage In Referenced Location(s) (Location: Master Bathroom Tub)
-  14.2.1 - DWV-Improper Drainage Repairs (Location: Master Bathroom Tub, Basement Sink)
-  14.4.2 - Water Hammer Observed (Location: Washing Machine)
-  14.6.2 - Back-Up System- None- Recommended (Location: Basement)
-  14.7.1 - Gas Pipes - Surface Rust (Location: Basement)
-  14.9.1 - Missing Cover Unsealed (Location: Basement)
-  14.10.2 - Sink- Loose, Not Secured (Location: Basement , Laundry Room)
-  14.11.2 - Brine Tank- No Salt

Environmental & Pests

-  17.1.2 - Evidence of Rodent(s) In Referenced Area(s) (Location: Attic , Basement , Crawlspace)
-  17.1.3 - Dead Carpenter Ant(s) Observed (Location: Crawlspace , Basement)
-  17.2.2 - Presumed Mold Growth (Location: Master Bathroom , Crawlspace, Basement)

Smoke Detectors, Carbon Monoxide & Combustible Gas Testing

-  18.1.3 - Smoke detectors- Needed In Bedrooms

Foundation Area(s)

-  19.2.1 - Subfloor - Damaged In Referenced Area(s) (Location: Basement - Under Laundry Room)
-  19.5.1 - Exterior Walls- Above Grade- No Or Missing Insulation (Location: Basement - Back Of Home)

Garage(s)

-  20.2.2 - Connected To Living Space- Self-Closing Hinges- None
-  20.3.1 - Overhead Door(s) Exterior Seal(s)- Damage or Deterioration
-  20.5.1 - Overhead Door Safety Features- None

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	—
1.5 Walkway(s)	● Inspected	1
1.6 Sewer Cleanout	● Not Present	—
1.7 Sump Pump Discharge(s)	● Inspected	1
1.8 Patio(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, Satisfactory Grading

Defects

1.2.2 Grading & Drainage - Improper Slope Toward Structure

 Repair Recommended / Moderate Concern

Service: Concrete Contractor

Negative or neutral grading was observed at one or more soil and hard-surfaced areas around the home, allowing water to drain toward or collect near the foundation. Improper drainage can contribute to moisture intrusion, foundation seepage, erosion, and premature deterioration of building materials. Failure to address these conditions may increase the likelihood of water-related issues within lower-level areas of the home. The inspector recommends regrading the affected soil and hard surfaces and implementing additional drainage improvements as needed to promote positive drainage away from the structure.

Location: Right Side Of Home, Back Of Home



1.3 Vegetation & Trees

Defects

1.3.1 Vegetation - Near, Touching Or Surrounding AC Condenser(s)

 Minor Concern / Maintenance Recommended / FYI

Service: Handyman Diy

Vegetation was observed near, touching, or surrounding the AC condenser(s) in the referenced area(s). Plants, shrubs, or other obstructions in close proximity to the condenser can restrict airflow, reduce system efficiency, and cause the unit to overheat or operate under increased strain. This may lead to premature wear on components and reduced cooling performance. The inspector recommends trimming back vegetation and maintaining a clear area of at least 12–24 inches around all sides of the condenser to promote proper airflow and extend the life of the unit. Failure to address this issue may result in decreased system efficiency, higher energy costs, and potential mechanical failure.

Location: Back Of Home



1.4 Driveway

Information

1.4.1 Concrete- Common cracks < 1/4"

The concrete driveway was observed to have common cracks measuring less than 1/4" in width. Minor cracks in concrete are typical due to natural expansion, contraction, and settlement over time. These cracks are not structurally significant but may widen if exposed to moisture and freeze-thaw cycles. The inspector recommends routine monitoring and sealing the cracks as needed to prevent further deterioration. Failure to maintain the cracks may result in moisture infiltration, potential widening of the cracks, and premature wear of the driveway surface.



1.5 Walkway(s)

Defects

1.5.1 Settling- Moderate



Minor Concern / Maintenance Recommended / FYI

Service: Concrete Contractor

One or more walkway(s) in the referenced area(s) were observed to have moderate settling, creating uneven surfaces. The inspector recommends evaluating the walkway(s) and making repairs as needed to restore a level walking surface. Failure to address this condition may result in trip hazards and continued deterioration.



1.6 Sewer Cleanout

Limitations

1.6.1 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.

1.7 Sump Pump Discharge(s)

Defects

1.7.1 Sump Pump

Discharge- Drains Into Buried Pipes- Misaligned

Repair Recommended / Moderate Concern

Service: Plumbing Contractor

The sump pump discharge pipe was observed to drain into buried pipes that are misaligned. A misaligned connection can lead to water leaking near the foundation instead of being properly directed away from the home. This condition may contribute to soil erosion, excessive moisture accumulation, and potential moisture intrusion into the basement or crawlspace.

Additionally, misalignment may reduce the efficiency of the drainage system, leading to potential backup or overflow issues. The inspector recommends realigning and securing the discharge pipe to ensure proper water flow and prevent leaks near the foundation. Failure to address this issue may result in foundation moisture concerns, increased hydrostatic pressure, and potential long-term structural damage.

Location: Back Of Home



1.8 Patio(s)

Defects

1.8.1 Step(s) Over 7 3/4" Rise Present

Repair Recommended / Moderate Concern

Service: Concrete Contractor

One or more step(s) leading to or from the patio in the referenced area(s) were measured with a rise greater than 7¾ inches, which exceeds the commonly accepted modern standard for step height. While this may have been typical at the time of construction, taller risers can pose a tripping hazard and reduce ease of use, particularly for children, older adults, or those with limited mobility. Although it may not have been a standard at the time of build, the inspector recommends considering reconfiguration of the step(s) to better align with modern safety practices. Failure to address this condition may result in increased risk of trips, falls, or injury.

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: Front 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: Front of Home

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

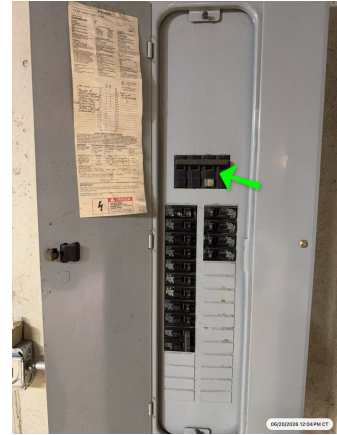
Please Note: At Ease Inspections LLC does not own the rights to, nor assumes any responsibility for, the content provided in the video linked above. This resource is included for general informational purposes only.



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: 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 Windows	● Inspected	1
3.5 Trim, Eaves, Overhangs, Fascia	● Inspected	—
3.6 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

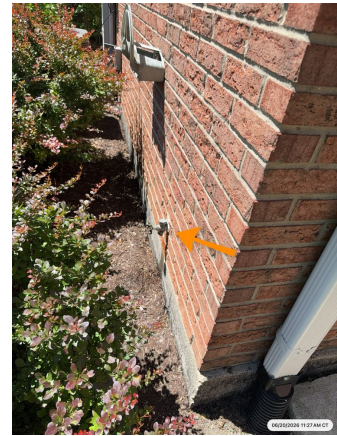
3.2.1 Water Spigot(s)- Loose, Not Properly Secured

 Repair Recommended / Moderate Concern

Service: Plumbing Contractor

One or more water spigot(s) in the referenced area(s) were observed to be loose and not properly secured, which may lead to leaks or damage to the plumbing system. A loose spigot can result from worn mounting hardware, corrosion, or improper installation, often due to age or exposure to weather, causing the spigot to shift and stress its connection to the pipe. The inspector recommends evaluating the affected spigot(s) and making necessary adjustments, such as tightening or replacing the mounting hardware, securing the spigot to the wall or pipe, or replacing the unit if damaged, to prevent leaks. If this issue isn't addressed, it may result in water loss, moisture intrusion near the foundation, or the need for more extensive plumbing repairs over time.

Location: Back Of Home



3.3 Exterior Walls/Cladding

Information

3.3.1 Cladding (Exterior Wall Covering) Material: Vinyl Siding, Brick Veneer

Defects

3.3.2 Siding- Damaged

 Minor Concern / Maintenance Recommended / FYI

Service: Siding Contractor

One or more siding area(s) in the referenced area(s) were observed to be damaged, with visible cracks, dents, or missing sections. Siding serves as a protective barrier against moisture intrusion, weather elements, and pests, and any damage can compromise its effectiveness, potentially leading to deterioration of the underlying structure. The inspector recommends repairing or replacing the damaged siding to restore its protective function and prevent further deterioration. Failure to address this issue may result in moisture intrusion, structural damage, and reduced energy efficiency.

Location: Front Of Home , Back Of Home



3.4 Exterior Windows

Defects

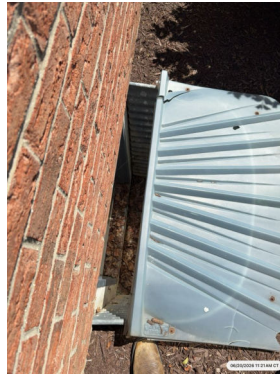
3.4.1 Egress Window Well Deficiencies

 Repair Recommended / Moderate Concern

Service: Handyman Diy

One or more basement window wells contained debris, lacked a visible drainage system, had poorly fitted covers, and/or were missing a ladder where one would be needed for emergency egress. These conditions can allow water, debris, and pests to accumulate within the window well and may increase the potential for basement moisture intrusion. Missing egress ladders can also hinder emergency escape from basement living areas. Failure to address these deficiencies may result in water intrusion, reduced functionality of the window well system, and compromised emergency egress. The inspector recommends cleaning the affected window wells, verifying proper drainage, repairing or replacing poorly fitted covers, and installing an appropriately sized and secured ladder where required for safe emergency exit.

Location: Right Side of Home



3.5 Trim, Eaves, Overhangs, Fascia

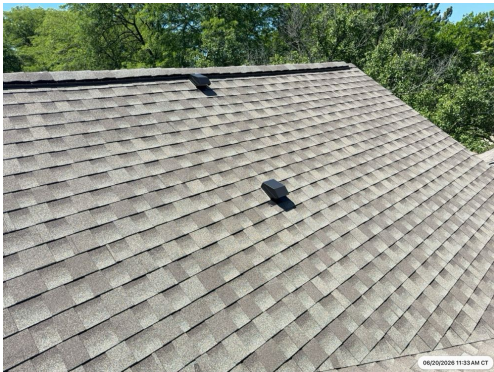
Information

3.5.1 Soffit & Fascia Material: Aluminum Vented Soffit

3.6 Sealant, Exterior Exhaust Vents, Other Wall Protrusions

Information

3.6.1 PICTURES- Dryer, Bathroom, Hood Or Other Exhaust Vent(s) Present: Discharge Point(s)- Roof



Defects

3.6.2 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

3.6.3 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 Shingles- Asphalt	● Inspected	—
4.3 Chimneys & Combustion Vents	● Inspected	—
4.4 Additional/Drone Pictures	● Inspected	—

4.1 General Info & Limitations

Information

4.1.1 Inspection Method: Walked the Roof

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 Shingles- Asphalt

Information

4.2.1 Shingles Stage of Life Estimation: 1-5 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 Chimneys & Combustion Vents

Limitations

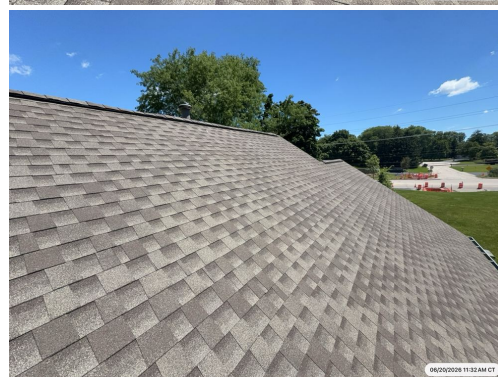
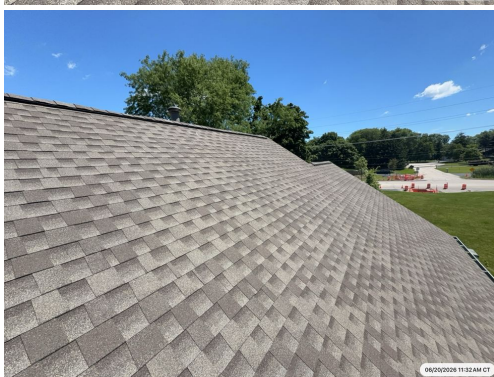
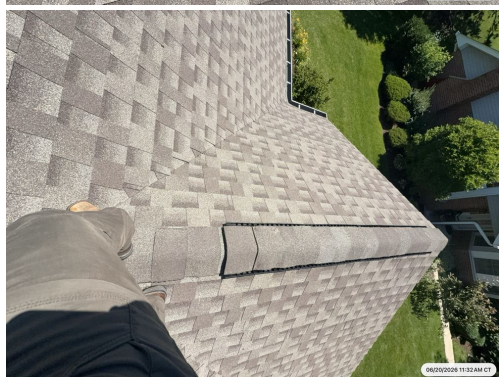
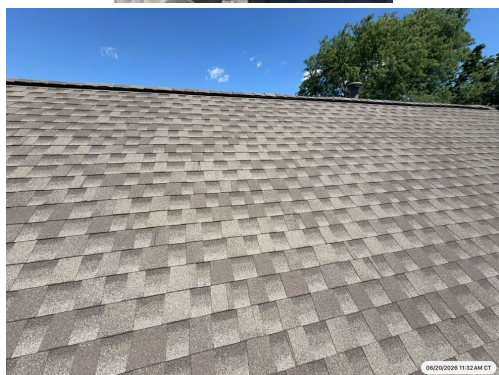
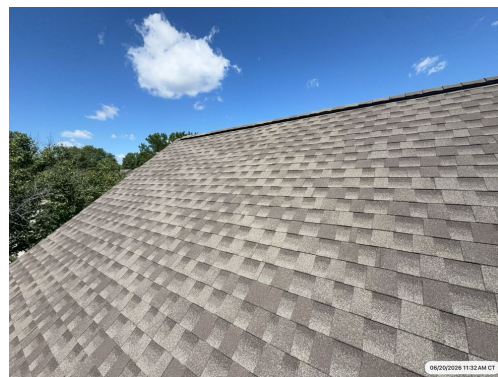
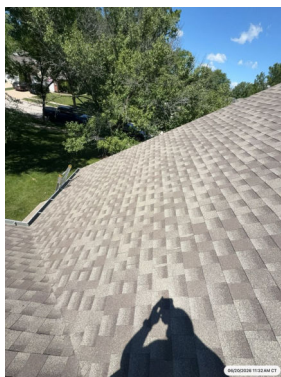
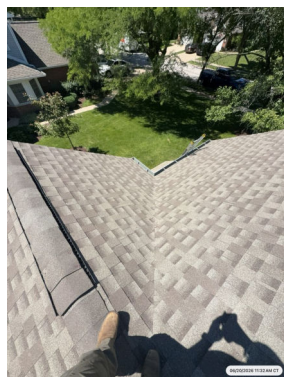
4.3.1 Chimney(ies) Limitations

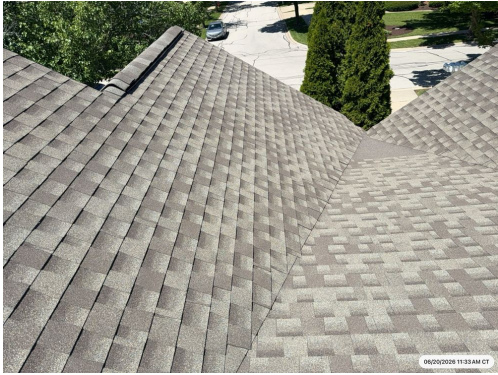
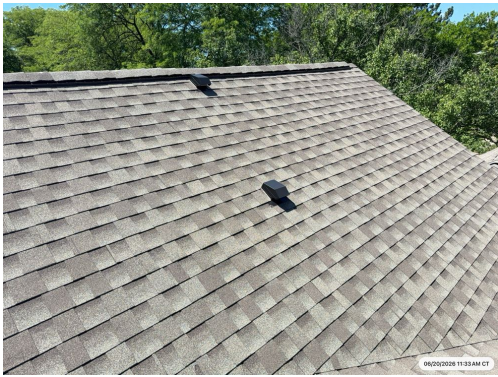
Chimney(ies) are inspected through a visual observation of readily accessible exterior and interior components only. The inspection does not include dismantling chimney structures, removing chimney caps, opening flue liners, or performing internal flue inspections. Large portions of chimney systems—including 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.

4.4 Additional/Drone Pictures

Information

4.4.1 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 Ventilation & Air Movement	● Inspected	1
5.3 Insulation	● Inspected	1
5.4 Exhaust Fan(s), Ductwork & Misc. Vents	● Inspected	—
5.5 Chimney(ies) & Combustion Vent(s)	● Inspected	1

5.1 General Info/Limitations/Attic Access

Information

5.1.1 Access Hatch Location(s): Bedroom Closet

5.1.2 Inspection Method: Walked/Crawled Where Possible

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: 60-70%

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) 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 Ventilation & Air Movement

Defects

5.2.1 Area(s)- Dark Or Discolored- Presumed Insufficient Ventilation



Minor Concern / Maintenance Recommended / FYI

Service: Roofing Professional

One or more area(s) of the attic were observed with dark or discolored surfaces, which may be indicative of elevated moisture levels and are presumed to be the result of insufficient ventilation. The discoloration may also represent possible microbial growth, which commonly develops in areas with poor air circulation and prolonged humidity. Poor attic ventilation can trap warm, moist air, leading to condensation on roof sheathing and framing members, which contributes to staining, microbial growth, and material deterioration over time. While no active leaks were confirmed at the time of inspection, the observed conditions suggest a need to evaluate and improve the current ventilation system. The inspector recommends enhancing attic ventilation—such as adding or clearing soffit, ridge, or gable vents—and further evaluating the discolored areas for microbial growth. Failure to address this issue may result in continued moisture buildup, mold development, reduced energy efficiency, and damage to attic materials.



5.3 Insulation

Information

5.3.1 Insulation Type: Fiberglass Batts

5.3.2 Insulation Amount (Average): 6 - 10"

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

5.3.3 Insulation-Insufficient Coverage



Repair Recommended / Moderate Concern

Service: Insulation Contractor

The attic insulation appeared to be below modern recommended levels, and areas of missing or sparse insulation were observed. Inadequate insulation can contribute to energy loss, uneven indoor temperatures, increased utility costs, and condensation-related moisture concerns during colder weather. Areas with incomplete insulation coverage may also create drafts and reduce the overall efficiency of the home's thermal envelope. Failure to address these conditions may result in continued energy inefficiency and reduced comfort. The inspector recommends adding insulation to achieve more consistent coverage and improving overall insulation levels to enhance energy performance and help reduce heat loss.

Location: Attic - All



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

Information

5.4.1 Exhaust Fan Vent(s) Termination Point(s): Through Roof

5.5 Chimney(les) & Combustion Vent(s)

Defects

5.5.1 Combustion Vent(s)- Wrapped In Insulation

Repair Recommended / Moderate Concern

Service: Handyman

One or more presumed combustion vent(s) in the referenced area(s) were observed wrapped in insulation. Insulation in contact with a combustion vent can conceal the vent material and condition, interfere with proper heat dissipation, and may indicate improper clearance from combustibles materials. The venting system should be further evaluated and corrected as needed so proper clearances and installation can be confirmed. If not addressed, this condition can increase the risk of overheating, fire, or unsafe vent performance.



6.0 Interior Areas & Items

SUBSECTION	STATUS	# DEFECTS
6.1 General Info	● Inspected	1
6.2 Floors	● Inspected	1
6.3 Windows	● Inspected	—
6.4 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 Tile Flooring - Cracked Or Damaged



Minor Concern / Maintenance Recommended / FYI

Service: Tile Contractor

The tile flooring in the referenced area(s) was observed to have cracked or damaged tiles, which may affect appearance and allow moisture to seep beneath. Cracked or damaged tiles can result from impact, settling of the subfloor, or improper installation over time, creating gaps or uneven surfaces that can permit water to penetrate and damage the underlayment. The inspector recommends evaluating the affected tile flooring and making necessary adjustments, such as replacing the cracked or damaged tiles and ensuring the subfloor is stable, to restore a seamless and watertight surface. If this issue isn't addressed, it may lead to further tile damage, moisture intrusion, or potential tripping hazards over time.

Location: Hallway



6.3 Windows

Information

6.3.1 Window Glazing: Single Pane

6.4 Skylight(s)

Limitations

6.4.1 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(s)	● 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

Minor Concern / Maintenance Recommended / FYI

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: All



7.3 Sink(s) & Vanities

Information

7.3.1 Sink(s)- Deterioration Present

One or more sink(s) in the referenced area(s) were observed to have visible deterioration, such as staining, chipping, cracking, or worn surfaces. This condition may impact the functionality and appearance of the sink and can worsen over time with regular use. The inspector recommends evaluating the affected sink(s) and making repairs or replacements, as needed. Failure to address this issue may result in further degradation, potential leaks, or reduced usability of the fixture.

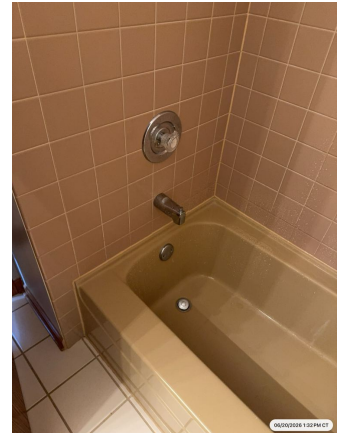
7.4 Bathtub(s)

Information

7.4.1 Diverter(s)- Will Not Fully Engage

One or more bathtub diverter(s) in the referenced area(s) would not fully engage during the inspection. A diverter is designed to redirect water from the tub spout to the showerhead, and when it fails to engage completely, water may continue to flow from the tub spout, reducing shower pressure and efficiency. This condition may result from worn internal components, mineral buildup, or a malfunctioning valve. The inspector recommends evaluating the diverter and completing repairs or replacement as needed to restore full functionality. Failure to address this issue may lead to reduced water pressure at the showerhead, inefficient operation, and continued water waste.

Location: Hallway Bathroom



Defects

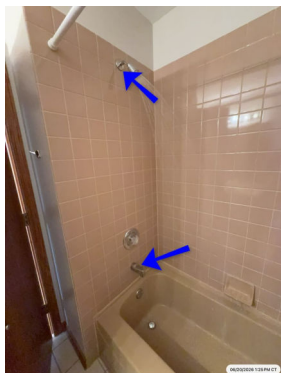
7.4.2 Tub Surround-Damaged And Loose

 Repair Recommended / Moderate Concern

Service: Plumbing Contractor

One or more tub fixtures were loose, and loose tile and grout were observed in the tub/shower surround. Loose fixtures and deteriorated tile or grout can allow water to penetrate behind finished surfaces, potentially resulting in moisture damage, deterioration of surrounding materials, and conditions conducive to presumed microbial growth. Failure to address these conditions may lead to continued water intrusion and additional damage over time. The inspector recommends securing the affected fixtures and repairing or replacing the loose tile and grout as needed to help maintain a watertight enclosure and prevent further deterioration.

Location: Hallway Bathroom, Master Bathroom





7.5 Shower(s)

Defects

7.5.1 Shower(s)- Mixing Valve- Hot & Cold Reversed

 Repair Recommended / Moderate Concern

Service: Plumbing Contractor

One or more shower(s) in the referenced area(s) were observed to have the hot and cold water reversed at the mixing valve. This condition may occur due to improper installation, incorrect supply line routing, or a misaligned cartridge within the valve assembly, and it can cause the shower to deliver hot water first when water is initiated instead of cold, increasing the risk of scalding. The inspector recommends evaluating the shower mixing valve system and correcting the supply orientation or internal components as needed. Failure to address this issue may result in inconsistent water temperature control and an increased potential for scalding or discomfort during use.

Location: Master Bathroom



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

SUBSECTION	STATUS	# DEFECTS
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8.1 General

● Inspected

1

8.1 General

Defects

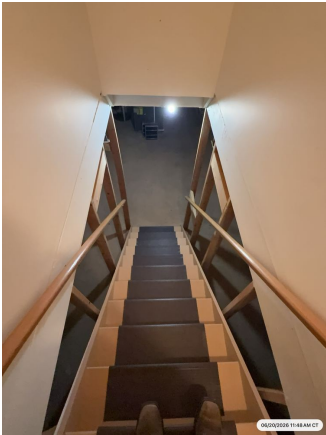
8.1.1 Open- One Or Both Sides- Non-Compliant With Modern Standards

Repair Recommended / Moderate Concern

Service: Carpentry Contractor

One or more staircase sides were observed to be open and not consistent with modern safety standards. This condition increases the risk of falls, especially where guard or handrail protection is limited or absent. Correction is recommended to improve safety at the stair system and reduce the chance of injury during normal use.

Location: Basement Staircase



Limitations

8.1.2 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	1
9.4 Sink(s) And Spray Wand(s)	● Inspected	—
9.5 Oven/Range(s)	● Inspected	1
9.6 Exhaust Fan- Hood(s)	● Inspected	1
9.7 Refrigerator(s) & Freezer(s)	● Inspected	1

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.

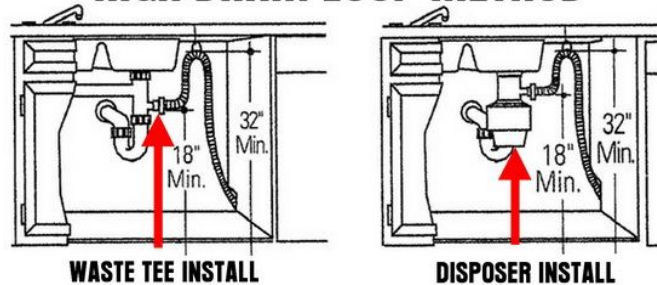
9.2 Dishwasher(s)

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: Laminate

Defects

9.3.2 Cabinet(s)- Improper Fasteners

 Minor Concern / Maintenance Recommended / FYI

Service: Cabinet Contractor

One or more kitchen cabinet(s) in the referenced area(s) were observed to be secured with improper fasteners. This may include the use of drywall screws, nails, or other hardware not intended for supporting the weight and function of cabinetry. Improper fasteners can compromise the structural stability of the cabinets, leading to loosening, sagging, or detachment from the wall over time—especially when loaded with dishes or supplies. The inspector recommends evaluating the affected cabinet installation and securing them with appropriate cabinet-grade fasteners as needed. Failure to correct this issue may result in cabinet instability, damage to finishes, or potential safety hazards.

Location: Kitchen & Laundry Room Cabinets

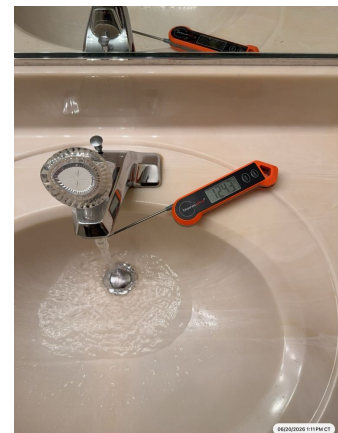


9.4 Sink(s) And Spray Wand(s)

Information

9.4.1 PICTURE- Hot Water Temperature at Kitchen Sink: Tested- Bathroom Sink, Temp- 110-130- Okay

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



9.5 Oven/Range(s)

Information

9.5.1 Energy Source: Gas

9.5.2 Range Operation: Cooktop- Functioning, Oven- Functioning

Defects

9.5.3 Anti-Tip Bracket Not Installed- None

 Repair Recommended / Moderate Concern

Service: Handyman

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



9.6 Exhaust Fan- Hood(s)

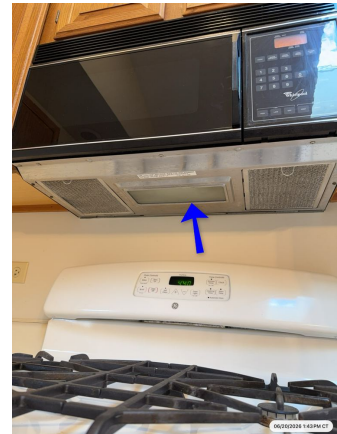
Defects

9.6.1 Light(s) Not Functional, Inoperable

 Minor Concern / Maintenance Recommended / FYI

Service: Handyman Diy

One or more hood light(s) in the referenced area(s) were observed to be not functional, which may reduce visibility over the cooking surface. This condition can result from burnt-out bulbs, a faulty switch, or wiring issues, limiting illumination in an area where clear sight is needed for safety and precision during use. The inspector recommends evaluating the hood light(s) and making necessary adjustments, such as replacing bulbs or repairing electrical components, to restore functionality. If this issue isn't addressed, it may lead to inconvenience, reduced safety, or difficulty monitoring cooking activities over time.



9.7 Refrigerator(s) & Freezer(s)

Information

9.7.1 Refrigerator/Freezer Operation and Condition: Refrigerator- Ok, Freezer- Ok

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

Defects

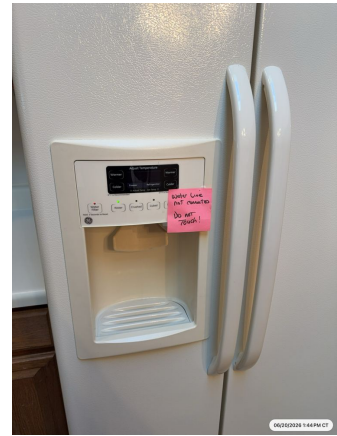
9.7.2 Has Ice/Water Capabilities- Water Supply Shut Presumed Off, Inoperable Or Not Connected



Minor Concern / Maintenance Recommended / FYI

Service: Inquire With Seller

The refrigerator in the referenced area(s) was equipped with ice and water dispensing capabilities; however, the water supply line appeared to be shut off, inoperable, or not connected, and the system could not be tested. In the inspector's opinion, this condition may be intentional due to previous leaks, unused plumbing, or seller preference. The inspector recommends inquiring with the sellers regarding the status and history of the refrigerator's water supply and evaluating the refrigerator water/ice system before use. Failure to verify and correct this issue may result in leaks, inoperable ice or water functions, or unexpected water damage if the line is reactivated without proper inspection.



10.0 Electrical

SUBSECTION	STATUS	# DEFECTS
10.1 Toggles, Light Fixtures & Fans	● Inspected	1 1
10.2 GFCI Protection	● Inspected	1 1
10.3 Service Equipment/Electrical Panel	● Inspected	1
10.4 Breakers	● Inspected	—
10.5 Service Amperage	● Inspected	—
10.6 Service Grounding/Bonding	● Inspected	1
10.7 Branch Wiring & Junction Boxes	● Inspected	1
10.8 General Info	● Inspected	—

10.1 Toggles, Light Fixtures & Fans

Information

10.1.1 Toggle Controlled Receptacle(s) Present: Yes

Defects

10.1.2 Toggle(s)- Switch(es) - Unknown Function

Minor Concern / Maintenance Recommended / FYI

Service: Inquire With Seller

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: Living Room , Kitchen



10.1.3 Electrical Fixtures- Damaged Or Inoperable

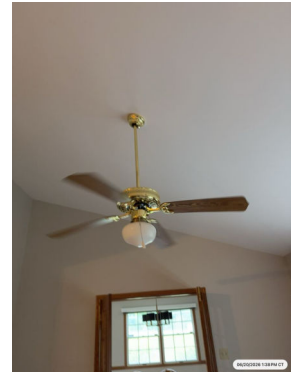
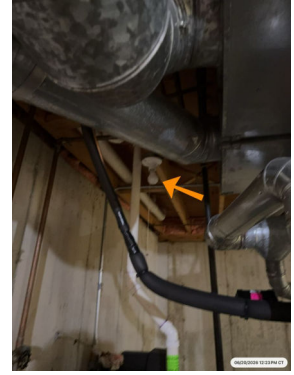
Repair Recommended / Moderate Concern

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 deficiencies, while wobbling ceiling fans can place additional stress on mounting hardware and increase the potential for premature failure. Missing cover plates leave electrical components exposed and increase the risk of accidental contact, shock, 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 where missing.

Location: Front Of Home, Back of Home, Basement, Attic, Laundry Room Closet, Living Room, Back Entry



Limitations

10.1.4 Toggles, Light Fixtures & Fans- Not Tested Or Inspected, Limitations: Switches Taped

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

Defects

10.2.1 Receptacle(s)- Add GFCI Protection In Area(s) To Modern Standards

Minor Concern / Maintenance Recommended / FYI

Service: Electrical Contractor

One or more receptacle(s) in the referenced area(s) were observed to lack GFCI protection, which may not comply with modern standards for electrical safety in areas prone to moisture. The absence of ground-fault circuit interrupter protection can stem from older construction or updates that didn't 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) or adding GFCI protection upstream, to enhance safety. If this issue isn't addressed, it may heighten 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 any refrigerator/ freezer.

Location: Basement - All , Laundry Room, Kitchen Countertops



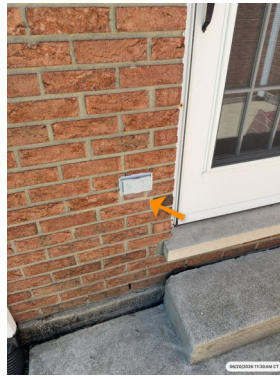
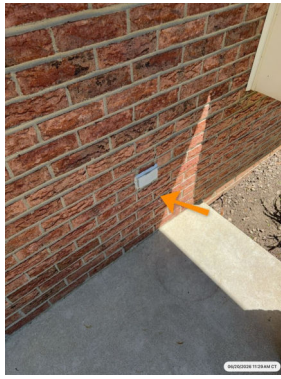
10.2.2 GFCI(s)- Failed To Trip

Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more Ground Fault Circuit Interrupter (GFCI) receptacle(s) in the referenced area(s) failed to trip when tested. A properly functioning GFCI is designed to quickly shut off power when an imbalance in electrical current is detected, reducing the risk of electrical shock. A failure to trip may indicate internal malfunction, improper wiring, or age-related wear of the device. The inspector recommends evaluating the referenced GFCI receptacle(s) and replacing any defective units to restore proper safety functionality. Failure to address this issue may result in an increased risk of electrical shock, particularly in areas exposed to moisture.

Location: Front Of Home, Back Of Home , , Garage



10.3 Service Equipment/Electrical Panel

Information

10.3.1 Picture Of Service Panel Prior To Inspection: Picture Attached

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



10.3.2 Service Panel Location: Basement

10.3.3 Service Panel Brand: Siemens

Defects

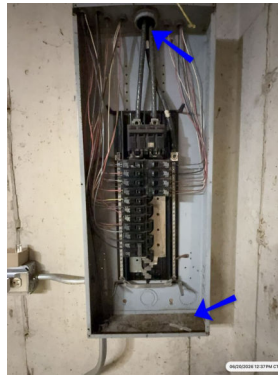
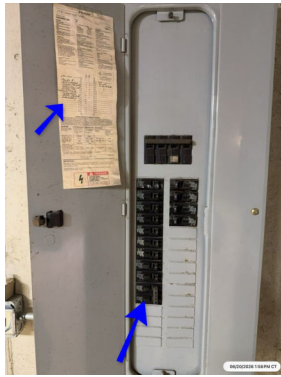
10.3.4 Service Panel-Identification And Corrosion Deficiencies



Minor Concern / Maintenance Recommended / FYI

Service: Electrical Contractor

The electrical panel had missing or incomplete circuit identification and exhibited minor corrosion within the enclosure. Corrosion within an electrical panel may indicate past or ongoing moisture intrusion and can contribute to deterioration of electrical components, reduced reliability, and potential overheating concerns over time. Inadequate circuit labeling can also make it more difficult to safely identify and disconnect circuits during maintenance or emergency situations. The inspector recommends properly mapping and labeling the panel circuits, addressing any corrosion or damaged components, and correcting moisture entry points, including unsealed conduits or raceways, as needed. Failure to address these conditions may result in continued deterioration and reduced electrical system reliability.



Limitations

10.3.5 Electrical Panel Limitations

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

10.4 Breakers

Information

10.4.1 Breakers In Off Position: 0

10.4.2 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.

10.5 Service Amperage

Information

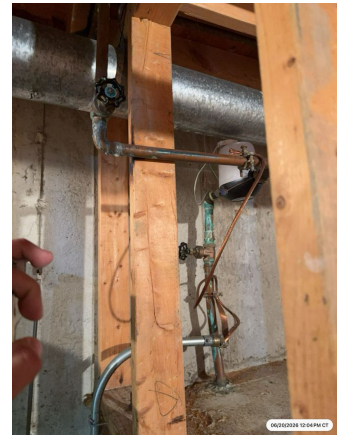
10.5.1 Service Amperage: 200amps 120/240VAC

10.6 Service Grounding/Bonding

Information

10.6.1 Grounding Electrode Conductor (GEC) Present & Type: Water Pipe

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.



10.6.2 Water Pipe Bonding Present: Not Visible

10.6.3 Gas Pipe Bonding Present: Not Visible

Defects

10.6.4 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.

10.7 Branch Wiring & Junction Boxes

Information

10.7.1 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.



Defects

10.7.2 Wiring - Extension

Cord Used As Permanent Wiring

Repair Recommended / Moderate Concern

Service: Electrical Contractor

One or more wiring instance(s) in the referenced area(s) were observed to involve the use of an extension cord, which may compromise safety and reliability. Extension cords are intended for temporary use, not as permanent wiring, and can overheat, fray, or become a tripping hazard if relied upon long-term, potentially indicating inadequate outlets or planning. The inspector recommends evaluating the wiring and making necessary adjustments, such as installing permanent outlets or rewiring, to ensure a safe electrical setup. If this issue isn't addressed, it may lead to electrical overload, fire risk, or ongoing inconvenience.

Location: Basement



10.8 General Info

Limitations

10.8.1 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.

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

SUBSECTION	STATUS	# DEFECTS
11.1 Exterior Unit(s)- AC Condenser- Split System	● Inspected	—
11.2 Refrigerant Lines	● Inspected	—
11.3 General Info	● Inspected	—
11.4 Interior Unit(s)- Furnace - Split System	● Inspected	—
11.5 Humidifier(s) & Dehumidifier(s)	● Not Inspected	1
11.6 Return Air Temp	● Inspected	—
11.7 Air Supply Information	● Inspected	—
11.8 HVAC Supply Registers	● Inspected	—
11.9 Visible Ductwork	● 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: Lennox



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: 2016

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

11.2 Refrigerant Lines

Information

11.2.1 Refrigerant Line Insulation- Damaged Or Missing In Area(s)

The AC refrigerant suction line insulation in the referenced area(s) was observed to be damaged or missing in some area(s), which may reduce the system's efficiency and lead to energy loss. Proper insulation is essential to maintain energy efficiency, prevent condensation buildup, and ensure optimal cooling performance. This issue may be caused by wear and tear, weather exposure, or physical damage. The inspector recommends evaluating the refrigerant suction line and making necessary adjustments, such as replacing the damaged or missing insulation with proper foam pipe insulation, to restore thermal protection. If this issue isn't addressed, it may result in reduced cooling efficiency, increased energy costs, or strain on the AC system over time.

Location: Exterior



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: Adjustments Made- Radon, Heat, 67

11.4.2 Interior Unit(s) Location: Basement

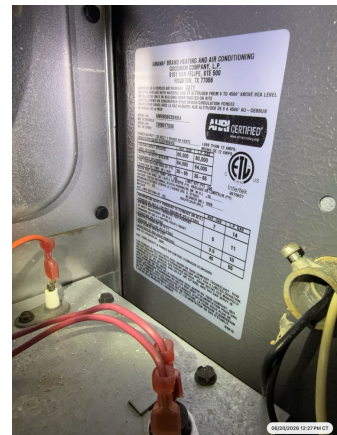
11.4.3 Interior Unit(s) Energy Source and Distribution: Gas Forced Air

11.4.4 Interior Unit Manufacturer: Amana



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: 2013

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: Adjustments Made- Radon, Cool, 70

11.4.8 Old But Functional- FYI

The interior unit was observed to be older but functioning at the time of inspection. While the system operated as expected, aging components may be more prone to wear, reduced efficiency, and potential failure over time. Older systems can also be less energy-efficient compared to modern systems and may require more frequent maintenance. The inspector recommends continued monitoring of the performance and considering servicing or budgeting for a future upgrade to ensure reliable operation. Failure to address an aging system may result in decreased efficiency, higher energy costs, and unexpected problems.

11.4.9 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.



11.5 Humidifier(s) & Dehumidifier(s)

Defects

11.5.1 Humidifier(s)- Inoperable

 Repair Recommended / Moderate Concern

Service: Heating Cooling Contractor

One or more humidifier(s) in the referenced area(s) were observed to be inoperable, or the water shut-off may be off—if so, the inspector is unable to turn the valve on—which may prevent proper humidity control in the home. An inoperable humidifier can result from a closed water supply, a malfunctioning valve, electrical failure, or lack of maintenance, often due to age or neglect, leaving the home without adequate moisture regulation. The inspector recommends evaluating the humidifier(s), including the water shut-off valve, and making necessary adjustments, such as turning on the water supply if safe to do so, repairing or replacing faulty components, or installing a new unit, to restore functionality. If this issue isn't addressed, it may lead to overly dry indoor air, discomfort, or potential damage to wood furnishings or flooring during drier months.



11.6 Return Air Temp

Information

11.6.1 Return Air Temp: 70-75

11.7 Air Supply Information

Information

11.7.1 Temperature Differential Heating Mode: 20+ Degrees

11.7.2 Temperature Differential Cooling Mode: 20+Degrees

11.8 HVAC Supply Registers

Information

11.8.1 Heating Source In Each Habitable Room?: Yes

11.8.2 Cooling Source In Each Habitable Room?: Yes

11.9 Visible Ductwork

Defects

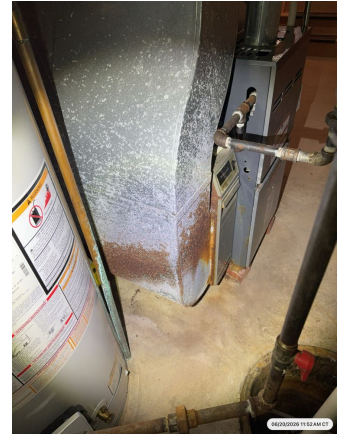
11.9.1 Ductwork - Rust Or Deterioration In Referenced Area(s)

Repair Recommended / Moderate Concern

Service: Heating Cooling Contractor

The HVAC ductwork in the referenced area(s) was observed to be rusting. Rust on ductwork may result from prolonged exposure to moisture, condensation, or poor ventilation and can lead to deterioration of the metal over time. If left unaddressed, this condition may reduce the efficiency of the HVAC system, compromise air quality, and eventually result in air leakage or the need for duct replacement. The inspector recommends evaluating the extent of the rust and making repairs or replacing affected sections as needed. Failure to correct this issue may lead to further system degradation, decreased energy efficiency, and potential indoor air quality concerns.

Location: All



12.0 Cracking, Settlement, & Movement (CSM)

SUBSECTION	STATUS	# DEFECTS
12.1 General Information - CSM	● Inspected	—
12.2 Exterior Walls - CSM	● Inspected	—
12.3 Interior Areas - CSM	● Inspected	—
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?: Not At Visible Portions

12.3 Interior Areas - CSM

Information

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

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	1
13.2 Interior Areas - WMC	● Inspected	—
13.3 Roof Structure - WMC	● Inspected	—
13.4 Foundation - WMC	● Inspected	—

13.1 General Information & Limitations

Defects

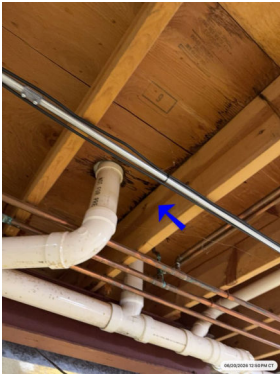
13.1.1 Staining In Area(s)- Previous Or Intermittent Moisture Intrusion- Dry At Inspection- Monitor

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: Master Bathroom, 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 Roof Structure - WMC

Information

13.3.1 Indications of Leak(s) Or Condensation Present?: Moisture Staining Present

13.4 Foundation - WMC

Information

13.4.1 Indications of Moisture at Visible Portions: Moisture Staining Present

14.0 Plumbing

SUBSECTION	STATUS	# DEFECTS
14.1 Functional Drainage	● Inspected	1
14.2 Drain, Waste, and Vent Pipes (DWV)	● Inspected	1
14.3 Water Service Pipe & Shut-Off Valves	● Inspected	—
14.4 Water Distribution Pipes	● Inspected	1
14.5 Interior Cleanout	● Inspected	—
14.6 Sump Pump(s)	● Inspected	1
14.7 Gas Pipes	● Inspected	1
14.8 General Info	● Inspected	—
14.9 Sewage Ejector(s)	● Not Inspected	1
14.10 "Other" Sinks	● Inspected ● Defect/Deficiency	1
14.11 Water Softener	● Not Inspected	1

14.1 Functional Drainage

Defects

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

Minor Concern / Maintenance Recommended / FYI

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: Master Bathroom Tub



14.2 Drain, Waste, and Vent Pipes (DWV)

Defects

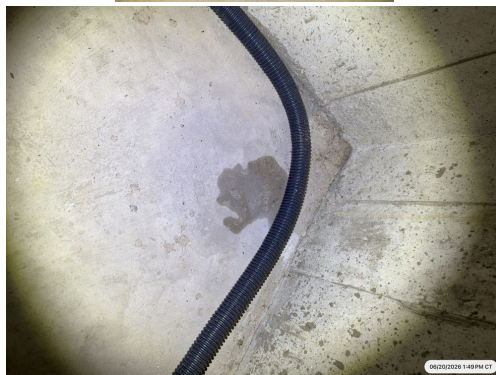
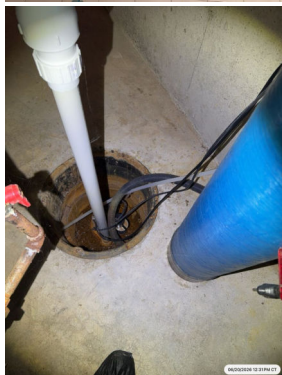
14.2.1 DWV-Improper Drainage Repairs

 Repair Recommended / Moderate Concern

Service: Plumbing Contractor

Improper DWV piping was observed at the basement sink, including the use of flexible piping, evidence of leakage, and drainage that discharged directly into the sewage ejector pit without a proper trap. A drain in the master bathroom also produced minor gurgling during operation, which may indicate a venting or drainage irregularity. Improperly installed drain piping can allow leaks, sewer gas entry, and unreliable drainage performance. The inspector recommends correcting the affected plumbing using proper materials and installation methods and repairing any associated leaks. Failure to address these conditions may result in continued leakage, odors, and reduced drainage performance.

Location: Master Bathroom Tub, Basement Sink



[▶ Watch video](#)

14.3 Water Service Pipe & Shut-Off Valves

Information

14.3.1 Service Pipe Material (Visible Portions): Copper

14.3.2 Main Water Shut-Off- Gate Valve- Consider 1/4 Turn

The main water shut-off in the referenced area(s) was observed to be a gate valve, and the inspector recommends considering replacement with a 1/4 turn ball valve, which may improve reliability and ease of use. Gate valves, common in older homes, can result from the original plumbing design but are prone to corrosion, sediment buildup, or failure over time, making them difficult to operate in an emergency, whereas a 1/4 turn ball valve offers quicker, more reliable shut-off with less risk of failure. The inspector recommends evaluating the main water shut-off and making necessary adjustments, such as replacing the gate valve with a 1/4 turn ball valve, to ensure dependable water control. If this issue isn't addressed, it may lead to difficulty isolating the water supply, potential water damage during a leak, or the need for emergency repairs over time.

14.4 Water Distribution Pipes

Information

14.4.1 Water Distribution Pipe Material (Visible Portions): Copper

Defects

14.4.2 Water Hammer Observed

Repair Recommended / Moderate Concern

Service: Plumbing Contractor

Water hammer was observed within the plumbing system at the time of inspection. Water hammer is typically caused by a sudden change in water flow that creates pressure surges within the piping. Repeated pressure shock can place stress on plumbing components, valves, fittings, and fixtures, potentially contributing to premature wear, leaks, or pipe damage over time. The inspector recommends evaluating the plumbing system and installing or servicing water hammer arrestors or other corrective measures as needed to reduce pressure surges and protect the plumbing system.

Location: Washing Machine

14.5 Interior Cleanout

Information

14.5.1 Cleanout Location: Crawlspace

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.



14.6 Sump Pump(s)

Information

14.6.1 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.

Defects

14.6.2 Back-Up System- None-Recommended



Minor Concern / Maintenance Recommended / FYI

Service: Plumbing Contractor

The sump pump was observed to lack a backup system, which may leave the home vulnerable to flooding during power outages or primary pump failure. This condition increases risk due to potential electrical disruptions or mechanical issues, common during heavy rain or snowmelt, which could prevent the pump from removing water effectively. Although a backup system is not required, the inspector highly recommends installing a backup pump with a battery backup system to ensure continuous operation and protect the basement from water damage. If this issue isn't addressed, it may result in significant moisture intrusion, structural damage, or mold growth, particularly during prolonged outages or severe weather events.

Location: Basement



14.7 Gas Pipes

Defects

14.7.1 Gas Pipes - Surface Rust

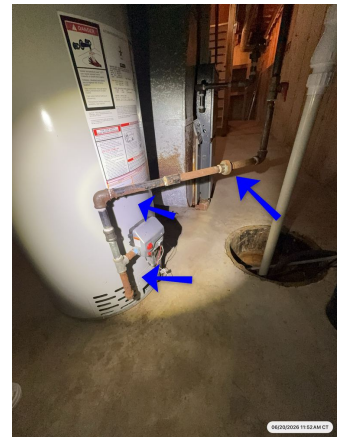


Minor Concern / Maintenance Recommended / FYI

Service: Qualified Professional

Some degree of surface rust was present on the gas piping in the area of the gas meter. Sanding and painting the pipes with rust-inhibiting paint is recommended to extend the life of the pipes.

Location: Basement



14.8 General Info

Limitations

14.8.1 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.

14.9 Sewage Ejector(s)

Defects

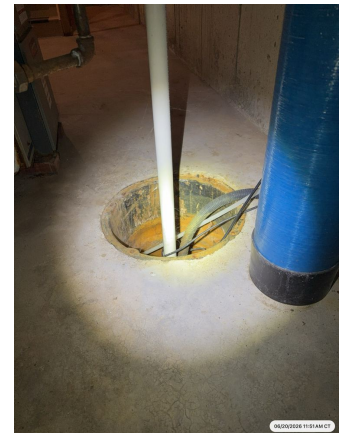
14.9.1 Missing Cover Unsealed

Repair Recommended / Moderate Concern

Service: Plumbing Contractor

The sewage ejector pit was missing a cover or was not properly sealed at the time of inspection. An unsealed ejector pit can allow sewer gases, odors, moisture, and contaminants to enter the living space and may also permit debris to enter the system. Failure to correct this condition may result in indoor air quality concerns and reduced system performance. The inspector recommends installing and properly sealing an approved cover on the sewage ejector pit to help contain sewer gases and protect the system.

Location: Basement



14.10 "Other" Sinks

Information

14.10.1 "Other" Sink Information

Defects

14.10.2 Sink- Loose, Not Secured

Repair Recommended / Moderate Concern

Service: Handyman

One or more sink(s) in the referenced area(s) were observed to be loose and not secured, which may lead to instability or plumbing issues. A loose sink can result from weakened mounting hardware, deterioration of supports, or improper installation, causing it to shift during use, especially in high-traffic areas. The inspector recommends evaluating the sink(s) and securing it properly, such as by tightening or replacing mounting brackets, to ensure stability. If this issue isn't addressed, it may result in further loosening, damage to plumbing connections, or potential detachment over time.

Location: Basement , Laundry Room



14.11 Water Softener

Information

14.11.1 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.

Defects

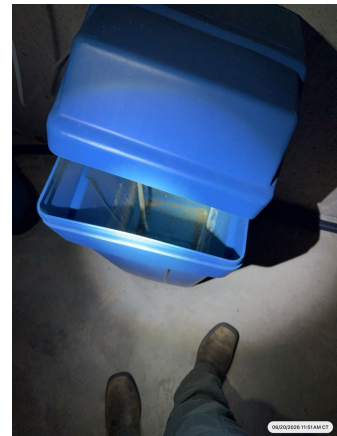
14.11.2 Brine Tank- No Salt



Minor Concern / Maintenance Recommended / FYI

Service: Handyman Diy

The brine tank of the water softener was observed to be empty, with no salt present. Salt is necessary for the ion exchange process that removes hardness minerals from the water supply. Without salt, the water softener will not function properly, potentially leading to hard water issues such as mineral buildup in plumbing fixtures and reduced soap efficiency. The inspector recommends adding the appropriate type of salt to the brine tank and ensuring the system is functioning as intended. Failure to address this issue may result in decreased water softening performance, increased scale buildup, and potential maintenance issues with plumbing and appliances.



15.0 Water Heater(s)

SUBSECTION	STATUS	# DEFECTS
15.1 General - Water Heater Tank & Operation	● Inspected	—
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.

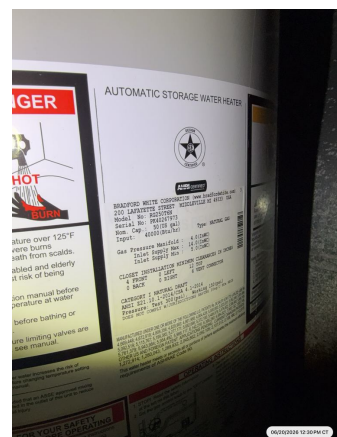
15.1.2 Water Heater Location: Basement

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: 2017

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

15.1.7 Capacity: 50 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.

Limitations

15.1.9 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	—
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

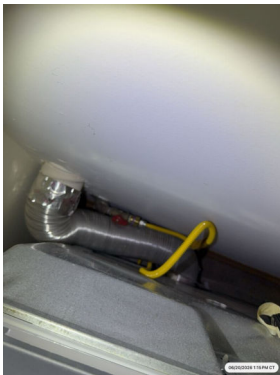
The dryer unit was operated through a cycle. It heated it's drum and then stopped at the end of the cycle. Unless otherwise stated as a defect, no significant defects were observed.

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	2
17.2 Fungal Or Microbial Growth (Mold)	● Inspected	1
17.3 Odors Present	● Inspected	—
17.4 Radon	● Inspected	—
17.5 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 Rodent(s) In Referenced Area(s)

Repair Recommended / Moderate Concern

Service: Pest Control Pro

Evidence of rodent activity was observed in the referenced area(s), which may have included droppings, nesting material, gnawed surfaces, or other indicators. Rodents can enter homes through small openings and are known to cause damage by chewing on insulation, wiring, and building materials. Their presence also poses health risks due to potential contamination from urine, feces, and parasites. Areas with insulation affected by rodents should be evaluated, removed, and replaced if needed. The inspector recommends evaluating the affected areas, sealing potential entry points, and consulting with a pest control professional for removal and prevention measures. Failure to address this issue may result in ongoing infestations, property damage, and health concerns for occupants.

Location: Attic , Basement , Crawlspace



17.1.3 Dead Carpenter Ant(s) Observed

Repair Recommended / Moderate Concern

Service: Pest Control Pro

One or more dead carpenter ant(s) were observed in the referenced area(s). Carpenter ants are known for nesting in wood and can cause structural damage over time if an active colony is present. The presence of dead ants may indicate prior or ongoing activity nearby, especially if they are found in areas with moisture or wood deterioration. The inspector recommends evaluating the area for signs of active infestation, including frass (wood shavings), rustling sounds within walls, or damaged wood. If evidence of an active infestation is found, treatment and remediation by a pest control specialist may be necessary. Failure to address an active carpenter ant infestation may result in continued structural damage and compromised building materials.

Location: Crawlspace , Basement



17.2 Fungal Or Microbial Growth (Mold)

Information

17.2.1 Fungal Growth Present: Yes- DEFECT

Defects

17.2.2 Presumed Mold Growth

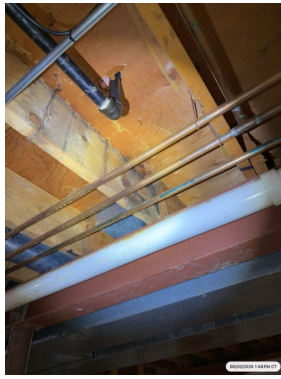
Repair Recommended / Moderate Concern

Service: Mold Remediation Contractor

Presumed microbial growth was observed in the master bathroom, crawlspace, and basement. Discoloration and staining were noted above the shower in the master bathroom, and additional areas of presumed microbial growth were observed on building materials within the crawlspace and basement. The presence of presumed microbial growth typically indicates current or past moisture exposure and may contribute to deterioration of affected materials and reduced indoor air quality. The inspector recommends identifying and correcting any moisture-related conditions contributing to the growth and cleaning, repairing, or replacing affected materials as needed to help prevent further deterioration.

Location: Master Bathroom , Crawlspace, Basement





17.3 Odors Present

Information

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

17.4 Radon

Information

17.4.1 Radon Mitigation System Present In Home: Radon Test Requested, 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 Environmental & Pests General

Limitations

17.5.1 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

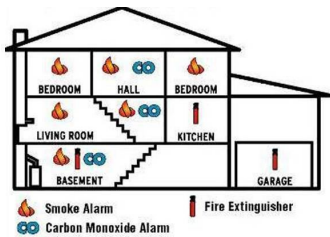
SUBSECTION	STATUS	# DEFECTS
18.1 Smoke Detectors	● Inspected	1
18.2 Carbon Monoxide Detectors	● Inspected	—
18.3 Alarm Systems (Fire / Police / Burglar)	● Not Inspected	—
18.4 General	● Inspected	—

18.1 Smoke Detectors

Information

18.1.1 Smoke Detector Locations- PICTURES: 1st floor, Basement

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!



18.1.2 Presumed Heat Detector(s)

One or more devices in the referenced area(s) were presumed to be heat detectors based on their appearance. These devices were not tested during the inspection. Heat detectors typically respond to elevated temperatures or rapid temperature increases and are often installed in areas where smoke detectors may trigger false alarms, such as garages, attics, or utility rooms. However, unlike smoke and carbon monoxide (CO) detectors, heat detectors do not provide early warning for smoke or gas presence. The inspector recommends confirming the function of these devices and installing smoke and CO detectors in appropriate locations to enhance overall fire and life safety.

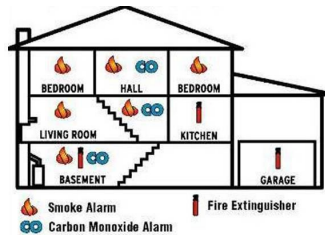
Defects

18.1.3 Smoke detectors- Needed In Bedrooms

 Repair Recommended / Moderate Concern

Service: Handyman Diy

The inspector recommends installation of additional smoke detectors to provide improved fire protection to sleeping areas. The inspector recommends one smoke detector and CO detector on each level in halls, one in the garage/other areas of the home. Although it may not have been required at time of build, it is highly recommended to install a smoke detector in every bedroom of the home. Smoke detectors were missing in the bedrooms. 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 of smoke detectors, CO detectors and fire extinguishers.



18.2 Carbon Monoxide Detectors

Information

18.2.1 Carbon Monoxide Detectors Present- PICTURES: Basement, Kitchen

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.



18.3 Alarm Systems (Fire / Police / Burglar)

Information

18.3.1 Alarm Systems (Fire / Police / Burglar) – Information

Alarm systems for fire, police, or burglar monitoring were observed at the property. These systems are designed to detect conditions such as unauthorized entry, smoke, fire, or other hazards and may be connected to a monitoring service that alerts emergency responders or a monitoring center when triggered. Alarm systems typically consist of a control panel, sensors, detectors, communication equipment, and may include monitoring contracts with third-party service providers.

18.4 General

Limitations

18.4.1 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 Subfloor Condition	● Inspected	1
19.3 Foundation- Basement(s)	● Inspected	—
19.4 Foundation- Crawlspace(s)	● Inspected	—
19.5 Insulation	● Inspected	1

19.1 Foundation General Information

Information

19.1.1 Foundation Type(s): Crawlspace, Basement

19.1.2 Foundation Wall Material: Poured Concrete

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 Subfloor Condition

Defects

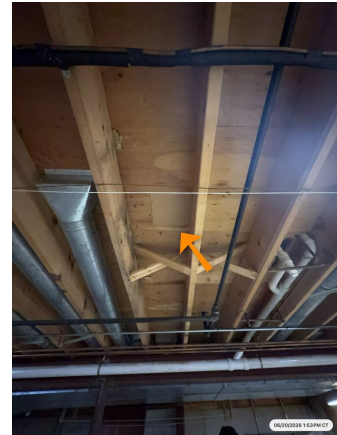
19.2.1 Subfloor - Damaged In Referenced Area(s)

Repair Recommended / Moderate Concern

Service: Carpentry Contractor

One or more subfloor area(s) in the referenced area(s) were observed to be damaged. The subfloor is intended to provide a stable and continuous surface for finished flooring and to distribute loads across the framing system. Damage may be caused by moisture intrusion, leaks, rot, or prior structural issues. The inspector recommends evaluating the subfloor system and making repairs or replacement as needed to restore proper condition. Failure to address this condition may result in continued deterioration, uneven flooring, or compromised structural performance.

Location: Basement - Under Laundry Room



19.3 Foundation- Basement(s)

Information

19.3.1 Emergency Egress Observed: Inspected- Ok

19.3.2 Emergency Egress Window Ladder(s) Observed: See Exterior Windows

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: Crawled Where Possible

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

19.4.3 Amount of Crawl Space Physically Accessible: 90-95%

19.4.4 Insulation Type: Fiberglass batt

19.4.5 Crawlspace Information

No significant defects were observed unless otherwise noted.

19.5 Insulation

Defects

19.5.1 Exterior Walls-

Above Grade- No Or Missing Insulation



Minor Concern / Maintenance Recommended / FYI

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 - Back Of Home



20.0 Garage(s)

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

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)

Information

20.2.1 Door(s) Connected To Living Space- Self Closing Hinges Present: None- DEFECT

Defects

20.2.2 Connected To Living Space- Self-Closing Hinges- None

 Repair Recommended / Moderate Concern

Service: Handyman

The garage door leading to the living space was observed to lack self-closing hinges. Self-closing hinges are recommended for doors separating garages from living areas to help reduce the risk of vehicle exhaust fumes, carbon monoxide, and potential fire hazards from entering the home. Proper self-closing mechanisms help ensure the door remains closed automatically after use. Although it may not have been a required at time of build, the inspector recommends installing self-closing hinges to enhance safety and improve the barrier between the garage and the living space. Failure to address this issue may result in reduced fire resistance and increased safety risks due to fume infiltration.



20.3 Overhead Door(s)

Defects

20.3.1 Overhead Door(s) Exterior Seal(s)- Damage or Deterioration

 Minor Concern / Maintenance Recommended / FYI

Service: Garage Door Contractor

One or more garage overhead door(s) in the referenced area(s) were observed to have exterior seal(s) that are damaged or deteriorated, which may reduce weather resistance and allow pests, air or moisture to enter the garage. Damaged or deteriorated seals can result from weathering, UV exposure, or wear over time, creating gaps that permit drafts, water, or pests to infiltrate. The inspector recommends evaluating the affected seal(s) and making necessary adjustments, such as replacing the damaged or deteriorated seals with new weatherstripping, to restore a proper barrier. If this issue isn't addressed, it may lead to energy loss, moisture intrusion, or pest entry into the garage over time.



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

Information

20.4.1 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.

20.5 Overhead Door(s) Safety

Defects

20.5.1 Overhead Door Safety Features- None

Repair Recommended / Moderate Concern

Service: Garage Door Contractor

The garage overhead door opener did not have modern safety features, such as an automatic reversing system and/or photoelectric safety sensors. These safety devices are designed to help prevent the door from closing on people, pets, vehicles, or other obstructions. Failure to provide these protections increases the risk of injury and property damage. The inspector recommends upgrading the garage door opener system to include modern safety features that comply with current safety standards.



21.0 Thermal Imaging Scan

SUBSECTION	STATUS	# DEFECTS
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21.1 Thermal Imaging Scan General	● Inspected	—
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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.

Limitations

21.1.2 Thermal Imaging Scan Limitations

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

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

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

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

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: Radon Card(s) Left In Home

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: Thermostat Adjusted- Radon

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: Google Review Requested

22.1.14 Doors Locked: Realtor Responsibility

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 Inspection/Site Details	● Inspected	—
23.4 Attendees	● Inspected	—
23.5 Occupancy	● Inspected	—
23.6 Utilities	● Inspected	—
23.7 Important Information/Limitations	● Inspected	—

23.1 Inspection Conditions

Information

- 23.1.1 **Approximate Temperature Day Of Inspection:** 70s F
- 23.1.2 **Weather Conditions Day Of Inspection:** Sunny
- 23.1.3 **Weather Conditions- 2 Days Prior To Inspection:** Sunny, Rain
- 23.1.4 **Weather- Related Property Condition:** Damp

23.2 Homeowner Information

Information

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

23.3 Inspection/Site Details

Information

- 23.3.1 **Located Near Airport**
The property is located near an airport. Aircraft noise may be more noticeable than at other locations.
- 23.3.2 **Located Near Highway Or Busy Road**
The property is located near a highway or busy road. Traffic noise may be more noticeable than at other locations.

23.4 Attendees

Information

23.4.1 Attendees: Client And Client's Agent

23.5 Occupancy

Information

23.5.1 State Of Occupancy: Empty- Unoccupied

Limitations

23.5.2 Occupancy- Unoccupied

If the home was unoccupied at the time of inspection. While this allows for unobstructed visual access to many areas, it also presents several limitations. Unoccupied homes do not reflect normal, lived-in conditions, and as a result, certain deficiencies may not be apparent during the inspection. Systems such as plumbing, HVAC, and appliances may behave differently when used continuously. For example, leaks, drainage issues, or HVAC performance concerns may not be present without regular use or occupant load. Additionally, moisture, air flow, and appliance function cannot be fully evaluated under idle conditions. The home may also have been recently cleaned or prepared for listing, which can temporarily conceal or delay the appearance of some issues. Clients are advised to monitor all systems closely after move-in and be aware that conditions may change once the home is reoccupied. Unless otherwise specified, no deficiencies were observed at the time of inspection unless otherwise noted in this report.

23.6 Utilities

Information

23.6.1 Utilities - All Utilities On

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

23.7 Important Information/Limitations

Limitations

23.7.1 Apartment Style Condominium Information & Limitations

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