



TOP NOTCH HOME INSPECTIONS

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RESIDENTIAL PROPERTY INSPECTION

1234 Main Street
Bay Roberts, NL A0A 1G0

Buyer Name

07/23/2026 9:00AM



Inspector

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What to Expect from Your Inspection & Report

Thank you for choosing us for this important step in your home-buying journey. Your trust means a great deal to me. My commitment has always been simple: ***to inspect each structure with the same care, honesty, and thoroughness that I would want for my own family.***

This report is designed to give you a clear understanding of the visible condition of the structure at the time of inspection. Every home, regardless of age or condition, will include items that may need maintenance, improvement, or repair, and this is completely normal. My goal is not only to point out concerns, and how they may affect you, but also to provide clarity and education for informed homeownership.

How to Use the Report

The report uses color-coded deficiency categorizations to help clients prioritize concerns based on safety and function, includes photographs and descriptions for context, and provides informational notes throughout to enhance understanding of building systems and components. Categorization is simply a tool for context, not a substitute for careful review.

Understanding the Report's Content

Defect Categories:

- **Significant Defects** - Items or components that were not functional, represent a serious safety concern, and may require a major expense to correct or replace. These items should be evaluated by a qualified contractor with repairs or replacement made as necessary.
- **Moderate Concerns** - Items with safety hazards, functional concerns, or installation-related issues that may worsen over time (most concerns will fall into this category). Attention from a qualified contractor or handyman is typically required.
- **Smaller Concerns/Maintenance Items/Upgrades** - Minor repairs, general upkeep, or suggested improvements to enhance safety, functionality and longevity.

Why Moderate Items Are Common:

Not all items represent major defects; many reflect normal maintenance, wear, or early-stage issues that warrant attention, monitoring, or professional evaluation to prevent future deterioration. Neglecting repairs, servicing, or maintenance can allow "**Minor**" items to become "**Moderate**", and "**Moderate**" to become "**Significant**".

Other Designations:

- **SFTY** - The item, system, or component represented a safety concern and should be addressed by a qualified professional as soon as possible.
- **AGED** - The item is at, approaching, or has exceeded its typical service life. While it may still be functional, repairs or replacement should be anticipated and budgeted for.

- **LMT - Limitation** – The area or item was inspected, but conditions restricted a full evaluation. See the related narrative for more details.
- **EXCL - Excluded** - The area or item was not inspected due to being unsafe, inaccessible, or beyond the scope of a home inspection.

Scope & Limitations

This inspection of 25 Hearn Rd, South River, NL A0A 3W0 for Jason Greenland was completed in substantial compliance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. It includes only **visible and readily accessible** areas at the time of inspection and is **visual-only, non-invasive, and not technically exhaustive**. The inspection does not determine causes of defects, correction methods/costs, code compliance, market value, insurability, or perform specialized evaluations.

Items Explicitly Excluded:

- Non-permanent items (refrigerators, washers/dryers, window AC units)
- Detached structures, pools, spas, fences, gates
- Underground systems (sewer lines, septic, water service, storage tanks)
- Environmental concerns (asbestos, lead, radon, mold, wood-destroying insects)
- Gas furnace heat exchangers, central vacuum systems, water softeners, alarm systems
- Specialty systems (storm doors/windows)
- Water and gas shut-off valves are not operated
- Any unplugged or shut-down component or appliance is not activated, as the reason for its status is unknown, and activation may cause damage

Access Limitations:

Personal belongings, furnishings, stored items, vegetation, snow cover, and concealed areas restrict visibility. The inspector does not move furniture, lift rugs, or disturb materials. **Clients are encouraged to review restricted area(s) during final walk-through.**

Important Clarifications

What This Inspection Is Not:

- Not exhaustive (some non-significant items may go unreported)
- Does not provide warranty or guarantee on future performance
- Does not include quantitative measurements (moisture, temperature readings are for reference only)
- Does not require entering unsafe areas or performing actions that risk damage

Professional Judgement:

Comments exceeding minimum Standards of Practice are provided as courtesy only and should not create expectations of consistent over-standard reporting. Recommendations for qualified professional evaluation override categorization labels.

Report Features:

This report is intentionally detailed, uses layman's terms, and includes extensive photography to provide clarity without requiring construction knowledge. Longer reports

reflect the goal of thoroughness and client education rather than excessive length.

Legal & Confidentiality

© **Copyright Notice:** This report is **non-transferable, in whole or in part** and is licensed only to the named client Jason Greenland and their Direct Real Estate Representative if applicable. It may not be shared with subsequent buyers, sellers, or listing agents. This report is governed by an Inspection agreement that contains the scope of the inspection, including limitations, exclusions, and the conditions of the copyright. The copying of findings for repair requests is permitted. **Unauthorized recipients are advised to hire their own qualified Home Inspector.**

My Promise to You

This inspection and report reflect my best professional effort to identify and communicate visible concerns observed at the time of inspection. Every inspection has limitations, but my goal is always to provide a thorough, honest, and accurate evaluation of the structure based on accessible areas and visible conditions.

We trust the experience was both useful and enjoyable. Our consulting service via telephone is available at no cost to you for as long as you own your home.

Again, thank you very much for allowing us the opportunity to serve you.

If any questions arise as you review the report, I'm always here to help.

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SMALLER CONCERNS,
MAINTENANCE ITEM, OR
UPGRADE

50

MODERATE CONCERNS

6

SIGNIFICANT DEFECTS

- ⊖ 3.1.1 Grounds & Appurtenances - Driveway and Walkway Condition: Trip Hazard(s) Present
- ⊖ 3.1.2 Grounds & Appurtenances - Driveway and Walkway Condition: Uneven Brick Pavers
- ⊖ 3.1.3 Grounds & Appurtenances - Driveway and Walkway Condition: Minor Driveway Cracking
- ⊖ 3.2.1 Grounds & Appurtenances - Grading/Lot Drainage: Grading - Inadequate/Improper Slope
- 🔧 3.2.2 Grounds & Appurtenances - Grading/Lot Drainage: Hard Grade - Improper/Inadequate Slope
- 🔧 3.3.1 Grounds & Appurtenances - Vegetation Observations: Vegetation - Against/Near the Structure
- ⊖ 3.3.2 Grounds & Appurtenances - Vegetation Observations: Tree Close to Foundation
- ⊖ 3.4.1 Grounds & Appurtenances - Porch(es), Patio(s), & Flatwork: Step up greater than 7 3/4
- 🔧 3.4.2 Grounds & Appurtenances - Porch(es), Patio(s), & Flatwork: Wood - Maintenance Needed
- 🔧 3.5.1 Grounds & Appurtenances - Decks: Wood - Neglected (Maintenance/Repairs Recommended)
- ⊖ 3.6.1 Grounds & Appurtenances - Stairs, Steps, & Ramps: Uneven Stair Riser Height
- ⊖ 3.8.1 Grounds & Appurtenances - Appurtenance Roof Condition: Support Post(s) - Water Damage
- ⊖ 4.2.1 Exterior Walls & Components - Walls/Cladding: Missing Caulk on Vent Protrusions
- ⊖ 4.3.1 Exterior Walls & Components - Vinyl Siding: Vinyl Siding - Unconventional Modifications
- ⊖ 4.3.2 Exterior Walls & Components - Vinyl Siding: Vinyl Siding - Damage
- ⊖ 4.3.3 Exterior Walls & Components - Vinyl Siding: Corner Trim - Damage
- 🔧 4.3.4 Exterior Walls & Components - Vinyl Siding: Mildew on Vinyl Siding
- ⊖ 4.4.1 Exterior Walls & Components - Window Exteriors: Window Well(s) - Movement (Pulled Away)
- ⊖ 4.4.2 Exterior Walls & Components - Window Exteriors: Improper Window Drip Cap Installation
- ⊖ 4.4.3 Exterior Walls & Components - Window Exteriors: Exposed Plywood at Bay Window
- 🔧 4.6.1 Exterior Walls & Components - Eaves/Overhangs/Fascia: Fascia Wrap - Gaps Present
- ⊖ 4.7.1 Exterior Walls & Components - Sealant/Paint Overall: General - Area(s) in Need of Sealant
- ⊖ 4.7.2 Exterior Walls & Components - Sealant/Paint Overall: Sealant - In Need of Maintenance
- 🔧 4.8.1 Exterior Walls & Components - Exterior Doors: Weather Seal Damage on Exterior Door
- 🔧 5.4.1 Roof & Related Components - Vents/Roof Protrusions: Boot(s) - Exposed Fastener Heads
- ⊖ 5.4.2 Roof & Related Components - Vents/Roof Protrusions: Service Mast Boot - Damaged
- 🔧 5.5.1 Roof & Related Components - Roof Flashings: Drip Edge - Displaced/Not finished properly
- 🔧 5.6.1 Roof & Related Components - Gutters/Downspouts: Gutter(s) - Leaves/Debris
- ⊖ 5.6.2 Roof & Related Components - Gutters/Downspouts: Gutter(s) - Damage Present

- 🔧 5.6.3 Roof & Related Components - Gutters/Downspouts: Gutter(s) - Loose
- ⊖ 5.6.4 Roof & Related Components - Gutters/Downspouts: Downspout(s) - Not Present
- ⊖ 6.6.1 Garage - Garage Separation: Separation Door - Auto Closure Missing
- 🔧 6.6.2 Garage - Garage Separation: Ceiling Separation - Non-Conforming (Upgrade Recommended)
- 🔧 6.6.3 Garage - Garage Separation: Ceiling Separation - Compromised (Attic Access)
- ⊖ 7.2.1 Kitchen - Sink(s): Hot Water Not Produced
- ⚠️ 7.4.1 Kitchen - Undersink Plumbing - Kitchen: Under sink plumbing leak
- ⊖ 7.6.1 Kitchen - Oven/Range: Safety - Anti-Tip Bracket Not Installed
- ⊖ 7.7.1 Kitchen - Exhaust Fan: Fan - Not Functioning Properly
- 🔧 8.1.1 Bathroom(s) - General Info: Loose Towel Racks
- 🔧 9.1.1 Interior Areas and Items - General Info: Cosmetic Defects Information
- ⊖ 9.2.1 Interior Areas and Items - Cabinets, Countertops: Cabinetry - Doors and/or Drawers Need Detailing
- ⊖ 9.2.2 Interior Areas and Items - Cabinets, Countertops: Cabinetry - Damaged
- 🔧 9.2.3 Interior Areas and Items - Cabinets, Countertops: Drawer(s) - Not Functioning Properly
- 🔧 9.2.4 Interior Areas and Items - Cabinets, Countertops: Drawer(s) - False Face Sealed in Place
- 🔧 9.3.1 Interior Areas and Items - Windows: Windows - Partial Replacement
- ⚠️ 9.3.2 Interior Areas and Items - Windows: Windows - Aged With Multiple Defects
- ⊖ 9.3.3 Interior Areas and Items - Windows: Operation - Difficult To Operate
- ⊖ 9.3.4 Interior Areas and Items - Windows: Operation - Difficult to Latch
- ⊖ 9.3.5 Interior Areas and Items - Windows: Glass - Seal Failure
- ⊖ 9.3.6 Interior Areas and Items - Windows: Hardware - Damaged Window Cranks
- ⊖ 9.4.1 Interior Areas and Items - Closets: Loose Closet Door Sliding Hardware
- ⊖ 9.6.1 Interior Areas and Items - Stairs, Rails, & Guards: Handrail - Loose
- 🔧 9.7.1 Interior Areas and Items - Wall & Ceiling Surfaces: Ceiling(s) - Patching Present
- 🔧 10.2.1 Laundry - Dryer Energy Source & Venting: Duct - Flexible Material
- 🔧 11.5.1 Heating & Cooling Components - HRV/ERV Systems: Filters - Dirty or Missing
- ⊖ 11.5.2 Heating & Cooling Components - HRV/ERV Systems: HRV Condensate Drain Not Connected
- 🔧 11.6.1 Heating & Cooling Components - Cooling Source In Each Habitable Room: Cooling Source Not Present in Each Room
- 🔧 12.1.1 Water Heater - Water Heater Condition: Annual Maintenance Flush Needed
- ⊖ 12.3.1 Water Heater - TPRV Discharge Pipe: TPRV Pipe - Missing
- ⊖ 13.1.1 Plumbing - General Info: Abandoned / Disconnected Water Supply Line
- ⚠️ 13.2.1 Plumbing - Plumbing Leaks Information: DWV Pipe(s) - Leaking
- ⊖ 13.7.1 Plumbing - Water Pipes: Water Pipe(s) - Corrosion Present
- 🔧 14.6.1 Electrical - Subpanel(s): Cover - Stripped Screw Locations
- ⚠️ 14.7.1 Electrical - Service Grounding/Bonding: GEC - Cut
- ⊖ 14.8.1 Electrical - Branch Wiring : Wiring - Inadequate/Improper Support
- ⊖ 14.10.1 Electrical - GFCI Protection: GFCI - Not Present (Repair)
- ⊖ 14.10.2 Electrical - GFCI Protection: GFCI - Would Not Reset
- ⊖ 14.15.1 Electrical - Switches & Light Fixtures: Loose Light Fixture

-  15.2.1 Attic, Roof Structure, & Ventilation - Attic Access: Access Opening - Not Insulated and/or Weatherstripped
-  15.5.1 Attic, Roof Structure, & Ventilation - Roof Structure/Framing: Roof-Edge Material Discoloration
-  15.6.1 Attic, Roof Structure, & Ventilation - Insulation: Insulation - Additional Insulation Recommended
-  16.3.1 Foundation Area - Foundation Walls: Foundation Wall Moisture Intrusion Signs
- 

16.3.2 Foundation Area - Foundation Walls: Foundation Wall Opening Covered with Plywood
-  16.3.3 Foundation Area - Foundation Walls: Foundation Wall Concrete Deterioration
-  16.8.1 Foundation Area - Slab Condition: Concrete Slab Crack
-  16.10.1 Foundation Area - Stairs, Rails, & Guards: Handrail - Loose
- 

17.1.1 Water, Moisture, & Condensation (WMC) - General Information: Active Leaks or Signs of Past Moisture Infiltration Present
- 

17.2.1 Water, Moisture, & Condensation (WMC) - Exterior Areas - WMC: Gutter Leak
-  17.3.1 Water, Moisture, & Condensation (WMC) - Interior Areas - WMC: Water Damage to Cabinetry
-  17.3.2 Water, Moisture, & Condensation (WMC) - Interior Areas - WMC: Water Condensation on Ceiling
-  17.5.1 Water, Moisture, & Condensation (WMC) - Foundation - WMC: Indications of Past Moisture
- 

18.2.1 Cracking, Settlement, & Movement (CSM) - Exterior Walls - CSM: Cracking - Minor
- 

18.4.1 Cracking, Settlement, & Movement (CSM) - Foundation Walls - CSM: CSM - Minor
- 

18.4.2 Cracking, Settlement, & Movement (CSM) - Foundation Walls - CSM: CSM - Significant / Need Evaluated
-  20.1.1 Environmental Information - Odors Present: Musty/Damp Odor Present

1: INSPECTION INFORMATION

Information

In Attendance Inspector, Seller(s), Father of Client	Occupancy Vacant	Type of Building Single-Family, 2 Story
Construction Year (Pulled From Online Sources) 1987	Inspection Type Pre-purchase	Weather Conditions Clear/Sunny



Temperature at the Time of Inspection	Precipitation in the Last 48 hrs?	Ground Condition
Less Than 20 Degrees	Yes, Light Rain	Dry

Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Important Information/Limitations: Recommended Contractors & Professionals Information

All repairs, replacements, or further evaluations referenced in this report are strongly recommended to be performed by licensed professionals. Obtain copies of their receipts or invoices, as this documentation verifies that the work was completed by appropriately qualified individuals and preserves your protection. Licensed professionals are generally required to provide a one-year labor warranty, which may be void without proper documentation.

The inspection company does not perform re-inspections of repairs. Most repairs involve invasive work beyond the visual scope of a home inspection. Contractor documentation and warranties provide stronger protection and appropriately shift responsibility for workmanship and defect resolution to the licensed professional performing the work.

In this report, the term “Qualified Professional” or “Qualified Person” refers to a contractor, company, or individual licensed and/or certified in the relevant field. The term “evaluation” indicates that, during their work, the professional may discover additional issues that fall outside the limitations of a visual inspection.

A “full evaluation” is recommended when a broader review of an entire system, component, or area is necessary. In these situations, the professional is expected to examine all associated parts and pieces to identify and quantify any and all concerns. Defects noted in the report for systems requiring a full evaluation should not be considered comprehensive; only a licensed professional performing an invasive examination can fully determine the extent of issues.

Any statements in this report regarding possible causes of damage or suggested repair methods are provided solely as a courtesy. These comments are based on visible conditions only and should not be relied upon as definitive. The licensed contractor performing the work is responsible for determining the true cause of a defect and the appropriate corrective measures. Their findings and recommendations supersede the information provided in this report.

A home inspection is **qualitative, not exhaustive or quantitative**. It provides a general overview based on what was visible and accessible at the time of inspection. Some conditions may not be visible, accessible, or detectable, and contractors may uncover additional issues during their focused, invasive evaluations. For this reason, it is essential that clients follow all recommendations for evaluations, further evaluations, and full evaluations as outlined in the report.

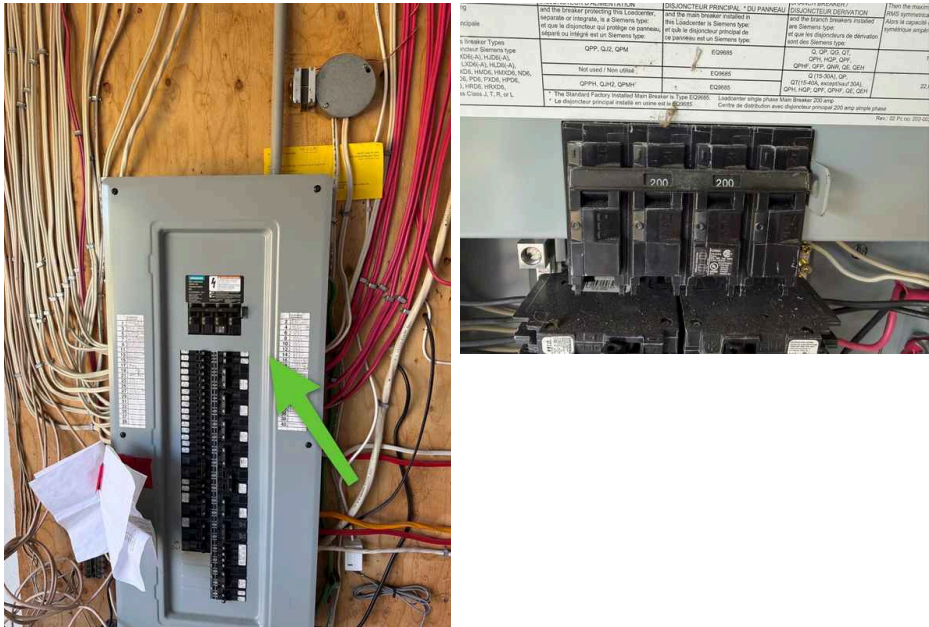
2: UTILITY SHUTOFF LOCATIONS

Information

Main Breaker / Service Disconnect Location	Water: Water Shutoff Valve Location
At Main Breaker in the Electrical Panel	Basement front

Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



Water: Water Shutoff Valve Information

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



3: GROUNDS & APPURTENANCES

Information

- Grading/Lot Drainage:
- Grading/Drainage Conditions
 - Areas in Need of Attention,
 - Improper Grading Present,
 - Improperly Pitched Hardscape(s)

Driveway and Walkway Condition: Driveway Material

Asphalt



Driveway and Walkway Condition: Walkway Material

Asphalt, Brick Pavers



Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies that may be present, such as cracking, displacement, or other damage, will also be reported as a courtesy. These comments are not intended to represent an all-inclusive listing, as the Standards of Practice only require reporting of conditions that may affect the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Grading/Drainage Overview

The grounds adjacent to the structure were inspected to assess slope and drainage conditions. Proper grading is essential to direct rainwater away from the foundation and reduce the risk of moisture intrusion. Ideally, the soil should slope away from the structure with approximately a 6-inch drop in the first 10 feet (5% grade). When this slope cannot be achieved, the use of swales, drains, or other water management systems may be necessary to effectively divert runoff.

Any flat or low-lying areas near the foundation should be backfilled and regraded as needed to reduce the risk of water pooling, foundation settlement, and potential moisture intrusion into below-grade areas. No significant grading deficiencies were visible at the time of inspection unless otherwise noted in this report.

LMT: The evaluation of grading and lot drainage was limited to conditions observed at the time of inspection. The effectiveness of these conditions can vary over time based on weather, seasonal changes, landscaping modifications, or site alterations. Heavy rainfall, snowmelt, or prolonged wet conditions may reveal deficiencies not visible during the inspection, including those related to poor soil drainage, erosion, or malfunctioning downspouts and gutters. It is also important to note that dry weather can mask active drainage problems, and signs of moisture intrusion may only appear during or after significant rainfall events.

For a more complete understanding of the property's drainage history, it is strongly recommended to review the Seller's Disclosure for any known moisture-related issues and to consult directly with the seller(s) for additional information.

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Porch(es), Patio(s), & Flatwork: Wooden Porch Information

The wooden framed porch(es) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Porch(es), Patio(s), & Flatwork: Structural Assembly Not Visible - Wooden Porch

LMT - The structural assembly for the wooden porch was not visible due to the porch's proximity to the ground and/or being enclosed underneath. The framing for this porch is excluded from this inspection.



Decks: Deck Information

The deck and related components were inspected at visible and accessible portions for indications of moisture-related damage, structural deficiencies, and general safety concerns. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Deck construction varies widely in quality, and it is common for multiple concerns to be present. Many decks are built by general laborers or homeowners rather than specialists, and important details related to structural support, hardware, flashing, and overall safety are often overlooked. Deck failures across the country have led to more stringent building standards over time, meaning older decks may not align with current safety expectations even if they were considered acceptable when originally built.

The deck evaluation performed during a home inspection is a limited, visual assessment intended to identify readily visible concerns. It is not a substitute for an exhaustive or technically detailed deck inspection, nor does it confirm compliance with building standards. If repairs, modifications, or further assurance of structural integrity are desired, evaluation by a qualified contractor experienced in deck construction is recommended.

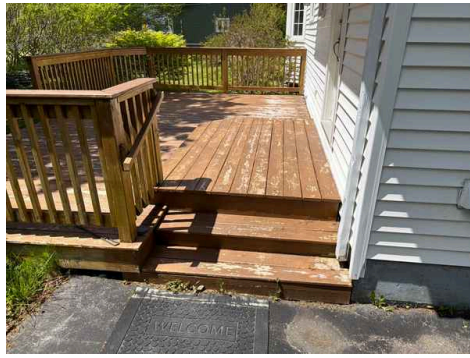
Decks: Structural Assembly - Not Visible (Covered)

EXCL - The structural assembly for the referenced deck was not visually accessible due to the framing being covered. The condition of the framing is excluded from this inspection.



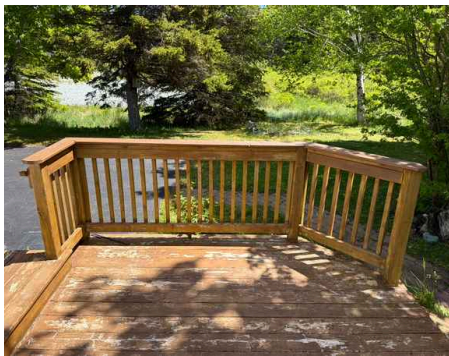
Stairs, Steps, & Ramps: Stairs, Steps, & Ramps Information

The stairs, steps, and/or ramps were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection, unless otherwise noted in this report.



Guards & Rails: Guards & Rails Information

The guards and rails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant defects or safety concerns. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



Appurtenance Roof Condition: Porch/Deck Roof Information

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



Appurtenance Roof Condition: Porch / Deck Roof Framing Access - Not Readily Accessible

EXCL - The access for the porch roof framing was not visible and could not be inspected. It is common to have these areas covered. The condition of the items and components are excluded from this inspection.

Recommendations

3.1.1 Driveway and Walkway Condition

 Moderate Concerns

TRIP HAZARD(S) PRESENT

SFTY - Cracking, heaving, settlement, movement, deterioration, and/or other defects resulting in trip hazards were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified contractor.

Recommendation
Contact a qualified professional.



3.1.2 Driveway and Walkway Condition

 Moderate Concerns

UNEVEN BRICK PAVERS

FRONT ENTRY

Brick pavers in the driveway and walkway are uneven, creating an irregular surface. This unevenness can create tripping hazards for pedestrians and may allow water to pool in low areas, potentially causing drainage issues and accelerated deterioration. A masonry contractor should evaluate the pavers and reset or replace them as needed to restore a level, safe surface.

Recommendation
Contact a qualified professional.



3.1.3 Driveway and Walkway Condition

 Moderate Concerns

MINOR DRIVEWAY CRACKING

Minor cracks were observed in the driveway surface during inspection. These cracks can allow water infiltration, which may lead to expansion and deterioration over time. Seal the cracks with appropriate driveway filler or sealant to prevent water penetration and further damage.

Recommendation

Contact a qualified professional.



3.2.1 Grading/Lot Drainage



Moderate Concerns

GRADING - INADEQUATE/IMPROPER SLOPE

There were grading conditions at the referenced area(s) that were not properly sloped away from the structure. Improper grading can reduce the effectiveness of rainwater drainage and increase the likelihood of soil saturation, moisture intrusion, and foundation-related concerns.

Even if no moisture intrusion was present at the time of inspection, inadequate slope can allow the surrounding soil to become saturated during periods of heavy rainfall. Saturated soil at below-grade walls can promote capillary moisture movement through porous masonry, potentially contributing to elevated humidity, water vapor transmission, or direct water infiltration into basement or crawl space areas.

The generally accepted standard for drainage recommends sloping the soil away from the structure at a rate of approximately 6 inches over the first 10 feet (5 percent grade). Where this configuration is not feasible due to site constraints, swales, drains, or other water-management strategies may be needed to help direct water away from the foundation.

An evaluation of the grading with corrections made as needed is recommended to be conducted by a grading contractor, foundation contractor, or other qualified professional.

Severity Classification:

- **Red** (Significant Concern) – Active moisture infiltration or related concerns were observed.
- **Orange** (Moderate Concern) – Evidence of past moisture infiltration or related concerns present.
- **Blue** (Smaller Concern) – No indications of active or past moisture infiltration observed.

For additional guidance, refer to this [Grading Video](#).

Recommendation

Contact a qualified grading contractor.



3.2.2 Grading/Lot Drainage



Smaller Concerns, Maintenance Item, or Upgrade

HARD GRADE - IMPROPER/INADEQUATE SLOPE

The current configuration of hardscape(s) (driveways, patios, walkways, etc.) will not allow rainwater to run away from the structure properly in the referenced area(s) or portions of the referenced area(s).

Hardscapes are either wrong or right, with no gray areas in between. They either slope away from the structure (Right-Positive Grading), is flat (Wrong), or slopes towards the structure (Wrong-Negative Grade). Even though no repercussions may be present at the time of inspection due to improper hard grading, moisture infiltration through foundation walls is always possible during heavy rainfall events.

Improper hard grade can allow the masonry of the foundation walls to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity or allowing for moisture or water infiltration into areas below grade.

As mentioned in the "Grading / Drainage Information" comment above, hardscapes are recommended to slope away from the structure at 1/4" p/foot (2% grade). When the proper slope can not be achieved, drains should be installed as needed to manage rainwater runoff. An evaluation of the hardscapes around the home with repairs made as needed to allow for the proper runoff of rainwater is recommended to be conducted by a grading contractor, foundation contractor, or other qualified contractors.

This deficiency will be labeled in **Red** (significant concern) when active moisture infiltration or related deficiencies were observed, labeled in **Orange** (moderate concern) when indications of past moisture infiltration were observed, or **Blue** when no indications of water infiltration were observed.

Recommendation

Contact a qualified professional.



3.3.1 Vegetation Observations

VEGETATION - AGAINST/NEAR THE STRUCTURE

Smaller Concerns, Maintenance Item, or Upgrade

There was vegetation in contact with, or in close proximity to, the structure at the referenced area(s). Vegetation too close to the structure can trap moisture against exterior surfaces, restrict proper drying following rainfall events, and provide pathways for wood-destroying insects. Pruning or removal of plants to maintain a clearance of approximately one to two feet from the structure is recommended to be performed by a qualified person to help reduce moisture-related concerns and pest activity.

Recommendation

Contact a qualified landscaping contractor



3.3.2 Vegetation Observations

TREE CLOSE TO FOUNDATION

RIGHT REAR

A tree is located in close proximity to the foundation. Tree roots can potentially infiltrate foundation systems, and branches may cause damage during storms or high winds. A tree service professional should evaluate the tree's species, size, health, and proximity to determine if removal or relocation is warranted to protect the foundation and structure.

Recommendation

Contact a qualified professional.



Moderate Concerns



3.4.1 Porch(es), Patio(s), & Flatwork

 Moderate Concerns

STEP UP GREATER THAN 7 3/4

The "step up" to the referenced area was higher than 7 3/4 inches, this is a possible trip hazard. Modifications are recommended to be performed as needed for safety by a qualified professional.

Recommendation

Contact a qualified professional.



3.4.2 Porch(es),
Patio(s), & Flatwork

 Smaller Concerns, Maintenance Item, or Upgrade

WOOD - MAINTENANCE NEEDED

Deck, railing, and/or stair components were in need of maintenance due to weathered, split, loose, or damaged wood. Lack of maintenance can lead to further deterioration and potential safety concerns. Pressure washing and staining are generally recommended about every three years, though frequency can vary based on weather exposure and the quality of stain used. An evaluation of all wood components is recommended to be performed by a qualified deck contractor, with replacement of any damaged wood and completion of cleaning and staining as needed to help preserve the structure and ensure safety.

Recommendation

Contact a qualified professional.



3.5.1 Decks

**WOOD - NEGLECTED
(MAINTENANCE/REPAIRS RECOMMENDED)**

Smaller Concerns, Maintenance Item, or Upgrade

There were deck(s), railing, and/or stair(s) that were in need of maintenance due to weathered, split, loose, and/or damaged wooden components. Pressure washing and staining of decks is recommended to be performed approximately every three years but can vary based on the amount of weather the deck sustains and the quality of stain used. An evaluation of the wood components, with replacement of any damaged wood, along with pressure washing, and staining is recommended to be conducted by a qualified deck contractor as needed.

Recommendation

Contact a qualified deck contractor.



3.6.1 Stairs, Steps, & Ramps

UNEVEN STAIR RISER HEIGHT

Moderate Concerns

Stair risers with inconsistent heights were observed during inspection. Uneven riser heights create a trip hazard, as users anticipate uniform step dimensions when ascending or descending. A qualified contractor should evaluate the stairs and make necessary adjustments to ensure all risers meet consistent height standards.

Recommendation

Contact a qualified professional.



3.8.1 Appurtenance Roof Condition

SUPPORT POST(S) - WATER DAMAGE

Moderate Concerns

Some degree of water damage was observed at the base of the roof support post(s). Prolonged moisture exposure can lead to wood decay or structural weakening if left unaddressed. Repairs to correct the damage and help prevent further deterioration are recommended to be performed as needed by a qualified contractor.

Recommendation
Contact a qualified professional.



4: EXTERIOR WALLS & COMPONENTS

Information

Walls/Cladding: Cladding Material
Vinyl Siding

Walls/Cladding: Wall Construction Type
Wood Framed

Walls/Cladding: Vegetation/Belongings Obscuring Wall(s) Visibility?
Partial



Eaves/Overhangs/Fascia: Soffit & Fascia Material
Vinyl Soffit, Aluminum Fascia

General Info: Elevation Photos (Including the Front, Rear, Left and Right Sides of the Home)





General Info: Exterior Inspection Limitations

LMT - In accordance with industry standards, a representative sample of similar exterior components was inspected on each side of the structure when multiple comparable elements were present, such as cladding, windows, soffits, trim, and overhangs. While every effort was made to inspect all accessible areas, full visibility of some components may have been limited due to height, vegetation, stored items, or other obstructions, which may prevent the identification of defects in areas that were not safely or readily accessible at the time of inspection.

When water damage or wood deterioration was suspected, exterior wood components were physically probed as permitted by the Standards of Practice. Any photos showing an awl inserted into wood indicate that the material was soft or deteriorated to some degree, consistent with moisture-related damage. **Hidden deterioration may exist behind or beneath the visible surfaces**, and the full extent of any compromised material could not be determined during a visual inspection.

Additionally, certain upper-level exterior surfaces or elevated areas of the structure, if present, were beyond safe physical access due to their height from the ground. These areas were viewed from the ground or from available vantage points only. Reportable conditions may exist in locations that could not be safely reached for closer evaluation.

Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected for significant damage, proper flashing details, potential water entry points, and related concerns. No visible deficiencies were observed at the time of inspection unless otherwise noted in this report.

LMT - Where vegetation or stored items were present, these materials may have limited visual accessibility of some exterior wall surfaces and could have obscured spigots, receptacles, or other components. **Plants, shrubbery, and belongings are not moved** during the inspection; therefore, the inspection of such areas was limited to visible portions only.

Vinyl Siding: Vinyl Siding Information

The vinyl siding was inspected for damage, proper flashing details, and overall installation quality, with an emphasis on identifying significant deficiencies. No reportable issues were observed at the time of inspection unless otherwise noted in this report.

Vinyl siding is not intended to serve as a watertight cladding system. Some incidental moisture intrusion behind the panels is expected, which is why the system relies heavily on the integrity of the underlying weather-resistive barrier (WRB), if present, to manage and redirect water. In cases where vinyl siding is installed over an existing cladding, that material and its WRB or felt paper perform this function. Prior to 2003, vinyl siding was often installed directly over OSB sheathing without a WRB, relying on the unsealed design of the siding to promote drying through airflow.

Regardless of the installation method, proper flashings, kickout diverters, and sealants at key transitions are critical to minimizing moisture intrusion and protecting the structure.

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected for visible damage, improper flashing, clearance from grade, and other reportable conditions. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

EXCL - Window screens are not required to be inspected, and their presence, absence, and/or condition are excluded from the scope of a home inspection. If window screens are important to you, it is recommended to consult with the seller(s) regarding their presence and condition.

Wall Flashings: Wall Flashing Information & Limitations

LMT - Visible portions of exterior flashings (such as Z-flashings, drip caps, and others, as applicable) were inspected for significant deficiencies. **In most cases, flashings are concealed beneath wall claddings and are not fully visible.** As a result, their functionality must often be inferred by checking for signs of moisture intrusion or damage in areas where flashings should be, or are presumed to be, present. No reportable conditions were observed at accessible and visible areas at the time of inspection unless otherwise noted in this report.

Eaves/Overhangs/Fascia: Overhangs Information

The roof overhangs were inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. The possibility of hidden damage exists on any structures with fascia and/or soffit that is clad with vinyl/aluminum.

Exterior Doors: Doors Information

All exterior doors were inspected for damage, proper flashing, overall condition, and operation. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

LMT: Handlesets (deadbolts and door handles) are not tested for functionality using keys, as re-keying or replacement is typically recommended for new homeowners due to security concerns. Evaluation of deadbolts and handles is therefore limited to alignment and operation only (i.e., latching, locking, and fit within the frame).



Recommendations

4.2.1 Walls/Cladding

MISSING CAULK ON VENT PROTRUSIONS

Proper caulking or sealant is not visible on top of vent protrusions on the exterior wall. Without adequate sealing, water can penetrate behind the vent flashing and enter the wall cavity, potentially causing water damage, rot, and mold growth. Have a qualified professional inspect the vent installations and apply appropriate weatherproof caulk or sealant to all exposed seams and joints.

Recommendation

Contact a qualified professional.



Moderate Concerns



4.3.1 Vinyl Siding

VINYL SIDING - UNCONVENTIONAL MODIFICATIONS

Unconventional modifications were made to the vinyl siding at the referenced area(s). This may lead to water infiltration depending upon the altered area(s). Recommend consult with owner as to why siding installation was done this way in this location.

Recommendation

Contact a qualified professional.



Moderate Concerns



4.3.2 Vinyl Siding

VINYL SIDING - DAMAGE

There was damage present at areas of the vinyl siding, which can include holes, cracks, and/or similar defects. Damaged siding can allow for moisture intrusion, pest entry, or deterioration of underlying materials. Repairs or replacement of the damaged siding is recommended to be performed as needed by an exterior contractor or other qualified professional.

Recommendation

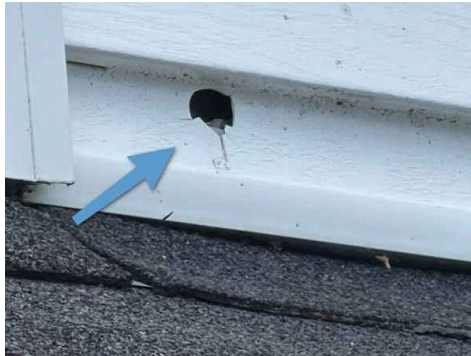
Contact a qualified siding specialist.



Moderate Concerns



left of garage door



Over top of garage below master bedroom window

4.3.3 Vinyl Siding

CORNER TRIM - DAMAGE

Vinyl corner trim was present that was damaged at the referenced area(s). Repairs or replacement as needed to prevent moisture infiltration is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



Moderate Concerns



4.3.4 Vinyl Siding

MILDEW ON VINYL SIDING

Smaller Concerns, Maintenance Item, or Upgrade

Mildew-like substance observed on vinyl siding in multiple areas during inspection. This cosmetic issue can be cleaned but may indicate moisture retention or poor drainage in those areas. Cleaning is recommended to restore appearance and prevent further growth. Monitor for future occurrence / maintenance requirements.



4.4.1 Window Exteriors

WINDOW WELL(S) - MOVEMENT (PULLED AWAY)

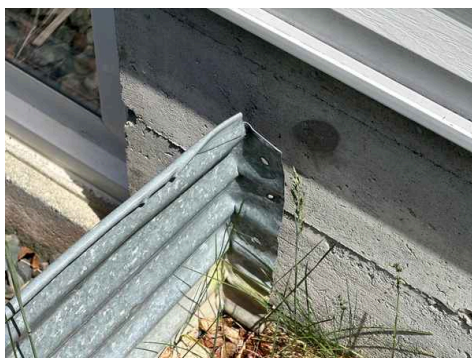
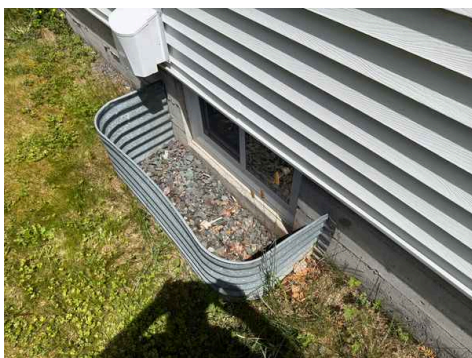
Moderate Concerns

LEFT SIDE

Corrugated galvanized metal window well observed at basement window. The well appears detached/loose and is not properly attached to the foundation. This condition may allow movement, soil intrusion, or water entry; recommend qualified repair.

Recommendation

Contact a qualified professional.



4.4.2 Window Exteriors

IMPROPER WINDOW DRIP CAP INSTALLATION

Drip caps seem to not be installed on top of windows properly. It may be positioned or secured incorrectly. This can allow water to penetrate behind the cap and into the wall cavity, potentially causing water damage, rot, and structural issues over time. This could be a point of water intrusion.

Recommendation

Contact a qualified siding specialist.



Moderate Concerns



4.4.3 Window Exteriors

EXPOSED PLYWOOD AT BAY WINDOW

Exposed plywood was observed beneath the bay window on the exterior wall. Exterior bay-window undersides are normally finished with a weather-resistant covering or soffit-style material, because that area still sees wind-driven rain, splashback, and moisture exposure. Unprotected plywood will absorb moisture, leading to rot, structural deterioration, and potential water infiltration into the wall cavity. A vinyl siding contractor should evaluate and install cladding or trim to restore weather protection.

Recommendation

Contact a qualified siding specialist.



Moderate Concerns



4.6.1

Eaves/Overhangs/Fascia



Smaller Concerns, Maintenance Item, or Upgrade

FASCIA WRAP - GAPS PRESENT

There were gaps present on the fascia wrap at some transitions. Sealing these areas or repairs made as needed to prevent moisture infiltration is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



4.7.1 Sealant/Paint Overall



Moderate Concerns

GENERAL - AREA(S) IN NEED OF SEALANT

There were area(s) in need of sealant to prevent moisture and/or insect infiltration. The application of sealant at any gaps into the wall cavity is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.

4.7.2 Sealant/Paint Overall



Moderate Concerns

SEALANT - IN NEED OF MAINTENANCE

There was sealant present that was in need of maintenance/re-application at the referenced area(s). Properly sealing these areas is recommended to be performed by a qualified person to prevent moisture infiltration.

Recommendation

Contact a handyman or DIY project

4.8.1 Exterior
Doors

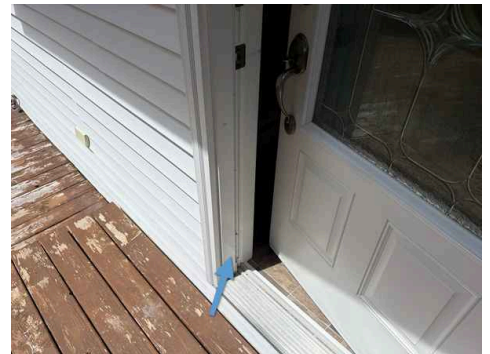
Smaller Concerns, Maintenance Item, or Upgrade

WEATHER SEAL DAMAGE ON EXTERIOR DOOR

The weather seal around the exterior door is damaged, compromising the door's ability to create a weathertight seal. This allows air infiltration, moisture entry, and potential water damage around the door frame. The damaged seal should be replaced or repaired by a qualified door professional to restore proper weatherproofing and energy efficiency.

Recommendation

Recommended DIY Project



5: ROOF & RELATED COMPONENTS

Information

General Info: Roof Covering Material

3-Tab Composition Shingles

Shingles: Shingles Stage of Life Estimation

Last Third of Life

Inspection Method: Inspection Method(s)

Walked the Roof Where Possible, From the Ground, Aerial Drone

Vents/Roof Protrusions: Roof Protrusion Type(s)

Plumbing Stack Vent(s), Service Mast, Exhaust Vents

Inspection Method: Roof Walking Limitations

Height, Pitch, Aged Surface

General Info: Roof Views



General Info: Roof Inspection Information

The roof was inspected to the extent possible given the site conditions. The visible roof covering, flashings, penetrations, chimneys, skylights, plumbing vents, and other protrusions were viewed as applicable. Accessible portions of the gutter and downspout systems and visible roof structure from within the attic (if accessible) were also inspected. Interior ceilings were viewed for indications of past or present moisture infiltration related to the roofing system. The inspection reflected only the conditions present on the day of the inspection.

Roof inspections are inherently limited by factors such as weather, surface condition, installed materials, and areas that may be covered or obscured. Certain defects may not become visible until future weather events allow for repercussions.

Inspection Method: Inspection Method Information

The roof was inspected using the method(s) referenced above. When the roof was not walked or fully walked, the inspection was limited to the portions that could be safely accessed and viewed from the selected method (ladder, drone, or ground). These viewing methods provide a more restricted perspective than a full walkable inspection and

may not reveal conditions visible at close range. Any limitations were due to factors noted in the above-referenced "Roof Walking Limitations."

LMT - All comments regarding the roof covering and any roof area components should be interpreted in the context of the inspection method used. Conditions may exist in areas not walked or not safely accessible. If a more intensive evaluation is desired, consultation with a qualified roofing contractor before the end of your inspection contingency is recommended.

Shingles: Shingles Stage of Life Information

As part of the inspection process, I do my best to estimate the stage of life the roof covering appeared to be in at the time of inspection. These estimates are based on typical lifespan expectations and visible wear patterns and should not be interpreted as precise age or remaining life guarantees.

Actual lifespan can vary based on factors such as installation quality, ventilation, roof pitch, sun exposure, and maintenance history.

Shingles: Shingles Information

The visible portions of the shingles were inspected using the above-referenced inspection method. The shingles were viewed for signs of excessive granule loss, curling, delamination, loss of adhesion, and other indicators of damage or advanced aging. The extent of visibility depended on the inspection method selected, as walking the roof allows for closer evaluation than viewing from the ground, a ladder, or a drone. No significant defects were observed at visible areas unless noted elsewhere in this report.

LMT - The inspection of the shingles was limited to the areas visible from the inspection method referenced above. Portions of the roof surface may not have been fully visible due to distance, viewing angle, or inaccessible areas. Conditions may exist that were not observable at the time of inspection.

Shingles: Shingles - Granule Loss in Areas (Typical Aging)

The shingles had granule loss in areas, this is a typical part of the aging process, and an indicator that the shingles are in the last third of their life. Recommend a roofer evaluate and recommend a timeline for budgeting toward future replacement.



Vents/Roof Protrusions: Roof Protrusions Information

The visible roof protrusions, including plumbing stack vents, associated rain boots, exhaust vents, and other roof penetrations, were inspected using the above-referenced inspection method. These components were viewed for proper installation, clearance, securement, boot integrity, and any indicators of damage, deterioration, or moisture entry. Interior attic areas (if accessible) were also viewed for any signs of leakage associated with these penetrations. No significant defects were observed at visible areas unless noted elsewhere in this report.

LMT - The inspection of the roof protrusions was limited to the areas visible from the inspection method referenced above. Some components may not have been fully visible due to distance, viewing angle, or inaccessible roof areas. Conditions may exist that were not observable at the time of inspection.

Roof Flashings: Roof Flashing Information & Limitations

The visible portions of roof-related flashings, including drip edge, sidewall, headwall, counter, and step flashings, as applicable, were inspected using the above-referenced inspection method. These components were viewed for proper installation, securement, and any indications of damage, deterioration, or moisture entry. Because most flashing materials are concealed beneath roof coverings or wall claddings, only limited portions of these assemblies are visible during a home inspection. Their performance is often evaluated indirectly by observing for evidence of moisture intrusion on interior ceilings or on the roof decking from within the attic, where accessible. No significant defects were observed at visible areas unless noted elsewhere in this report.

LMT - The inspection of roof flashings was limited to the portions visible from the inspection method referenced above. Most flashing materials are concealed and cannot be evaluated without invasive measures. Conditions may exist in covered or inaccessible areas that were not visible at the time of inspection.

Gutters/Downspouts: Gutters & Downspouts Information

The gutter and downspout systems were inspected for proper securement, visible damage, debris accumulation, and adequate diversion of rainwater away from the structure. While no deficiencies were observed at visible areas at the time of inspection unless otherwise noted in this report, gutters require ongoing maintenance. Regular cleaning is recommended to prevent clogs that could lead to overflow, which may cause damage to fascia, roof sheathing, or saturate soil near the foundation.

LMT - Testing for leaks, blockages, the internal condition of drainpipes, or the exact termination point of any downspout(s) is beyond the scope of a home inspection. If there were downspout(s) present that terminated below grade, their connection to a drain tube or underground piping could not be confirmed. The condition or performance of any such below-grade drainage components was not visible and could not be evaluated.

Gutters/Downspouts: Gutters Not Present

Gutters were not present on upper level of the home. Consider installation of eavestrough and down spouts to direct water down toward lower gutters. This can aid the lifespan the roof coverings. At the time of inspection, there were no indications of repercussions observed due to the lack of their presence.

Recommendations

5.4.1 Vents/Roof Protrusions

 Smaller Concerns, Maintenance Item, or Upgrade

BOOT(S) - EXPOSED FASTENER HEADS

Exposed fastener heads were present on the referenced roof boot(s). Exposed fasteners can allow moisture intrusion over time if not properly sealed. Application of an appropriate sealant to all exposed fasteners is recommended to be performed by a qualified person to help prevent potential leaks.

Recommendation
Contact a qualified handyman.



5.4.2 Vents/Roof Protrusions

SERVICE MAST BOOT - DAMAGED

Moderate Concerns

The boot for the service mast was damaged and can allow for water infiltration into the attic. Replacement is recommended by a roofing contractor or other qualified person.

Recommendation

Contact a qualified roofing professional.

5.5.1 Roof
Flashings

Smaller Concerns, Maintenance Item, or Upgrade

DRIP EDGE - DISPLACED/NOT FINISHED PROPERLY

The drip edge flashing was displaced at the referenced area(s). There is the potential for water intrusion in this area. Repairs to properly secure the drip edge flashing is recommended. A roofing contractor is recommended to evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.



5.6.1 Gutters/Downspouts



Smaller Concerns, Maintenance Item, or Upgrade

GUTTER(S) - LEAVES/DEBRIS

Leaves and/or organic debris was present in the gutters. This can create blockages in the downspouts, allowing water to overflow the gutters. Repairs to remove all organic debris from the gutters and downspouts is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



Fronter Lower



Front lower

5.6.2 Gutters/Downspouts

 Moderate Concerns

GUTTER(S) - DAMAGE PRESENT

The gutters were damaged at the referenced area(s). Damaged guttering can restrict proper drainage and allow water to discharge near the structure, potentially leading to moisture-related issues. Repairs or replacement of any damaged gutter sections are recommended to be performed as needed by a qualified gutter contractor.

Recommendation

Contact a qualified gutter contractor



5.6.3
Gutters/Downspouts

 Smaller Concerns, Maintenance Item, or Upgrade

GUTTER(S) - LOOSE

The guttering was loose and/or unsecured at the referenced area(s). Properly securing the gutters along with any other repairs made as needed is recommended to be performed by an exterior contractor.

Recommendation

Contact a qualified gutter contractor



5.6.4 Gutters/Downspouts

DOWNSPOUT(S) - NOT PRESENT

 Moderate Concerns

No downspouts were present for the gutter, allowing the gutters to discharge water within 5 feet of the structure. Current standards require downspouts to be diverted at least five feet from the foundation of the home to prevent the grounds surrounding the foundation from becoming saturated. Saturated grounds can allow water / moisture to enter basement and crawl space areas, and in extreme cases can allow for settlement of the home. The installation of downspouts that divert water at least five feet away from the home is recommended by a gutter contractor.

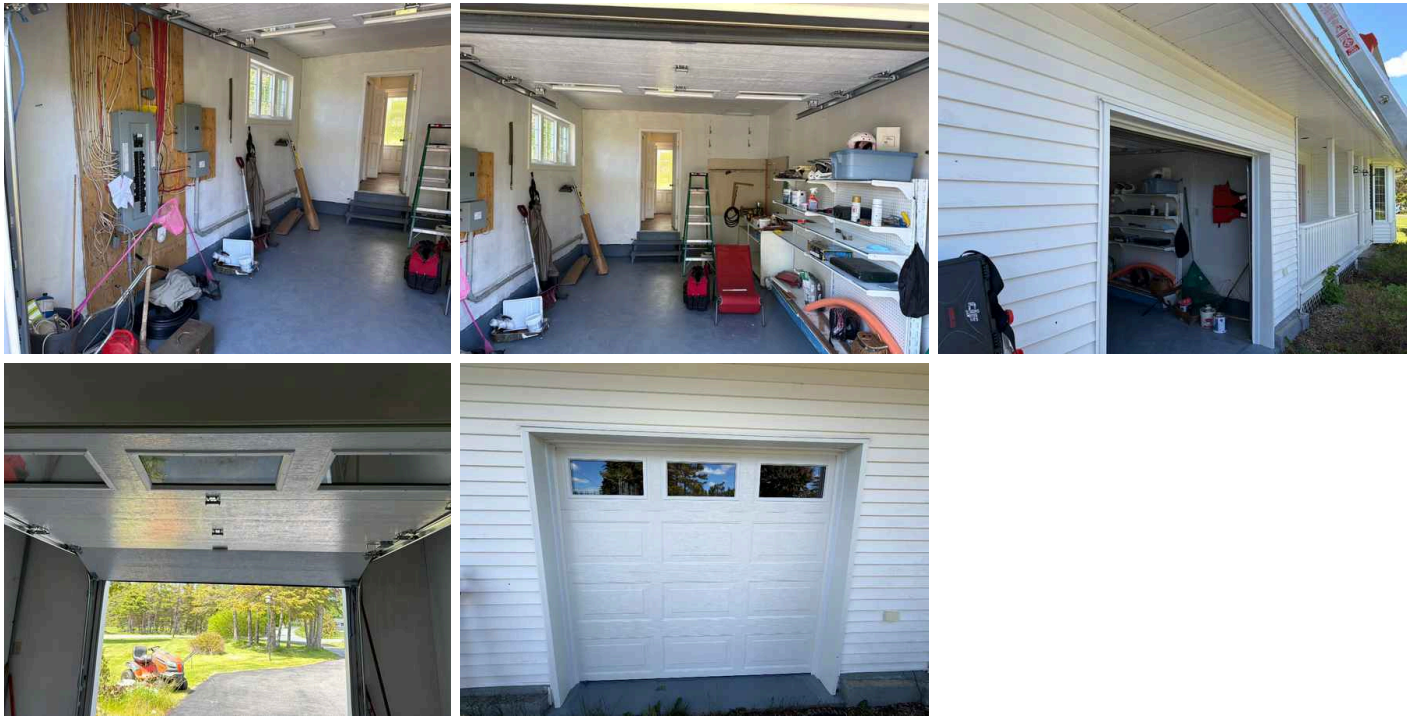
Recommendation
Contact a qualified professional.



6: GARAGE

Information

Garage Door(s): Garage Door Type(s) Aluminum Sectional	Garage Door Opener(s): Control(s) Proper Height Not Present	Garage Separation: Door Type Solid Wood (1 3/8" Thick)
Garage Separation: Proper Separation Door Present Upgrade Recommended, Auto-Closure Missing	Garage Separation: Separation Wall(s) Material Drywall	Garage Separation: Proper Separation Wall(s) Present Not Confirmed
Garage Separation: Ceiling Material Drywall	Garage Separation: Proper Ceiling Separation Present Compromised (Attic Access), Compromised wall to ceiling finish	
General Info: Garage View(s)		



Garage Door(s): Garage Door Information

The garage door was operated by manually lowering and raising the door, checking for proper operation. The door was also examined for significant damage or installation-related deficiencies. Garage door and hardware seemed to be a new(er) installation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Parts: Garage Door Parts Information

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

Garage Door Safety: Safety Features - Manual Door

As this was a manual operation only, there were no safety features present at time of inspection.

Garage Separation: Garage to Dwelling Space Separation Information

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

- **Garage walls** shared with living areas are required to be finished with a minimum of ½-inch gypsum board (Type X recommended).
- **Garage ceilings** beneath habitable rooms are required to be finished with at least ¾-inch Type X gypsum board for fire resistance.
- **Garage ceilings** with no habitable space above are required to be finished with 1/2" drywall for proper separation.
- **Openings and penetrations** (such as ducts or conduit) must be properly sealed with an approved fire-rated material to maintain the separation barrier.
- **Door(s)** between the garage and living space are required to be a minimum of 1¾-inch solid wood or steel, or 20-minute fire-rated construction, and equipped with a self-closing device.

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

Note on pre-2006 Homes:

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

Garage Slab: Slab Information

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

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

Recommendations

6.6.1 Garage Separation

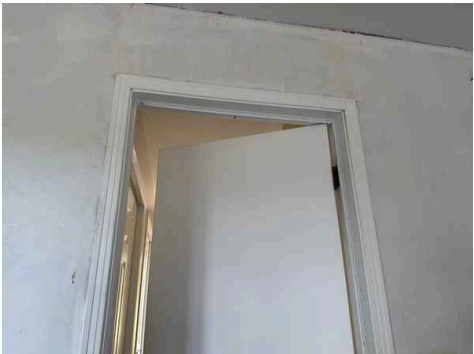
SEPARATION DOOR - AUTO CLOSURE MISSING

Moderate Concerns

SFTY - There was no self-closing device installed on the door between the garage and the living space. A self-closing device is intended to help ensure the door remains closed, maintaining the required fire and fume separation between the garage and dwelling. The absence of this feature can allow smoke, carbon monoxide, or flames to enter the living area more readily in the event of a garage fire. Installation of an approved self-closing device is recommended to be performed by a qualified professional as a safety upgrade or repair, as applicable.

Recommendation

Contact a qualified door repair/installation contractor.



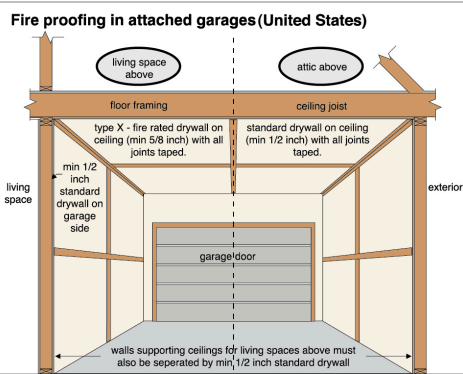
6.6.2 Garage Separation

Smaller Concerns, Maintenance Item, or Upgrade

CEILING SEPARATION - NON-CONFORMING (UPGRADE RECOMMENDED)

SFTY - The ceiling in the garage was "unfinished," finished with an improper material, had gaps present in the drywall, or contained other deficiencies that prevented proper separation. Although this may have been acceptable when the home was built, current standards require the installation of 1/2" to 5/8" Type X drywall on the ceiling to provide proper separation of the garage to living area space (situational), with no holes or gaps allowed in the ceiling without being sealed with an approved material. The installation of proper drywall or repairs made as needed to achieve proper separation is recommended to be conducted by a qualified contractor as a safety upgrade. The pictures show provide a sample only.

Recommendation
Contact a qualified professional.



6.6.3 Garage Separation

CEILING SEPARATION - COMPROMISED
(ATTIC ACCESS)

Smaller Concerns, Maintenance Item, or Upgrade

SFTY - The garage-to-living space separation was compromised due to a non-drywall material or a non-fire-rated attic access panel being located in the garage ceiling. Current standards require garage ceilings to be covered with 1/2" drywall when no living space is overhead, or the walls between the living areas and garage would need to extend up through the attic to the underside of the roof structure (covered by 1/2" drywall). An evaluation of the attic access with repairs or modifications made as needed to achieve proper garage to dwelling space separation is recommended to be performed by a qualified professional.

Recommendation
Contact a qualified professional.



7: KITCHEN

Information

Undersink Plumbing - Kitchen:
Undersink Plumbing Visibly Obstructed?
No

Oven/Range: Energy Source
Electric

Oven/Range: Range Anti-tip Bracket Presence
Not Present

Exhaust Fan: Fan Type
OTR Exterior Vented

General Info: Kitchen View



Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and running water through the drain while observing the faucet and surrounding areas for signs of leakage, improper installation, or other deficiencies. The inspection also

included evaluation of water flow, drainage rate, and overall fixture stability under normal operating conditions. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Spray Wand: Spray Wand Information

The spray wand, whether standalone or attached to the faucet, was operated looking for proper flow and to ensure no leaks were present. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Kitchen: Plumbing Information

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

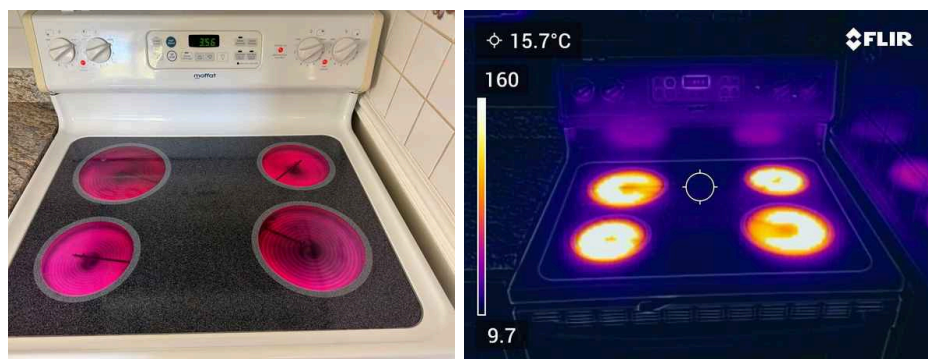
LMT - If storage or stored items were present within the cabinet, visibility of some components, such as piping connections or the cabinet floor, may have been limited. Inspection of this area is therefore limited to visible portions only.

Dishwasher : Dishwasher Information

The dishwasher was operated by running a rinse cycle and was functional at the time of inspection. No leaks or water was present at the unit's base at the cycle's completion. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

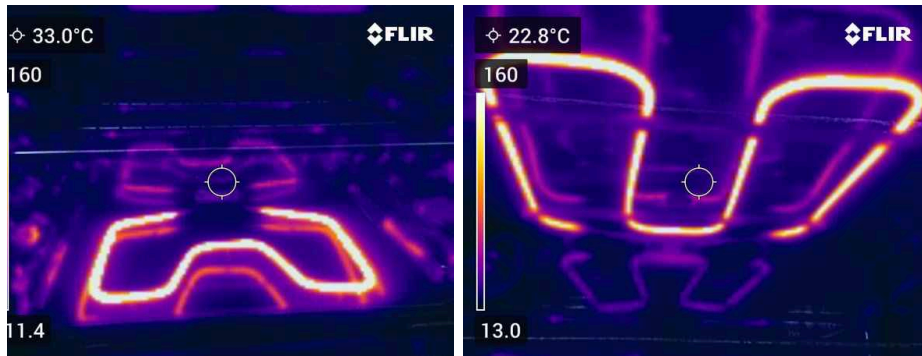
Oven/Range: Heating Elements Information

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Oven/Range: Oven Information

The oven was operated by placing it into "Bake" mode and confirming heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. It's recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by checking for proper operation at normal operating controls. The fan type (recirculating or exterior-vented) will also be reported. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Microwave: Microwave Information

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

Refrigerator: Refrigerators Not Inspected

EXCL - Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them or the cabinetry around them. Therefore their water line and power receptacle are not visible and are excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional before closing.



Recommendations

7.2.1 Sink(s)

HOT WATER NOT PRODUCED



The kitchen sink faucet did not produce hot water at the time of inspection. There was no hot water produced at all fixtures in the home at the time of inspection. Home was not occupied at time of inspection. Owner may have turned off hot water for this reason. Recommend consulting with owner.

Recommendation

Contact the seller for more info

7.4.1 Undersink Plumbing - Kitchen

UNDER SINK PLUMBING LEAK

Recommendation

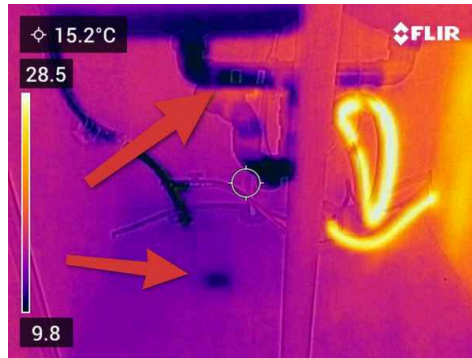
Contact a qualified professional.



Significant Defects



Kitchen



Kitchen

7.6.1 Oven/Range

SAFETY - ANTI-TIP BRACKET NOT INSTALLED

SFTY - An anti-tip bracket was either not installed for the range or was not functioning to prevent tipping. An anti-tip bracket is designed to prevent the range from tipping over if weight is applied to the open oven door, such as a child stepping or sitting on it. Ranges typically contain a warning label inside the oven door with additional information. Anti-tip brackets are available at home improvement stores. Installation of an anti-tip bracket is recommended to be performed by a qualified person for safety.

Recommendation

Contact a qualified professional.



Moderate Concerns



7.7.1 Exhaust Fan

FAN - NOT FUNCTIONING PROPERLY

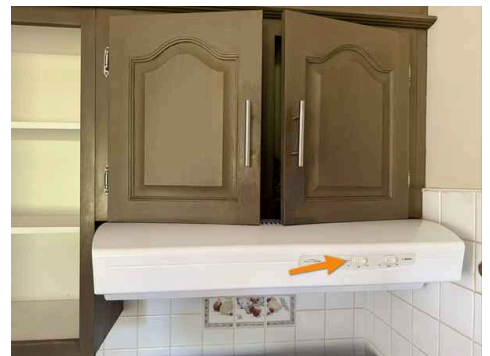
The exhaust fan did not operate on low. Evaluation and repairs or replacement as needed is recommended by a qualified person for proper operation.

Recommendation

Contact a qualified professional.



Moderate Concerns

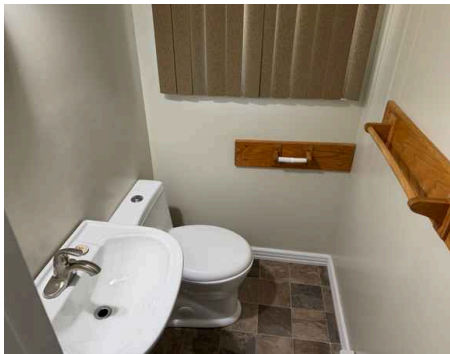


8: BATHROOM(S)

Information

Undersink Plumbing - Bathroom:
Undersink Plumbing Visibly
Obstructed?
No

General Info: Bathroom View(s)



Half Bath



Upstairs Full Bath



Ensuite

General Info: Bathroom Fixture Limitations

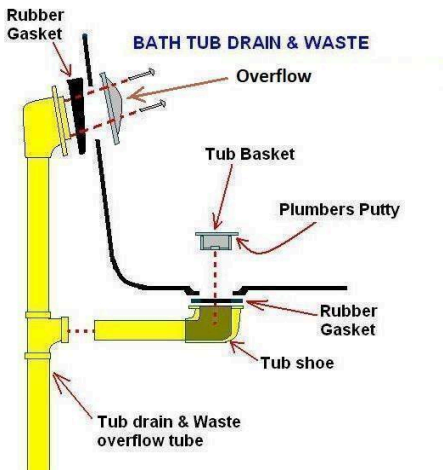
LMT - The inspection of bathroom fixtures, including sinks, tubs, and showers, was limited to visible and accessible components. Water was run through the drains under normal operating conditions while observing accessible areas below (where applicable) for indications of active leakage. No leaks were observed at the time of inspection unless otherwise noted in this report.

Shower pans are not tested for watertightness during a standard home inspection, as such testing would be considered technically exhaustive and could risk damage to the structure. The only reliable method of confirming shower pan integrity involves blocking the drain and filling the base with water, an invasive procedure that can result in water damage if defects are present. Showers were operated under normal use conditions only, and accessible areas were checked for signs of active leakage.

Similarly, the effects of weight and movement applied to drain assemblies during actual use cannot be replicated during an inspection. Bathtub and shower drains may develop leaks over time, particularly at gaskets or fittings in older or vacant homes, and such leaks may not be apparent during the inspection.

Tub and sink overflows were not tested for functionality due to the potential for gasket leakage under filled conditions. While most overflows divert the majority of water, some degree of seepage should be anticipated. Caution is advised when filling tubs to prevent overflow use.

If confirmation of watertightness or leak-free performance of these components is desired, further evaluation and water testing are recommended to be performed by a licensed plumbing contractor.



Ventilation: Ventilation Sources
Ventilation Fan(s)



Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

Sink(s): Sinks Information

The bathroom sink(s) were inspected by operating the faucet valves and running water through the drain while observing the faucet and surrounding areas for signs of leakage, improper installation, or other deficiencies. The inspection also included evaluation of water flow, drainage rate, and overall fixture stability under normal operating conditions. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing were inspected by running water through the drain while observing the drain pipe, trap assembly, water supply lines, and surrounding areas, including beneath the sink and any accessible areas below (such as ceilings, basements, or crawl spaces). The inspection also included checks for other significant plumbing-related deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

LMT - If storage or personal belongings were present within the under-sink cabinet(s), visibility of some components, such as plumbing connections or the cabinet floor, may have been limited. Inspection of this area is therefore limited to visible portions only.



Bathtub(s): Bathtub(s) Information

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



Shower(s): Showers Information

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



Shower Walls/Floors: Shower Walls/Floors Information

The shower wall(s) and floor(s) were inspected for indications of significant damage or conditions that could allow water infiltration behind the finished surfaces. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

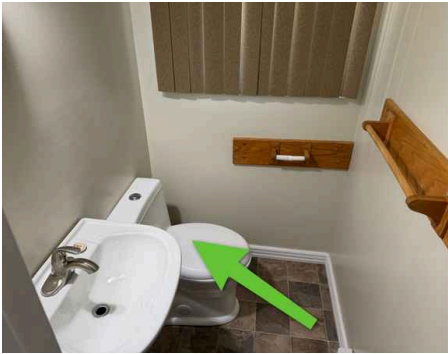
Shower Door(s): Shower Door Information

The shower door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

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

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



Half Bath



Full Bath



Ensuite

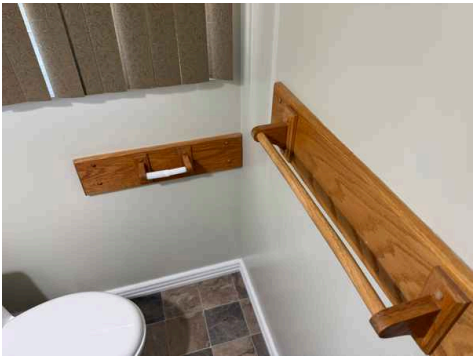
Recommendations

8.1.1 General Info

 Smaller Concerns, Maintenance Item, or Upgrade

LOOSE TOWEL RACKS

Towel racks are loose on the wall. This indicates fasteners have loosened or wall anchors have failed, creating a potential hazard if the racks fall. Tighten all mounting bolts and inspect wall anchors for damage; replace anchors if necessary.



9: INTERIOR AREAS AND ITEMS

Information

Windows: Window Glazing
Double Pane

Closets: Closet Surfaces Visually Obstructed?
No

General Info: Room Views





Cabinets, Countertops: Countertop/Cabinets Information

The kitchen cabinetry, bathroom cabinetry, and any other cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Windows: Windows Information

The windows were inspected by operating a representative number to evaluate functionality, overall condition, and the presence of any visible defects such as damage, broken glass, or failed seals. Their operation was tested where accessible, and no reportable deficiencies were observed at the time of inspection **unless otherwise noted in this report.**

LMT: Access to some windows may be limited by furnishings, personal belongings, or other obstructions, even in vacant homes where window coverings or mechanical restrictions may prevent operation. The inspection of these areas is limited to visible and accessible portions only.

Reporting on double-pane (insulated) glass seal failure is not required by the Standards of Practice and lies beyond the scope of a home inspection. Seal failure may not be visibly apparent at the time of inspection due to temperature, humidity, or lighting conditions, and desiccant materials within the spacer can temporarily mask the condition. When present, visible indications of seal failure, such as condensation, debris, or haze between panes, are reported; however, this should not be considered a comprehensive list of affected windows.

If insulated glass seal failure is a concern, consultation with a licensed window or glass repair contractor is recommended for further evaluation.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and visually reviewing accessible wall, ceiling, and floor surfaces for significant defects or damage. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

LMT: Visibility within some closets may be limited by personal belongings, shelving systems, or stored materials in occupied homes, and by built-in shelving in vacant ones. Inspection of these areas is therefore limited to visible and accessible portions only.

Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Stairs, Rails, & Guards: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings and guards, etc. No significant defects were present at the time of inspection unless otherwise noted in this report.

Wall & Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior walls and ceilings were inspected for indications of moisture intrusion, structural movement, or other significant defects. Cosmetic imperfections or normal wear and tear are generally not reported but may be noted when observed in conjunction with more substantial concerns. Any mention of such items should not be considered an all-inclusive listing.

LMT - The condition of wall and ceiling coverings is evaluated only at visible and accessible areas. Components located behind finishes, such as framing, insulation, vapor barriers, or concealed moisture damage, are not visible and excluded from this inspection. Additionally, decorative finishes or minor cosmetic conditions (such as paint blemishes, nail pops, or minor settlement cracks) are not considered reportable defects within the scope of a home inspection.

No reportable conditions were observed at the time of inspection, unless otherwise noted in this report.

Wall & Ceiling Surfaces: Drop Ceiling Tiles Not Removed

LMT - There were drop ceiling tiles present at the referenced area(s). The tiles were not removed to allow visual access to overhead components or concealed areas. The inspection is limited to visible portions only, and conditions above the ceiling could not be fully evaluated.



Wall & Ceiling Surfaces: Normal Wear and Tear Present

The interior wall, floor, and ceiling surfaces appeared to be in satisfactory condition at visible portions, taking into consideration normal wear and tear which may include: scuffs or small holes on walls, stains on carpets or hardwood floors, gaps present at mouldings, areas in need of painting, and other imperfections. These wear and tear items are not reported on, and if a concern, should be evaluated and quoted for repairs or refinishing as desired by qualified tradespeople.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies such as structural movement, visible damage, or safety concerns. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

The condition or cosmetic appearance of floor coverings (such as carpet, tile, laminate, or vinyl) is not within the scope of a home inspection and is therefore excluded, except where obvious signs of a significant defect are present (e.g., major cracking, loose sections, or safety hazards).

LMT - Additionally, the condition of building components located beneath floor coverings, including subflooring, framing, or underlayment materials, is not visible and excluded from this inspection.

Recommendations

9.1.1 General Info

COSMETIC DEFECTS INFORMATION

LMT - Cosmetic defects were present on various interior surfaces. Cosmetic defects are surface-level imperfections that impact the appearance of an item, component, or area without affecting its functionality. Examples include chipped paint, scratched floors, worn hardware, outdated fixtures, scuffs, small holes, stains, cracks, displacement, dents, dings, and other superficial damage to wall and ceiling surfaces, floor coverings, trimwork, cabinetry, and other building materials.

While these issues can affect the visual appeal of the structure, they **are not included within the scope of a home inspection**. Any references to cosmetic conditions in this report are provided solely as a courtesy and should not be considered a comprehensive listing. **If such details are a priority, obtaining repair and/or replacement quotes from appropriate tradespeople is recommended.**

Recommendation

Contact a qualified professional.



Smaller Concerns, Maintenance Item, or Upgrade

9.2.1 Cabinets, Countertops

CABINETRY - DOORS AND/OR DRAWERS NEED DETAILING

There were cabinet doors/drawers that were in need of "detailing." Detailing can include replacement of hardware, adjustments, and/or other minor repairs to allow the doors/drawers to latch and operate smoothly. Repairs are recommended to be performed as needed for proper operation by a qualified person.

Recommendation

Contact a handyman or DIY project



Moderate Concerns



Doors rubbing on top of range hood fan

9.2.2 Cabinets, Countertops

CABINETRY - DAMAGED

The cabinetry was damaged in the referenced area(s). Damaged cabinetry can reduce functionality and appearance, and in some cases may allow for further deterioration if not corrected. Repairs or replacement of the damaged areas is recommended to be performed by a qualified person.

Recommendation

Contact a qualified professional.



Moderate Concerns



Peninsula



Under kitchen sink

9.2.3 Cabinets,
Countertops

Smaller Concerns, Maintenance Item, or Upgrade

DRAWER(S) - NOT FUNCTIONING PROPERLY

There were cabinet drawer(s) present that were not functioning properly. They were rubbing against the cabinet door. Repairs are recommended here as needed for proper operation by a qualified person.

Recommendation

Contact a qualified professional.

9.2.4 Cabinets,
Countertops

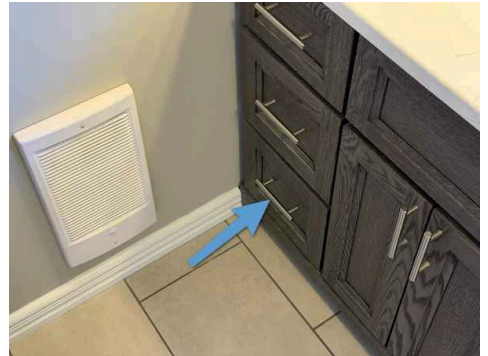
Smaller Concerns, Maintenance Item, or Upgrade

DRAWER(S) - FALSE FACE SEALED IN PLACE

The false drawer was sealed in place. If a concern repairs are recommended as needed by a qualified person.

Recommendation

Contact a qualified professional.



9.3.1 Windows



Smaller Concerns, Maintenance Item, or Upgrade

WINDOWS - PARTIAL REPLACEMENT

Some of the windows in the home were replaced, but not the entirety of the windows. The older, front of the home, windows are aged and have multiple operation issues. See recommendation for full evaluation by window contractor.

9.3.2 Windows



Significant Defects

WINDOWS - AGED WITH MULTIPLE DEFECTS

AGED - There were multiple defects present with window(s) throughout the structure. Most of the windows in the home were replaced. **The windows of concern here are all the original windows on the front of the home.** Conditions observed may include, but are not limited to, hindered operation, damaged or missing hardware, and glass-related issues such as cracked panes or failed seals. A full evaluation of all windows is recommended to be performed by a qualified window contractor, with repairs or replacement made as needed to ensure proper operation, safety, and energy efficiency.

Recommendation

Contact a qualified window repair/installation contractor.

9.3.3 Windows

OPERATION - DIFFICULT TO OPERATE

Moderate Concerns

The window(s) in the referenced area(s) were difficult to operate using a reasonable amount of force. This may indicate issues with alignment, balance mechanisms, or general wear. Repairs or replacement of the window(s) as needed to achieve proper operation is recommended to be performed by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



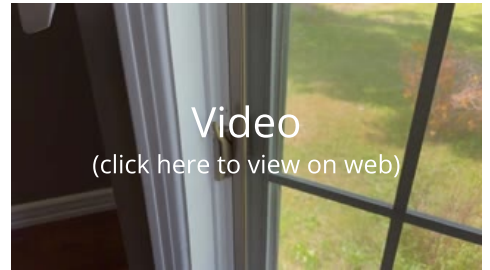
Front right bedroom

9.3.4 Windows

OPERATION - DIFFICULT TO LATCH

Moderate Concerns

The window(s) in the referenced area(s) were difficult to latch at the time of inspection. Improperly functioning latches can affect security, energy efficiency, and weather resistance. Repairs to restore proper latch operation are recommended to be performed by a window contractor or other qualified person.



Front Living Room

9.3.5 Windows

GLASS - SEAL FAILURE

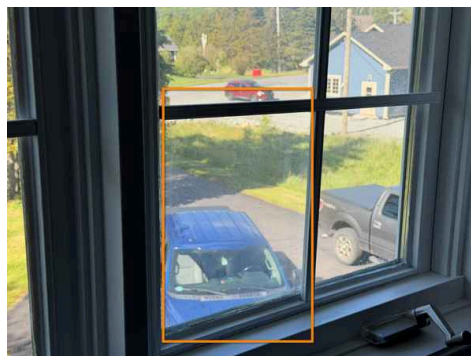
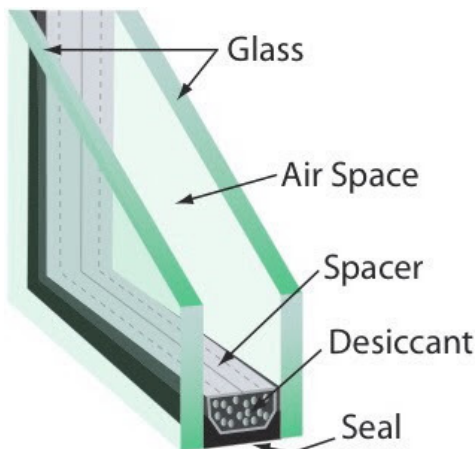
Moderate Concerns

MASTER BEDROOM

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

Recommendation

Contact a qualified window repair/installation contractor.



9.3.6 Windows

HARDWARE - DAMAGED WINDOW CRANKS

 Moderate Concerns

MASTER BEDROOM

The casement window crank components in the referenced area(s) were damaged and not functioning properly. Repairs/replacement of the cranks as needed for proper operation of the window(s) is recommended to be performed by a qualified professional. Operation of this window is not recommended.

Recommendation

Contact a qualified professional.



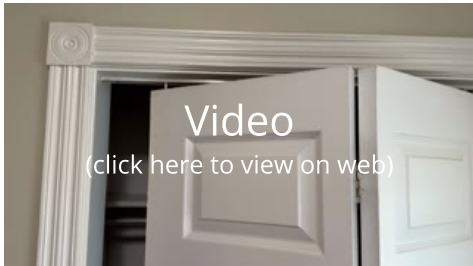
9.4.1 Closets

LOOSE CLOSET DOOR SLIDING HARDWARE

 Moderate Concerns

FRONT ENTRY FOYER

The sliding hardware on the closet door is loose, which was observed during inspection. Loose hardware can cause the door to bind, derail, or fail to operate smoothly, creating difficulty accessing closet contents. Tighten all mounting bolts and brackets securing the sliding track system to ensure proper alignment and smooth operation.



Front Foyer



Front Foyer

9.6.1 Stairs, Rails, & Guards

 Moderate Concerns

HANDRAIL - LOOSE

SFTY - The handrail/stair guard was loose at the time of inspection. A loose handrail can pose a safety hazard by reducing support and stability for users when ascending or descending stairs. Repairs to properly secure the handrail to the wall are recommended to be performed by a qualified person to ensure safe and reliable use.

Recommendation
Contact a qualified professional.



9.7.1 Wall & Ceiling
Surfaces

 Smaller Concerns, Maintenance Item, or Upgrade

CEILING(S) - PATCHING PRESENT

Patched or repaired area(s) were present on the ceiling(s) in the referenced area(s). I recommend consulting with the seller(s) as to why the patching was conducted along with obtaining any applicable invoices or records of the repairs (if applicable).

Recommendation
Contact the seller for more info



Front left bedroom

10: LAUNDRY

Information

Dryer Energy Source & Venting:	Dryer Energy Source & Venting:
Dryer Energy Source	Dryer Vent Termination Point
Electric	Exterior

Laundry Area & Related Plumbing: Laundry and Related Plumbing Information

The laundry area was inspected at visible portions only. The inspection included the surrounding wall and floor surfaces, accessible electrical receptacles, the water supply valves, the drain connection, and other visible components. If a washer and/or dryer were present, the inspection focused on the accessible portions around the appliances.

Washing machines and dryers were not operated during the inspection. These appliances are considered transient, non-built-in equipment and fall outside the required operating scope under the Standards of Practice. If no washing machine was present, the supply valves were briefly operated to check for visible leakage. The standpipe drain could not be tested under load, as proper drainage testing requires a washing machine to discharge water into the drain.

No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

LMT – Large portions of the laundry plumbing, electrical connections, and wall/floor surfaces may be concealed by installed appliances. Washers and dryers were not moved, and connected hoses prevented the operation of supply valves and the testing of the standpipe under load. The inspection was limited to visible and accessible areas only.



Dryer Energy Source & Venting: Dryer Vent Information

The dryer vent was visually inspected to confirm proper exterior termination. No visible defects were present at the accessible portions unless otherwise noted in this report. **It is recommended to have the entire dryer duct cleaned, as this maintenance is often neglected by homeowners.** Lint buildup or blockages within dryer vent systems are a leading cause of residential fires each year.

LMT – The full length of the dryer duct is typically not visible or fully accessible during a standard home inspection, as much of the vent system is concealed within wall cavities or ceilings.

Recommendations

10.2.1 Dryer
Energy Source &
Venting

 Smaller Concerns, Maintenance Item, or Upgrade

DUCT - FLEXIBLE MATERIAL

The dryer vent duct was constructed of flexible material. Current standards recommend dryer exhaust ducts be constructed of rigid metal with a smooth interior finish and a minimum thickness of 0.016 inch (0.4 mm). Flexible ducts are more prone to lint accumulation, restricted airflow, and fire hazards. Replacement of the vent with proper materials is recommended to be performed by a qualified person.

Recommendation
Contact a qualified professional.



11: HEATING & COOLING COMPONENTS

Information

General Info: HVAC Sources Electric Baseboard, Electric Wall Heater, HRV/ERV	Thermostat(s): Thermostat Location(s) Each room with baseboard heat	HRV/ERV Systems: Brand Greentek
HRV/ERV Systems: Approximate Age Unknown, Discontinued product, Inquire from seller	HRV/ERV Systems: Model / Serial # Model: PH 7.15 Greentek PH 7.15 Home Owners Guide	Cooling Source In Each Habitable Room: Cooling Source In Each Habitable Room? No



Heating Source In Each Habitable Room: Heating Source In Each Habitable Room?

Yes

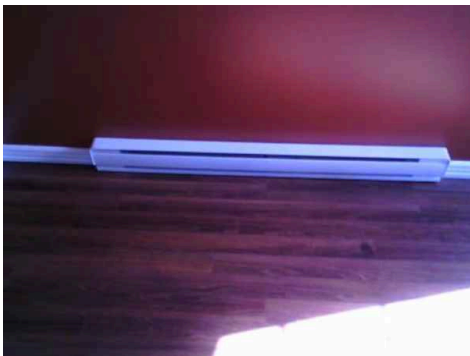
General Info: HRV Systems Not Inspected

EXCL - An HRV (heat recovery ventilation system) was present at the home. The functionality and proper design of these systems lie outside of the scope of a home inspection, and therefore the system is excluded from this inspection. I recommend having this system evaluated by an HVAC contractor prior to the end of your inspection contingency period. (if applicable).



Baseboard Heat: Baseboard Heater Information

Baseboard heaters were present in the home. A representative number of units were operated using their thermostats and were found functional at the time of inspection. No defects were observed with their operation unless otherwise noted in this report.



Wall Heater(s): Wall Heaters Information

Wall heaters were present in the home; a representative number were tested using their thermostats and were found functional at the time of inspection. No deficiencies were observed unless otherwise noted in this report.



Thermostat(s): Thermostat Information - Multiple

The thermostats were operated and they initiated the applicable baseboard heaters at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Recommendations

11.5.1 HRV/ERV
Systems

 Smaller Concerns, Maintenance Item, or Upgrade

FILTERS - DIRTY OR MISSING

There were dirty or missing filter(s) at the HRV/ERV unit. Dirty or missing filters can reduce airflow, decrease efficiency, and place additional strain on the system. Replacement or cleaning of the filter(s), as recommended by the manufacturer, is recommended.

Recommendation
Recommended DIY Project



11.5.2 HRV/ERV Systems

HRV CONDENSATE DRAIN NOT CONNECTED

 Moderate Concerns

The HRV condensate drain hose is not connected to a floor drain or proper water dispersal system. Instead, it sits on the slab near the main cleanout, allowing condensate to soak into the ground beneath the slab. This can lead to moisture accumulation under the foundation, potentially causing structural damage, mold growth, and compromised foundation integrity. The drain hose should be properly connected to an approved drainage system / device. It is recommend for customer to have HRV installer or plumber evaluate for best solutions pertaining to this install location.



11.6.1 Cooling Source In Each Habitable Room

COOLING SOURCE NOT PRESENT IN EACH ROOM

 Smaller Concerns, Maintenance Item, or Upgrade

An installed cooling source was not present in all habitable room(s). The absence of a dedicated cooling source may affect comfort and temperature regulation in these areas, particularly during warmer months. If desired, the installation of a properly sized and permanently installed cooling source is to be performed by a qualified HVAC professional.

Recommendation
Contact a qualified HVAC professional.

12: WATER HEATER

Information

Water Heater Condition: Water Temperature Not Functional, Breaker Off	Water Heater Condition: Water Heater Location Basement	Water Heater Condition: Water Heater Manufacturer GSW
Water Heater Condition: Manufacture Year 2019 The typical life expectancy of a water heater is 13-15 years.	Water Heater Condition: Energy Source Conventional Electric	Water Heater Condition: Capacity 48 Gallons
TPRV Discharge Pipe: TPRV Discharge Tube Material		

Not Present

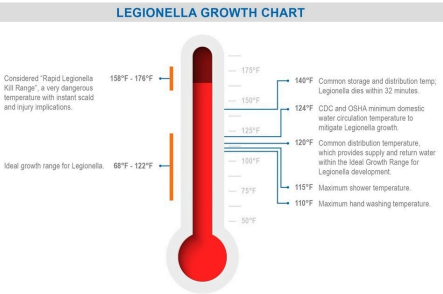
Water Heater Condition: Water Heater Information

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



Water Heater Condition: Water Temp Information

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. Maintaining a temperature of 120 also helps prevent the growth of harmful bacteria, such as Legionella, which thrive in lower temperatures. A tempering valve can allow faucet temperatures to be lowered, while keeping tank temperatures high enough to kill harmful bacteria. I recommend consulting with a licensed plumber regarding the installation of a tempering valve if required.



Water Heater Condition: Not Tested - Breaker Off

EXCL - The breaker was off for the water heater at the time of inspection, and the unit was not tested for functionality. I recommend confirming proper operation of the unit prior to closing.

TPR Valve: TPR Valve Information

LMT - The water heater was inspected for the presence of a temperature and pressure relief (TPR) valve. These valves were not tested, as manually operating them can cause the valve to drip afterward. A TPR valve is a required safety device that allows the water heater to discharge water if internal pressure exceeds approximately 150 psi or if the water temperature reaches approximately 210 degrees. No deficiencies with the visible portions of the valve were present at the time of inspection unless otherwise noted in this report.

TPRV Discharge Pipe: Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Recommendations

12.1.1 Water Heater Condition

ANNUAL MAINTENANCE FLUSH NEEDED

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Smaller Concerns, Maintenance Item, or Upgrade

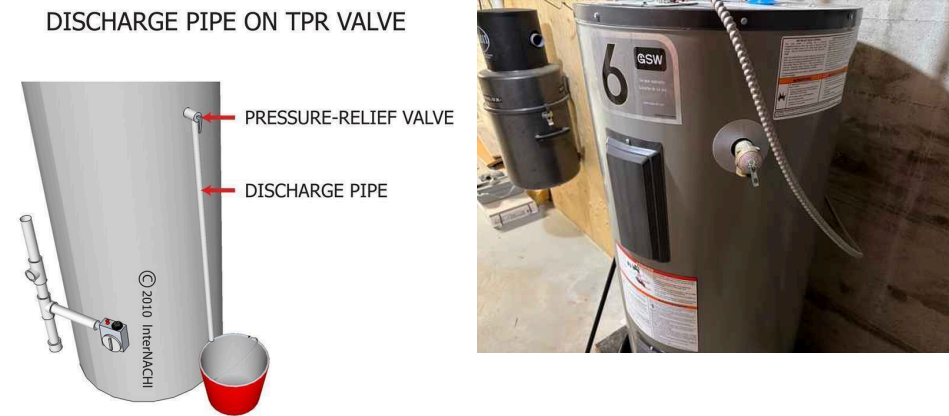
12.3.1 TPRV Discharge Pipe

TPRV PIPE - MISSING

Moderate Concerns

SFTY - A discharge pipe was not present at the water heater's temperature and pressure relief (TPR) valve at the time of inspection. A properly installed discharge pipe, made of copper, CPVC, or PEX with a ¾-inch interior diameter (I.D.), should be connected to the TPR valve and terminate no more than 6 inches above the floor. Without a discharge pipe, there is a risk of scalding or water damage in the event of valve activation. Installation of a proper TPR valve discharge pipe is recommended to be performed by a licensed plumber or other qualified person.

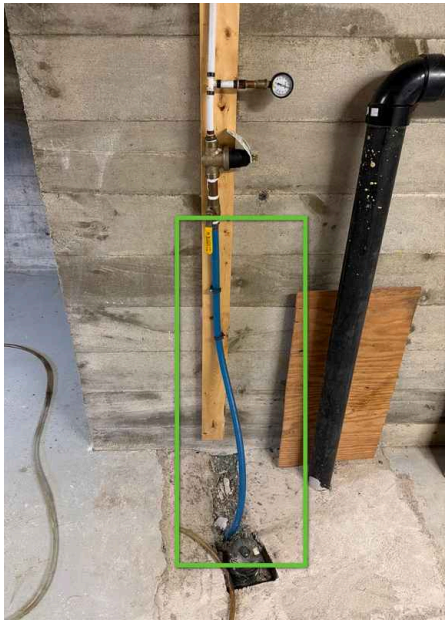
Recommendation
Contact a qualified plumbing contractor.



13: PLUMBING

Information

General Info: Filters None, Whole House Conditioner	General Info: Plumbing Visibility Hindrances Insulation Between Joists, Finished Ceilings, Drop Ceiling Tiles, Multi-Story Home, Framing Covered	General Info: Water Source Public/Municipal
Water Pressure: Water Pressure (Approx.) 58 psi at time of inspection	Water Pipes: Service Pipe Material (Visible Portions) Aquapec like material	Water Pipes: Water Distribution Pipe Material (Visible Portions) Aquapec



Water Pipes: Approx. Percentage of Water Distribution Pipes Visible
10-20%

Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible
<10%

Functional Drainage: Functional Drainage
Yes

General Info: Plumbing Visibility Limitations

LMT – Portions of the water distribution and drain, waste, and vent (DWV) piping were not visible due to one or more of the referenced conditions (found above). This can include, but is not limited to, insulation between floor joists, finished ceilings or ceiling tiles, pipe insulation wrapping, slab foundation construction, multi-story configuration, inaccessible or limited-access crawl space, or the use of a robotic drone for the crawl space inspection. Any plumbing components not visible at the time of inspection are excluded from this evaluation, and any comments made are limited to visible portions only.

General Info: Shutoff Valves Operation

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Plumbing Leaks Information: Plumbing Leaks Overview

The structure's plumbing system's visible and accessible components were inspected for leaks or indications of past leaks. If not otherwise noted in this report, no leaks or indications of leaks were present at the time of inspection.

Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)
Not Visible

Main Cleanout: Cleanout Location
Front of Structure, Basement

Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)
ABS

Functional Flow: Functional Flow
Yes



Main Water Shutoff Valve : Main Shutoff Information

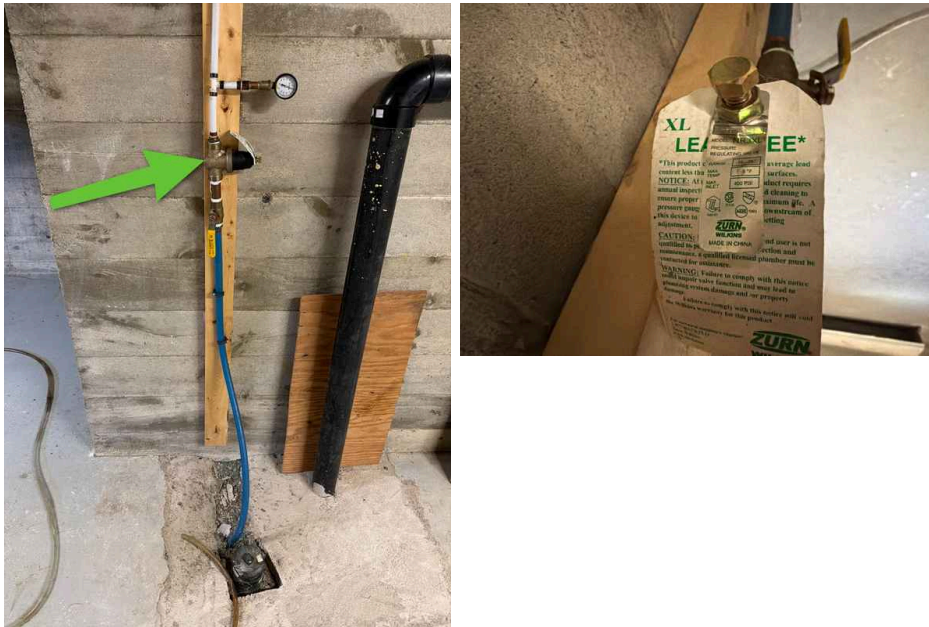
The main water shutoff valve was inspected to identify its location and check for any visible deficiencies. No reportable conditions were found at the time of inspection unless otherwise noted in this report.

LMT - The valve was not operated to test functionality, as doing so can risk leakage or failure at older or corroded components.



Pressure Regulator: Pressure Regulator Information

The pressure regulator was inspected visually for leaks or heavy corrosion and/or rust. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.



Water Pressure: Water Pressure Information

The water pressure was viewed at the installed pressure gage near the main water shutoff in the basement. 80psi or less is recommended to protect appliances, distribution pipes, and fittings/connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator. The pictured reading is only applicable to what was present at the time of inspection, as several factors can allow for pressure changes, including the use of appliances and fixtures in the home and the water use of the neighbors and surrounding areas. A pressure of 58 psi is within averages for this area. Customer may choose to consult with plumber if pressure regulator can be adjusted or not.



Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected, looking for leaks or other significant defects. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected, looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present **unless otherwise noted in this report.**

Sewer camera inspections are recommended for any home, regardless of age, due to the sewer lateral between the home and sewer service or home and septic tank not being visible, and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00 but can save thousands if a problem is found.

Main Cleanout: Cleanout Information

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

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



Functional Flow: Flow Information

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

Functional Drainage: Drainage Information

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

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

Recommendations

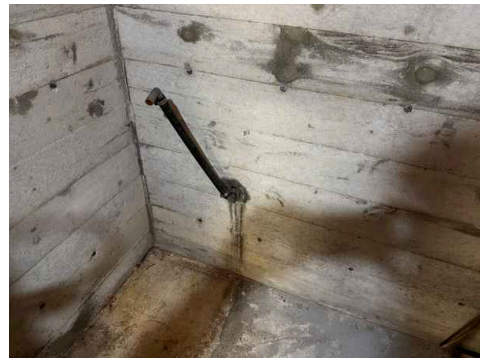
13.1.1 General Info

ABANDONED / DISCONNECTED WATER SUPPLY LINE

An abandoned/disconnected water supply line was observed passing through the foundation wall into the basement. The line was not connected to any fixture and no interior shutoff was visible. Because the exterior source and shutoff could not be confirmed, further evaluation is recommended to determine whether the line is properly abandoned and to rule out leakage or other hidden concerns



Moderate Concerns



13.2.1 Plumbing Leaks Information

DWV PIPE(S) - LEAKING



Significant Defects

There were active leaks observed at the drain, waste, and vent piping in the referenced area(s). Active leakage can contribute to moisture damage, microbial growth, and deterioration of nearby materials if not corrected.

An evaluation of the drain, waste, and vent system is recommended to be performed by a licensed plumbing contractor, with repairs made as needed to eliminate any active leaks.

Recommendation

Contact a qualified plumbing contractor.



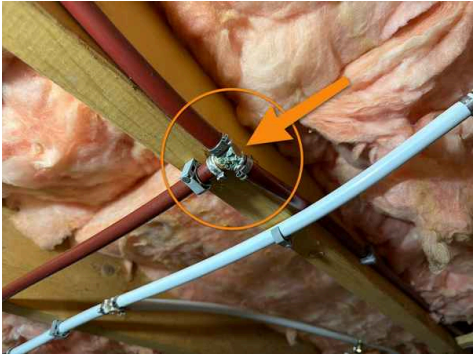
13.7.1 Water Pipes

WATER PIPE(S) - CORROSION PRESENT

Area(s) of corrosion were present on portions of the water distribution pipes and/or fittings. Corrosion is a sign of a past or present leak and can allow for failure. An evaluation and replacement of affected portions is recommended to be performed by a licensed plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

 Moderate Concerns



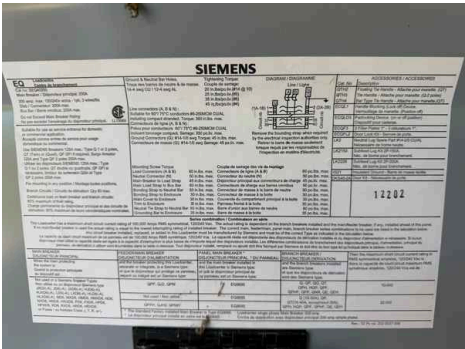
14: ELECTRICAL

Information

Service Amperage: Service Amperage
200amps 120/240VAC

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location
Garage

Service Equipment/Electrical Panel: Electrical Panel Manufacturer
Siemens



Subpanel(s): Subpanel(s) Location Subpanel(s): Subpanel Manufacturer
Garage Siemens

Service Grounding/Bonding: GEC Present
Not Confirmed, See Comments



Service Grounding/Bonding: Grounding Electrode Type
Not Visible

Service Grounding/Bonding: Water Pipe Bonding Present
Not Required (PEX)

Service Grounding/Bonding: Gas Pipe Bonding Present
Gas Not Present

Branch Wiring : Visible Branch Wiring Type

Branch Wiring : 15 & 20amp Branch Wiring Metal Type

NM Sheathed Cable	Copper	Breakers: AFCI Breakers Present No
Breakers: Breakers in Off Position	Smoke Alarms/Detectors: Smoke Alarm Presence	CO Detectors: CO Alarm Presence
1	Present, Not Present at all Recommended Locations	Not Present

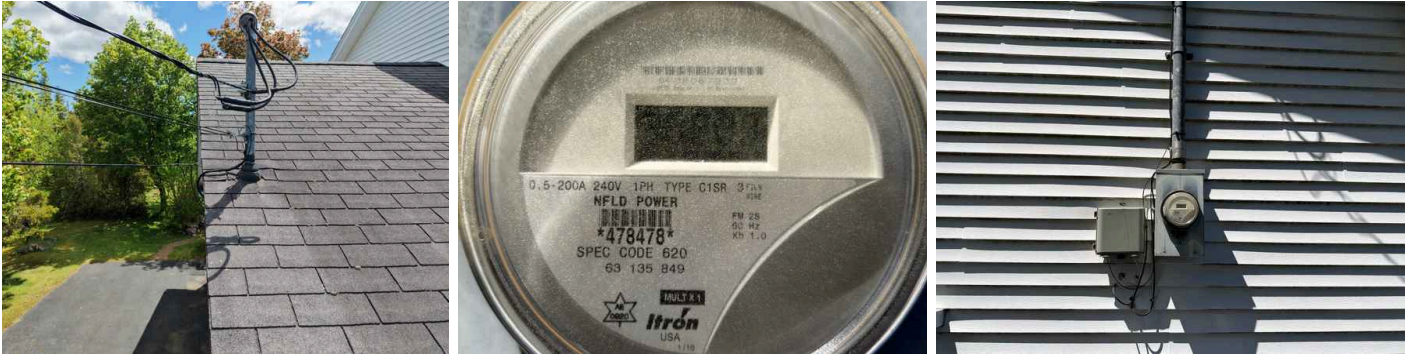
General Info: Low Voltage Wiring Systems Not Inspected

EXCL - Low-voltage systems were present at the structure. Low-voltage components and their associated wiring fall outside the scope of a standard home inspection and were not inspected. This includes, but is not limited to, phone and telecom wiring, cable and coaxial systems, ethernet or data cabling, security and alarm systems, low-voltage lighting, audio/visual wiring, intercom systems, smart-home hubs, and related equipment.

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

Service Entrance: Service Entrance Type

Front left
Overhead Service Drop

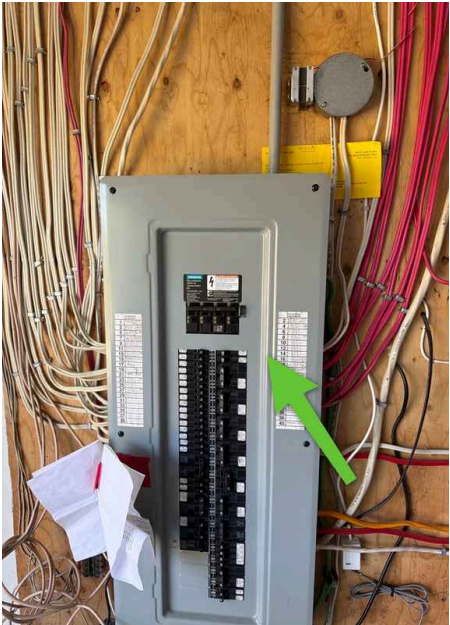


Service Entrance: Overhead Service Drop Information

Power was supplied to the home via an overhead service drop. The meter and service mast appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report. [See Vent/Roof Protrusions for notes on service mast.](#)

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.



Service Amperage: Service Amperage

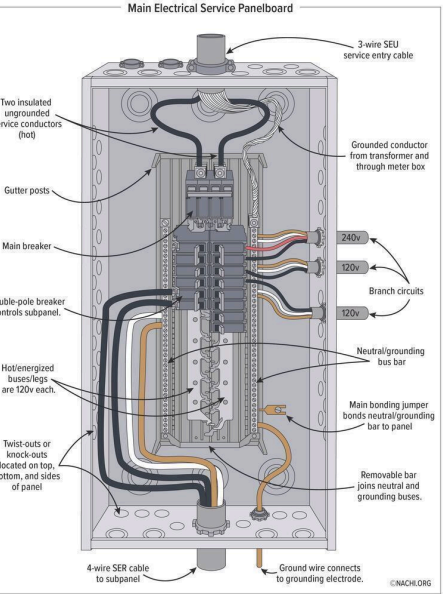
The service amperage was determined by inspecting the service disconnect size.

LMT - Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.



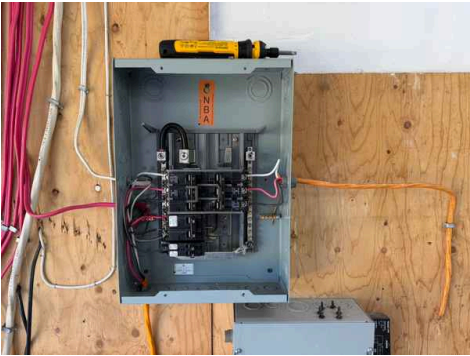
Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical service panel (referred to as the service equipment when it contains the main service disconnect) was inspected for visible wiring deficiencies, damage, and other reportable conditions. The inspection included evaluation of the panel enclosure, wiring terminations, overcurrent protection devices, and general workmanship where accessible. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Subpanel(s): Subpanel Information

The subpanel / load center seems to be wired for the purposes of a generator according to the label. **NOTE: I am not 100% sure that this wired to current safety specifications for the given setup. I recommend an electrician do a quick review to double check.**



Service Grounding/Bonding: GEC Information

The electrical system was inspected for the presence of a grounding electrode conductor (GEC). No deficiencies were observed at visible portions of the system unless otherwise noted in this report.

LMT - In most cases, the attachment point of the GEC to the grounding electrode (such as a ground rod or other approved method) is not visible due to its location below grade or behind finished materials.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

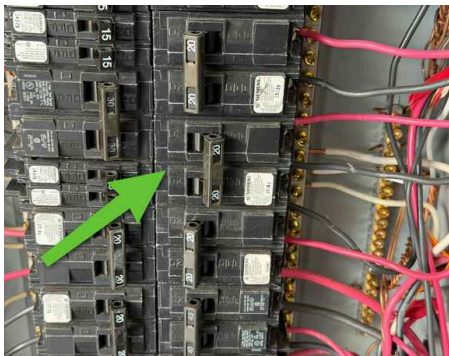
LMT - The majority of branch feeders are not visible due to being behind wall, floor, and ceiling coverings, insulation, etc.

Breakers: Breakers Information

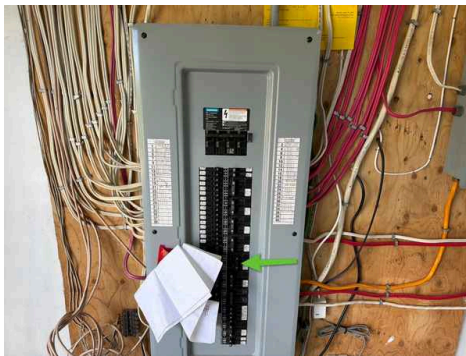
The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Present That Were in the Off Position

LMT - There were breaker(s) present that were in the "off" position at the time of inspection. These breakers were not turned on to test for functionality of components they may power. I recommend confirming the proper operation of any circuits or appliances that were off at the time of inspection prior to closing. *If inoperable electrical components (lights, receptacles, appliances, etc.) were mentioned in this report, these breaker(s) being off may or may not be the cause.*



Same breaker, panel cover off



Same breaker, panel cover on

GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) protection is a critical safety feature designed to quickly "trip" or shut off power if as little as a 5-milliamp difference is detected between the "hot" and "neutral" conductors, greatly reducing the risk of electrical shock.

Current standards recommend GFCI protection for receptacles within 5 feet of a sink or anywhere a plugged-in device could come into contact with water—including bathrooms, kitchens, laundry areas, garages, basements, crawl spaces, exteriors, and other damp or wet locations. While GFCI protection may not have been required in some or all of these areas when the structure was built, its installation is highly recommended for safety and is typically inexpensive.

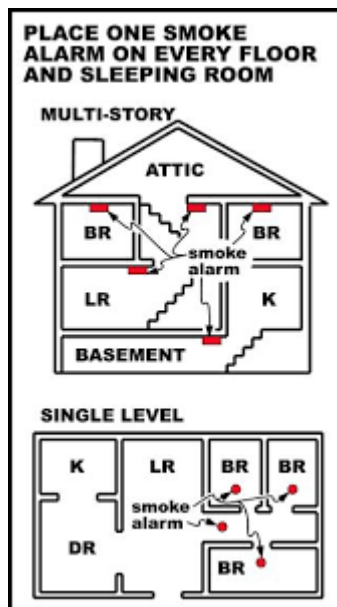
LMT - GFCI protection is only tested when a visible GFCI device containing "Test" and "Reset" buttons is present, or when a GFCI breaker is located in the main or subpanel. The Underwriters Laboratories (UL) only recognizes the use of these test buttons for verifying proper operation; testing with a polarity tester is not an approved method.

When test/reset buttons are not visible on every receptacle, testing may trip a hidden or inaccessible upstream GFCI device, such as one behind personal belongings or inside cabinetry, potentially leaving circuits unpowered. For this reason, an exhaustive confirmation of all GFCI-protected receptacles is excluded from this inspection.

It is recommended to confirm proper GFCI protection in all recommended areas once personal belongings have been removed or after taking ownership of the property. If you are not comfortable performing this task, a licensed electrician should be hired to evaluate and verify GFCI protection throughout the structure.

DWELLING UNIT																	
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS																	
S W I T C H I N G	P O L L S	S P A C E S & T U B S	E X T E R I O R	T E L E P H O N E	B A T H R O O M	T R A N S F O R M E R S	G A R A G E S	A C C E S S O R Y	H A L L S	M A S T E R B E D R O O M	B O Y R O O M	K I T C H E N	U B A R I N E S	C A R W A S H	I S L A N D	L I N K S	U T I L I T Y
X _{1a}		X _{1a}															
X _{1b}		X _{1b}	X _{1b}														
X _{2a}	X _{2a}	X _{2a}	X _{2a}	X _{2a}													
X _{2b}		X _{2b}	X _{2b}	X _{2b}	X _{2b}												
X _{2c}	X _{2c}	X _{2c}	X _{2c}	X _{2c}	X _{2c}												
X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}	X _{3a}
X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}	X _{3b}
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X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}	X _{7b}
X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}	X _{7c}
X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}	X _{8a}
X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}	X _{8b}
X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}	X _{8c}
X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}	X _{9a}
X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}	X _{9b}
X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}	X _{9c}

spending the first night in the structure is recommended for safety.



Smoke Alarms/Detectors: Smoke Alarms Testing Information

LMT - Smoke alarms are not fully tested by pressing the "Test" button, as this only checks the functionality of the audible alarm, not the unit's actual ability to detect smoke or fire. A proper test of the alarm(s) requires the use of a smoke can, which is beyond the scope of a home inspection.

For optimal safety, I recommend either testing these detectors with a smoke can or replacing all of the alarms as soon as you move in, then testing them monthly thereafter.

Additionally:

- Replace batteries every 6 to 12 months.
- Replace alarms every 5 to 10 years (manufacturer-specific).
- Consider upgrading to dual-sensor alarms that incorporate both ionization and photoelectric sensing technologies for improved detection capabilities.

CO Detectors: CO Alarm Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present **in the home or if the home contains a garage.**

Switches & Light Fixtures: Switches & Lights Information

A representative number of switches and permanently installed light fixtures were tested throughout the structure to assess basic operation. Testing was limited to confirming whether fixtures responded to their associated switches or controls. Some fixtures may contain multiple bulbs or components, and only the operational status at the time of inspection was evaluated. Inoperative fixtures may require bulb replacement or further evaluation to determine whether an electrical concern is present.

No deficiencies were observed at visible and tested areas unless otherwise noted in this report.

LMT - Exterior dusk-to-dawn lights, motion-activated lights, landscape lighting, and any lights not permanently attached to the structure were not included in the inspection and were not tested for functionality. The inspection of switches and lighting was limited to visible and readily accessible areas. Fixtures controlled by remote devices, timers, smart systems, or switches that were not identifiable at the time of inspection may not have been tested.

Recommendations

14.6.1 Subpanel(s) Smaller Concerns, Maintenance Item, or Upgrade**COVER -
STRIPPED SCREW LOCATIONS**

There were screw(s) or screw hole location(s) securing the panel cover to the panelboard that were stripped. This condition can prevent the cover from being properly secured, increasing the risk of accidental contact with energized components. Repairs are recommended to be performed as needed to allow for proper securement of the panel cover by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



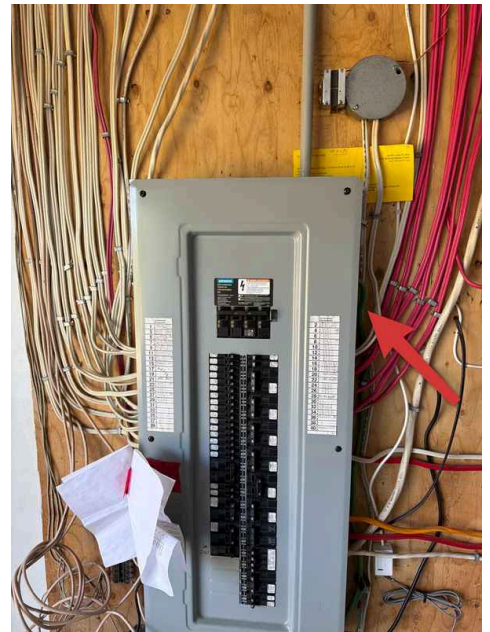
14.7.1 Service Grounding/Bonding

**Significant Defects****GEC - CUT**

SFTY - The grounding electrode conductor was cut at the referenced area, leaving the electrical system potentially ungrounded. I could not verify the existence of a grounding connection in the panel. An evaluation by a licensed electrician, with repairs if needed, is recommended to confirm grounding system is intact and properly connected.

Recommendation

Contact a qualified electrical contractor.



14.8.1 Branch Wiring

WIRING - INADEQUATE/IMPROPER SUPPORT

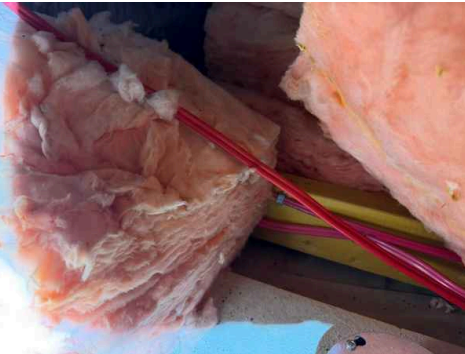
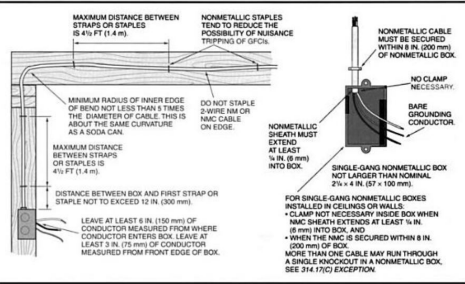
 Moderate Concerns

ATTIC

Wiring was observed that was not properly supported or secured. Electrical conductors should be secured with approved straps or staples within 12 inches of electrical boxes and at intervals not exceeding 4.5 feet. Improper or inadequate support can allow for displacement or physical damage to the wiring. Proper securement of the referenced wiring is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



14.10.1 GFCI Protection

GFCI - NOT PRESENT (REPAIR)

 Moderate Concerns

SFTY - GFCI protection was not present on the receptacle(s) in the referenced area(s). Current standards require it in these areas. The installation of GFCI protection at any areas in need is recommended to be performed by a licensed electrician for safety.

Recommendation

Contact a qualified electrical contractor.



14.10.2 GFCI Protection

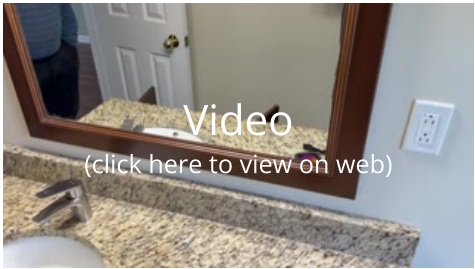
GFCI - WOULD NOT RESET

The GFCI receptacle was tripped, by depressing the "test" button to check for proper operation and would not reset, leaving it inoperable. Repairs or replacement of the receptacle as needed is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Moderate Concerns



14.15.1 Switches & Light Fixtures

LOOSE LIGHT FIXTURE

EXTERIOR

A light fixture on the rear exterior of the home was found to be loose during inspection. This loose mounting creates a potential safety hazard, as the fixture could fall and cause injury or property damage. The fixture should be secured by tightening all mounting brackets and fasteners to ensure stable, safe installation.

Recommendation

Contact a qualified professional.

 Moderate Concerns



15: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

Attic Access: Access Location(s) Bedroom Closet, Garage	Attic Access: Access Type(s) Access Panel(s)	Inspection Method: Inspection Method From Access Opening
Inspection Method: Attic Access Opening(s) - Obstructions/Concerns Small Opening, Closet Obstructions	Inspection Method: Attic Area - Safety Concerns/Obstructions Insulation Coverage, Electrical Conductors	Inspection Method: Amount of Attic Physically Accessible 5-10%
Inspection Method: Amount of Attic Visually Accessible 20-30%	Ventilation: Ventilation Types Ridge Exhaust Venting, Soffit Inlet Vents	Roof Structure/Framing: Roof Structure Type Roof Trusses, T&G Boards
Insulation: Insulation Type Fiberglass Batts	Insulation: Insulation Amount (Average) Less than 14", Varying	Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s) Through Roof
General Info/Limitations: Attic View(s)		



Garage Access



Garage Access





Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Inspection Method: Attic Accessibility Information & Limitations

LMT – All attics are entered and traversed as best and safely as possible. The inspection method, estimated percentage of physically and visibly accessible areas, and any safety concerns or hindrances are noted above. The inspection method is at the inspector's discretion and depends on multiple factors, including accessibility, clearance, insulation levels, stored items, temperature, and other relevant factors. The inspection is limited to visible areas only; non-accessible areas are excluded from this inspection. Hidden damage is always possible, as insulation and/or other obstructions are not moved or disturbed for the sake of visible accessibility.

Ventilation: Ventilation Information

The attic ventilation was evaluated by visually reviewing the designated ventilation sources and looking for indications of improper ventilation. Measurements or calculations of ventilation areas are beyond the scope of a home inspection and were not performed. No indications of inadequate ventilation were noted at the time of inspection unless otherwise stated in this report.

Attic ventilation is a commonly misunderstood aspect of residential construction. Roof cavities require ventilation to help manage heat and moisture. A commonly referenced guideline is approximately 1 square foot of net free ventilation area for every 150 square feet of attic space, ideally with a balanced system that provides the majority of ventilation at the lower intake points and the remainder at upper exhaust points.

Some general principles for maintaining a healthy attic include:

- Ensuring the ceiling plane between the living space and attic is as airtight as possible.
- Providing consistent low-level intake ventilation, typically through soffit vents.
- Avoiding excessive upper ventilation, which can worsen heat loss from the conditioned space.
- Avoiding powered attic ventilators, which may depressurize the attic and draw interior air into the roof cavity.

These concepts are general in nature. Conditions specific to this structure are reported as applicable within this report.

For more information, please see: <https://www.greenbuildingadvisor.com/article/1stibureks-rules-for-venting-roofs>

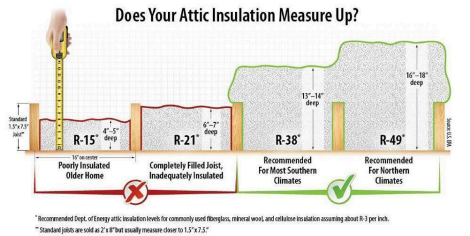
Roof Structure/Framing: Roof Structure Information

The visible portions of the roof structure were inspected for indications of moisture intrusion, structural damage, or other deficiencies. No reportable conditions or visible evidence of past or active leakage were present at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. In Canada the common target for attic insulation is R-50 to R-60 even.

Recommended Specifications by Insulation Type			
	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2-3.8	2.2-2.7	3.0-3.3
Inches (cm) needed for R-38	10-12 (25-30)	14-17 (35-43)	11.5-13 (29-33)
Density in lb/ft³ (kg/m³)	1.5-2.0 (24-36)	0.5-1.0 (10-14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25-2.0 (6-10)	0.5-1.2 (3-6)	1.6-1.8 (8-9)
OK for 1/2" drywall, 4" on center?	No	Yes	No
OK for 1/2" drywall, 6" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 4" on center?	Yes	Yes	Yes



Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.



Roof Protrusions: Roof Protrusion(s) Information

Visible portions of roof penetrations were inspected for any disconnected components and for signs of moisture intrusion around the surrounding roof sheathing or decking. No significant defects were observed at the time of inspection unless otherwise noted in this report.

Recommendations

15.2.1 Attic Access

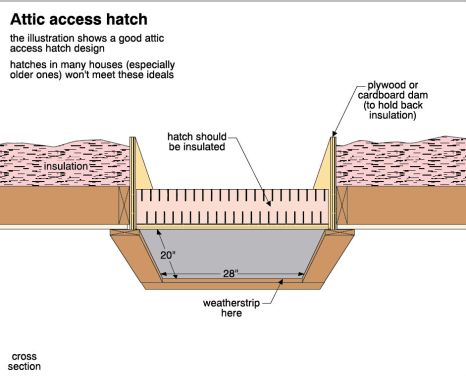
ACCESS OPENING - NOT INSULATED AND/OR WEATHERSTRIPPED

 Smaller Concerns, Maintenance Item, or Upgrade

The attic access cover was **not insulated** and/or lacked weatherstripping around the opening. This condition can contribute to energy loss and decreased thermal efficiency. Installing weatherstripping around the opening and affixing a batt of insulation or rigid foam board to the backside of the cover for improved energy performance is recommended to be performed by a qualified person.

Recommendation

Contact a handyman or DIY project



Recommended Install



Garage Ceiling



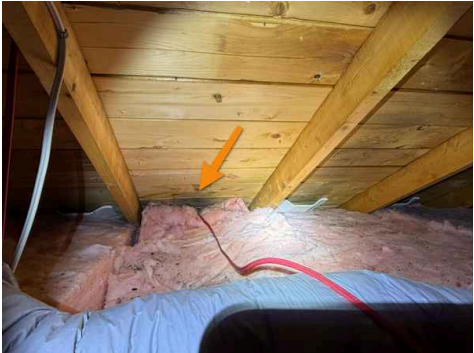
Rear center bedroom closet

15.5.1 Roof Structure/Framing

ROOF-EDGE MATERIAL DISCOLORATION

 Moderate Concerns

Minor discoloration observed at the underside of attic soffit and eave boards near the roof edge during inspection. No active leakage was confirmed at the time of inspection. Discoloration in these areas can indicate moisture exposure or early deterioration, which may lead to water intrusion, structural damage, and fungal growth if left unaddressed. Monitor the affected areas regularly and have a roofing professional evaluate and repair any deteriorated roof-edge materials to prevent future moisture problems. **See comments on shingle age and deterioration.**



15.6.1 Insulation

INSULATION - ADDITIONAL INSULATION RECOMMENDED

 Moderate Concerns

Visible attic insulation appears to be approximately R-38 to R-40, which is below the commonly referenced current target of R-60 for Canadian attic insulation. The installation of additional insulation is recommended to be performed by an insulation contractor to help improve the structure's energy efficiency and comfort.

Recommendation

Contact a qualified insulation contractor.



16: FOUNDATION AREA

Information

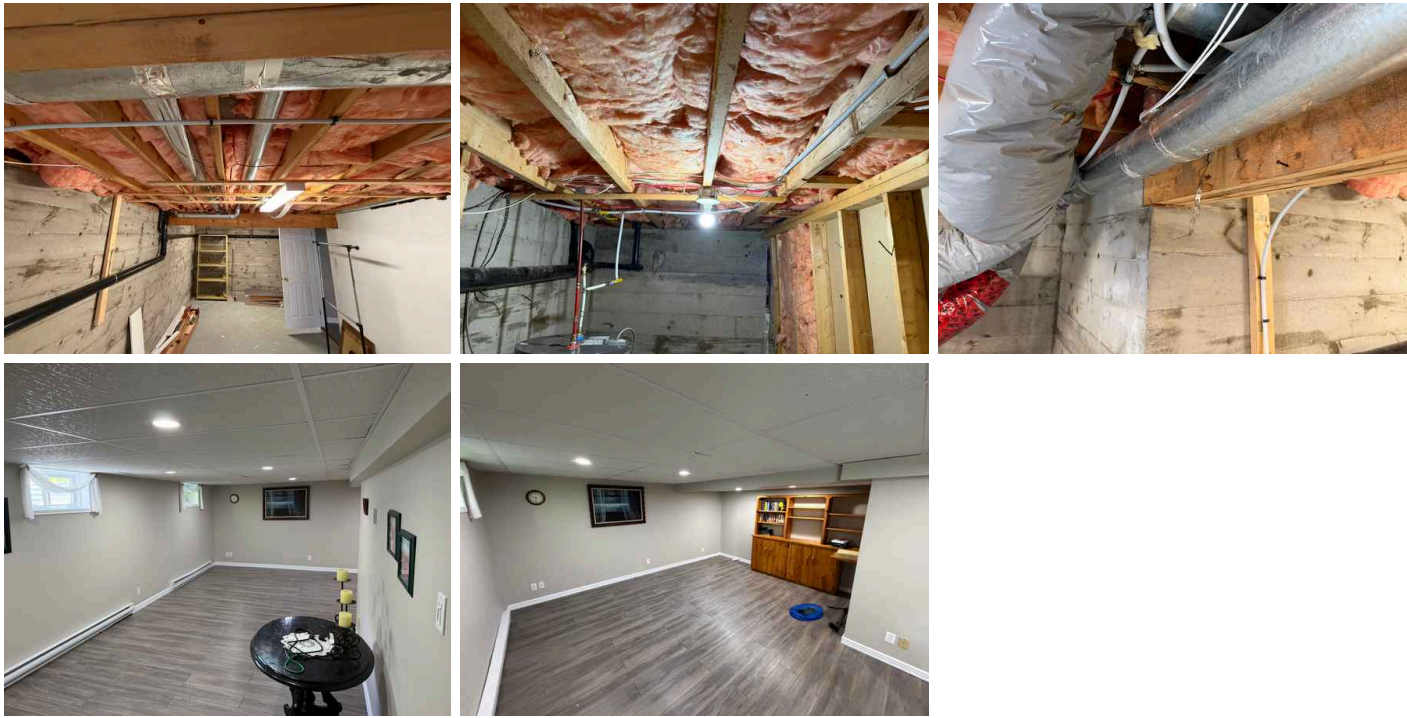
Foundation General Information:		
Foundation Type Basement, Partially Finished Basement	Foundation General Information: Floor Structure Visual Obstructions Insulation, Drop Ceiling Tiles, HVAC Ductwork, Plumbing Pipes	Basement Info: Approximate Amount of Basement Finished 40-50%
Foundation Walls: Foundation Wall Material Poured Concrete	Foundation Walls: Amount of Foundation Walls Visible Approximately 20-30%	Floor Structure: Floor Structure Materials Wood Floor Joists
Floor Structure: Amount of Floor Structure Visible Approximately 30-40%	Floor Structure Support: Floor Structure Support Type Wood Posts, Framed Wall(s), Pieced Lumber, Concrete Wall(s)	Insulation: Insulation Present at Unfinished Areas Yes

Foundation General Information: Visual Limitations Information

LMT - The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Foundation General Information: Insulation Between Joists/Trusses

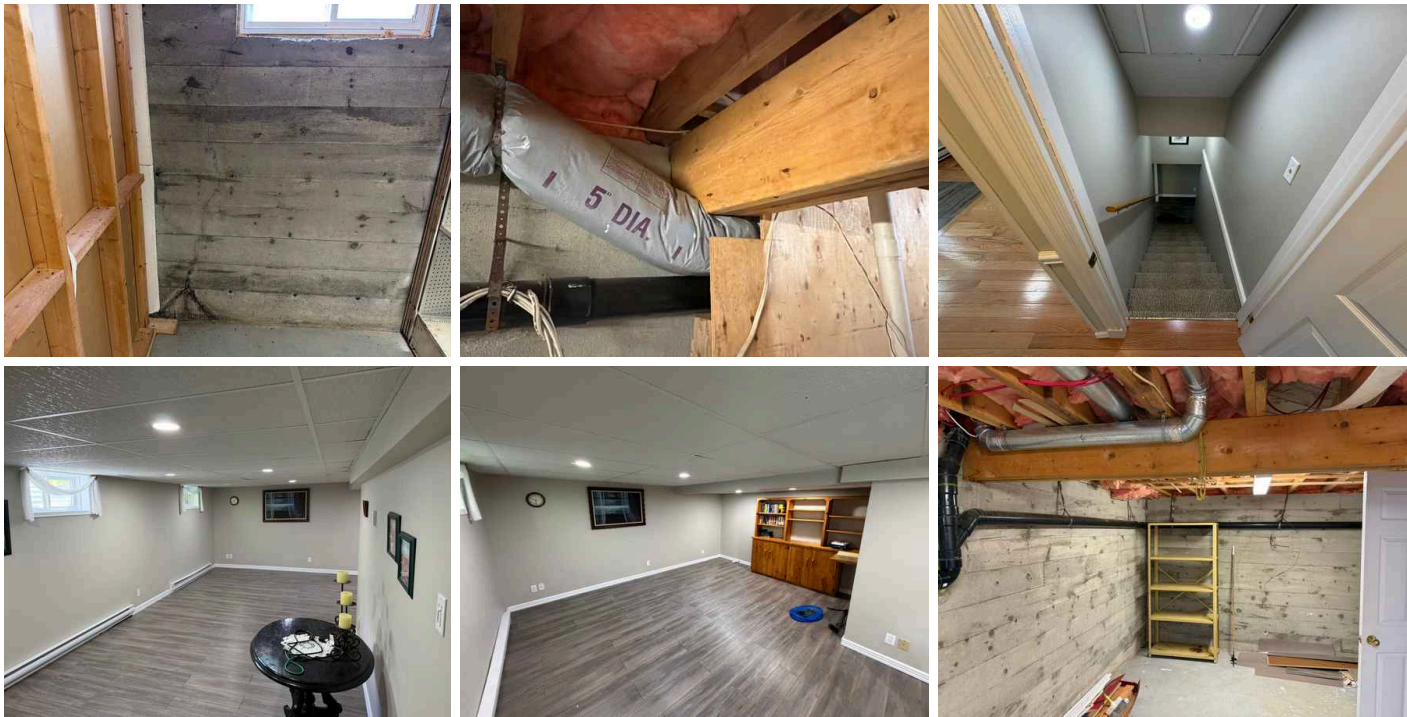
LMT - Insulation was present between the floor joists or trusses, which limited visual access to the subfloor and most of the floor structure, including joists. Portions of the plumbing, electrical wiring, and HVAC ductwork may also have been partially obscured. Insulation is not moved or disturbed during the inspection. Hidden defects may exist in areas that were not visible.

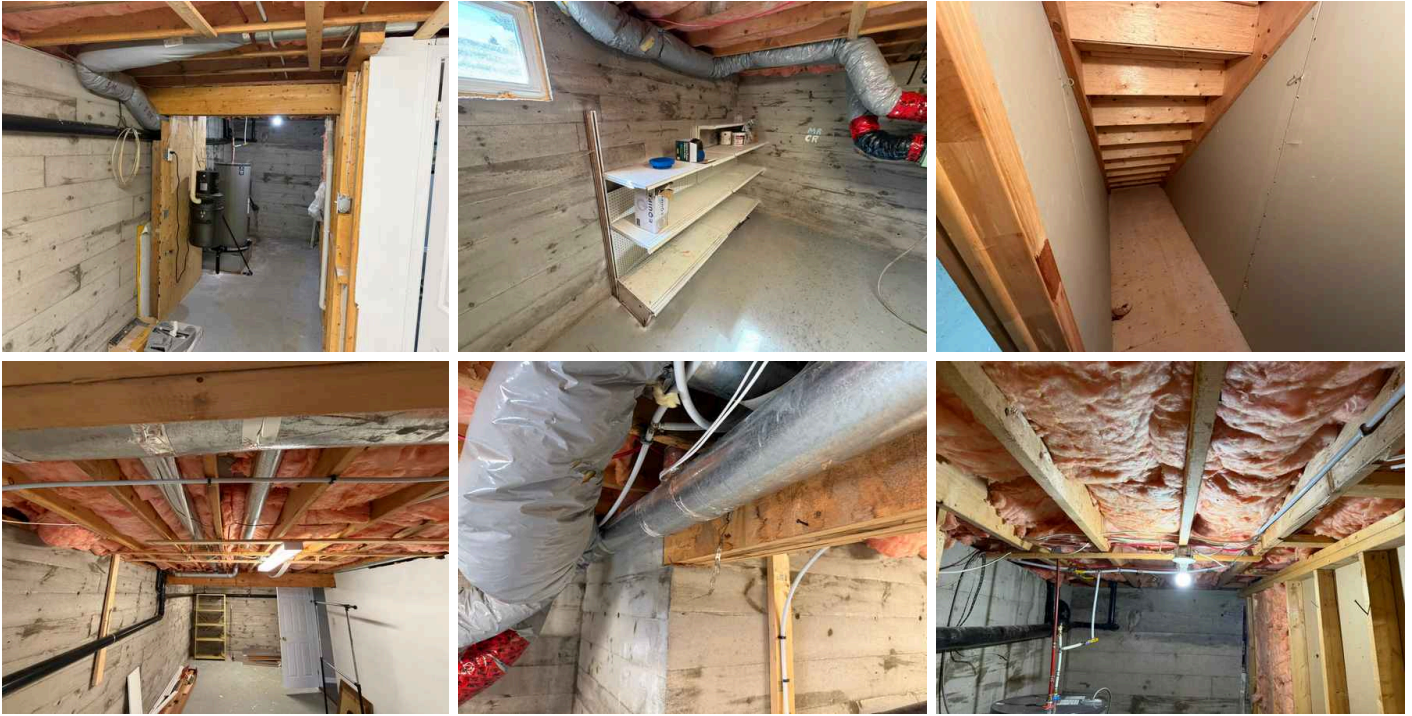


Foundation General Information: Insulation Present at Rim Joist Area

LMT - The rim joist area around the perimeter of the foundation was covered by insulation. This obscured visual accessibility of the rim joists, sill plate, and joist ends. The condition of these components are excluded from this inspection.

Basement Info: Basement View(s)





Basement Info: Basement Partially Finished

LMT – The basement area was partially finished. A complete inspection of components such as beams, the floor structure and supports, subfloor, and foundation walls was not possible due to wall coverings, floor coverings, and/or finished ceilings. Any comments made regarding these items are limited to visibly accessible areas only. The finished portions of the basement are covered in the “Interior” section of this report.

Basement Info: Drop Ceiling Tiles Not Removed

LMT - Drop ceiling tiles were present in areas of the basement. These tiles were not removed for visual accessibility of overhead components and items. The inspection is limited to visual portions only.

Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Walls: Not Fully Visible - Wall Coverings

LMT - The foundation walls were not fully visible due to wall coverings blocking visual accessibility. The inspection of the foundation walls is limited to visible portions only.

Floor Structure: Plumbing Penetrations Visibility Obstructions

Drop Ceiling Tiles, Insulation Between Joists

LMT - Plumbing penetrations through the floor structure are not always fully visible due to finished ceilings, drop ceiling tiles, inaccessible areas of crawl spaces, and/or other obstructions. The inspection of these areas was limited to visible and safely accessible portions only. The condition of the floor structure surrounding plumbing protrusions that were not fully visible is excluded from this inspection.

No significant defects were observed at visible areas unless noted elsewhere in this report.

Floor Structure: Floor Structure Information

Visible and accessible portions of the floor structure were inspected looking for damage or other significant deficiencies. Any areas of the wood framing that appeared irregular, discolored, or damaged were probed to verify that the wood was solid, and miscellaneous areas without visible discoloration or damage were also probed as a precaution to confirm soundness. No soft or damaged wood was observed in the accessible portions of the floor structure unless otherwise noted in this report.

LMT - Portions of the framing may not have been visible due to obstructions such as insulation, subflooring, ductwork, stored items, or other components (referenced above). The possibility of reportable deficiencies exists in areas that were not visible or accessible during the inspection.

Framed Wall Structure: Framed Wall Structure Information

Any visible and accessible portions of below-grade framed wall structures were inspected, looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor Structure Support: Floor Structure Support Information

The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Subfloor: Subfloor Information

Visual portions of the subfloor were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

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

Insulation: Insulation Information

Current standards require for R-19 insulation to be installed between the joists of unconditioned areas and living areas of the home for energy efficiency. The presence or lack of insulation will be reported on. No significant deficiencies were present at visible portions unless otherwise noted in this report.

Stairs, Rails, & Guards: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings and guards, etc. No defects were visibly present at the time of inspection unless otherwise noted in this report.

Recommendations

16.3.1 Foundation Walls

 Moderate Concerns

FOUNDATION WALL MOISTURE INTRUSION SIGNS

The foundation wall displays evidence of previous moisture intrusion. Water penetration into foundation walls can lead to structural deterioration, mold growth, and compromised foundation integrity if not properly addressed. A foundation contractor should evaluate the extent of moisture damage and recommend appropriate waterproofing or remediation measures.



16.3.2 Foundation



Smaller Concerns, Maintenance Item, or Upgrade

Walls

FOUNDATION WALL OPENING COVERED WITH PLYWOOD

A section of the foundation wall has a small opening that is currently covered with a piece of plywood. The purpose and nature of this opening cannot be determined from external observation alone. Contact the seller to clarify what this opening is for, whether it serves a functional purpose (such as ventilation, drainage, or utility access), and how long it has been covered.



16.3.3 Foundation Walls

FOUNDATION WALL CONCRETE DETERIORATION

Minor concrete deterioration was observed at the top of the foundation wall near the sill plate, with a small opening beneath the siding trim. This condition can allow water intrusion and provide entry points for insects and pests. The deteriorated area should be professionally sealed and repaired to prevent moisture damage and pest infiltration.



Moderate Concerns



16.8.1 Slab Condition

CONCRETE SLAB CRACK

A crack was observed in the concrete basement slab located in one corner during inspection. Minor cracks in concrete slabs are common and often result from normal settling or temperature fluctuations. However, the crack should be monitored for signs of expansion or water infiltration, and a concrete contractor should evaluate whether repair or sealing is warranted.



Moderate Concerns



16.10.1 Stairs, Rails, & Guards

HANDRAIL - LOOSE

The handrail or portions of the handrail was loose at the wall. Securing the handrail is recommended by a qualified person as needed for safety.

Recommendation

Contact a qualified professional.



Moderate Concerns



17: WATER, MOISTURE, & CONDENSATION (WMC)

Information

Exterior Areas - WMC: Exterior WMC Presence?

Not at Visible Portions, Gutter Leak Noted

Interior Areas - WMC: Interior WMC Presence?

Moisture Damage Present, See Comments, Indications of Condensation

Roof Structure - WMC: Attic/Roof Structure WMC Presence?

Not at Visible Portions, Past Indications, See Attic section for more information.

Foundation - WMC: Foundation WMC Presence?

Indications on Foundation Walls

General Information: Water, Moisture, & Condensation Information

(**LMT** – applies to all referenced WMC observations unless noted otherwise)

This section of the report focuses on visible conditions related to *water, moisture, and condensation* (WMC). The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions for signs of leaking, water intrusion, moisture staining, or condensation. Any WMC conditions mentioned in this report are based strictly on their visible appearance at the time of inspection. No indications of these concerns were present unless otherwise noted in this report.

WMC – This acronym is used throughout the report to reference **Water, Moisture, and Condensation**.

As a home inspector, I can only report on conditions that were visibly present at the time of inspection. I cannot determine the cause, severity, extent, recency, rate of progression, or the likelihood of future moisture intrusion. Such determinations would require invasive evaluation, moisture mapping, long-term monitoring, and information from the seller(s) regarding the structure's history. **A home that is dry on the day of inspection may still experience water intrusion during future rainfall events or changes in conditions.**

Exterior and Roof-Related Moisture

The exterior components, including roof surfaces and appurtenance roofs, were inspected at visible portions for indications of leaking and related damage. The interior ceilings, walls, and floors were also reviewed for stains or other signs of water intrusion from roofing, flashing, exterior walls, or other exterior sources. No indications of exterior-related leaks were visible at the time of inspection unless otherwise noted.

Interior Moisture and Plumbing-Related Concerns

Interior finishes were inspected for visible signs of moisture such as staining, warping, bubbling, mold-like growth, or other indicators of plumbing leaks or past water events. These observations are limited to visible surfaces only. Concealed areas within walls, floors, and ceilings cannot be evaluated during a standard home inspection.

Attic Moisture and Condensation

Where accessible, the attic structure was inspected at visible portions for indications of roof leaks, moisture stains, condensation, or abnormal humidity. Attic inspection is limited by insulation, framing, ductwork, storage, or other obstructions. Please see the Attic section of this report for specific visibility and accessibility limitations.

Below-Grade Moisture

Below-grade areas such as basements and crawl spaces were inspected for signs of past or present water intrusion, including moisture staining, efflorescence, damp soil, standing water, or musty odors. No indications of moisture intrusion were present at visible areas unless otherwise noted. Because below-grade structures are naturally prone to moisture, no guarantee can be given that water will not infiltrate these areas under future conditions. Even homes that appear dry on the day of inspection may experience water infiltration after heavy rainfall. Consultation with the seller(s) regarding any known history of moisture intrusion is strongly recommended.

Interior Perimeter Walls

The bases of interior perimeter walls were examined for staining or other signs of past or present moisture intrusion. These conditions are reported only as they existed at the time of inspection. As with all WMC observations, a guarantee against future infiltration cannot be provided.

Foundation Type Limitations

Some WMC observations in this report may not apply to all structures. Homes with a slab-on-grade foundation will differ from those with sub-grade foundations such as basements or crawl spaces. All comments apply only where the associated components are present.

General Limitations

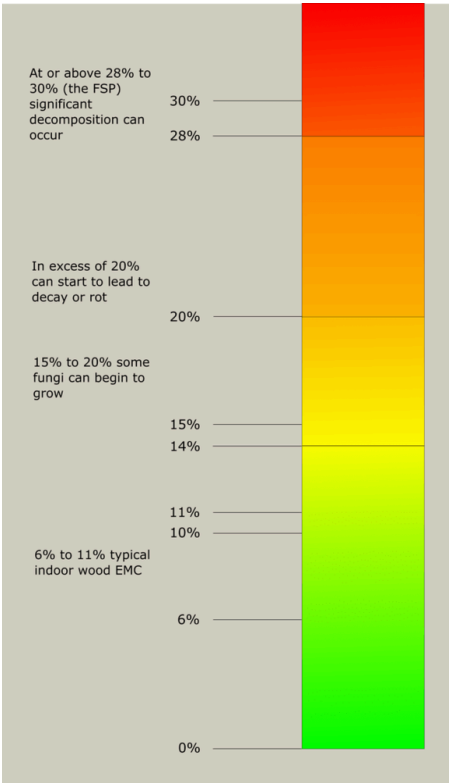
Water entry can occur at any time under the right conditions. Because the inspection is a single point-in-time evaluation, it cannot determine whether moisture issues are old, inactive, or likely to recur. **If moisture history or assurance of**

performance is desired, consultation with the seller(s), a qualified foundation contractor, waterproofing contractor, or other appropriate professional is recommended before the end of your inspection contingency period.

General Information: Moisture Meter Information

A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. The rule of thumb readings are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached and the wood is fully saturated with water/moisture.



Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

Interior Areas - WMC: Interior Moisture Information

The ceilings, walls, and floors throughout the structure were inspected, looking for stains or other indications of water from roof leaks, plumbing leaks, or other sources. No indications of moisture were visible at the time of inspection unless otherwise noted in this report.

Interior Areas - WMC: Active Plumbing Drain Leak

Basement near hot water tank

An active plumbing drain leak was observed in the basement during inspection. Water leaks from drain lines can cause water damage to surrounding materials, promote mold growth, and indicate potential plumbing system failures. A plumbing contractor should evaluate the leak location, identify the cause, and repair or replace the affected drain line.

See the Plumbing - Plumbing Leaks Information section for more info.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. *Please see the Attic section of this report regarding any visibility and accessibility limitations. Any moisture / condensation items will be listed in the attic section under structure, please review there.

Recommendations

17.1.1 General Information

ACTIVE LEAKS OR SIGNS OF PAST MOISTURE INFILTRATION PRESENT

 Significant Defects

There was active leaking, indications of past/present leaking, and/or indications of moisture infiltration present at this home. Any time leaking or indications of moisture infiltration are present; hidden **damage may exist**. Invasive evaluations of these areas are highly recommended to be conducted by qualified contractors to determine the true extent of damage present and to ascertain true repair costs.

Recommendation
Contact a qualified professional.

17.2.1 Exterior Areas - WMC

 Smaller Concerns, Maintenance Item, or Upgrade

GUTTER LEAK

A hole in the gutter has created a leak located over the front porch roof. While the foundation is not directly affected, water drainage from this leak may impact the porch railing and underlying structure over time. A gutter contractor should inspect and repair the hole to prevent further water damage.



17.3.1 Interior Areas - WMC

WATER DAMAGE TO CABINETRY

 Moderate Concerns

Water damage observed on cabinetry beneath the kitchen sink during inspection. This indicates moisture exposure, likely from the plumbing leak mention previous. Water-damaged cabinetry can lead to structural deterioration, mold growth, and reduced functionality. A plumbing contractor should inspect the sink connections and supply lines, and a cabinet contractor may be needed to assess repair or replacement options.



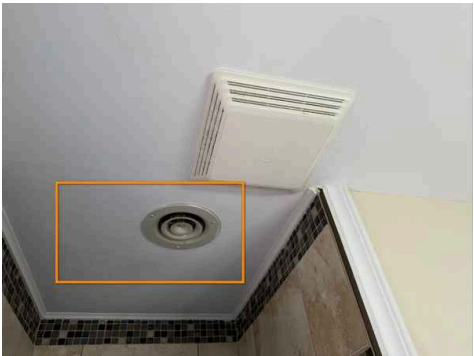
Below kitchen sink

17.3.2 Interior Areas - WMC

WATER CONDENSATION ON CEILING

 Moderate Concerns

Condensation observed on the shower ceiling in ensuite during inspection. Excessive moisture accumulation can lead to mold growth, material deterioration, and structural damage over time. Improve ventilation by ensuring the exhaust fan operates during and after showers, and consider running it for 20-30 minutes post-shower to remove humid air.



17.5.1 Foundation - WMC

INDICATIONS OF PAST MOISTURE

 Moderate Concerns

There were indications of past moisture infiltration into areas below grade (**referenced at the top of the Foundation section of the report**). This type of moisture can originate from grading deficiencies, improper downspout terminations, damaged or disconnected drain tubes, a high water table, and/or other exterior or site-related defects. While no active water was observed at the time of inspection, staining or other visible signs suggest that moisture may have been present previously. **Further inquiry with the sellers is recommended to determine any known history of water intrusion or repairs.**

A full evaluation is recommended to be performed by a foundation or grading contractor to help determine the likely source and whether repairs are needed to manage future moisture concerns.

Recommendation

Contact a foundation contractor.

18: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

Exterior Walls - CSM: Exterior Wall Crack(s) Present? Minor	Interior Areas - CSM: Interior Indications of CSM's Present? Not at Visible Areas	Foundation Walls - CSM: Foundation Wall Crack(s) Present? Minor, Moderate, See Comments
Slabs (Garage & Basement) - CSM: Garage or Basement Slab Cracking Present? Minor, Settlement Present, See Foundation Area section under slab for more info.		

General Information - CSM: Cracking, Settlement, & Movement Information

(LMT – applies to all referenced CSM observations unless noted otherwise)

This section of the report focuses on visible concerns related to cracking, settlement, and movement (CSM). The exterior, interior, foundation, and slab areas were inspected at visible portions for indications of these conditions. Any CSMs mentioned in this report are based strictly on their visible appearance at the time of inspection. No visible indications of cracking, settlement, or movement were present unless otherwise noted in this report.

CSM – This acronym is used throughout the report to reference **Cracking, Settlement, and Movement**.

As a home inspector, I cannot determine a crack's cause, severity, stability, or activity level with certainty, nor can I predict whether future movement will occur. Such determinations require invasive investigation, quantitative measurements, a known history from the seller(s), and evaluation by a structural engineer. A crack that appears minor may be old and unchanged for years or may be newly formed and still active. Only time and monitoring can establish activity.

Cracking may be observed in many areas of a structure, including foundation walls (interior or exterior), slab-on-grade floors, brick or stone veneer, concrete flatwork, drywall, plaster, and other finishes. Cracks can develop from numerous conditions, including, but not limited to: natural curing or shrinkage, initial settlement of disturbed soil, soil composition or moisture changes, temperature fluctuations, improper grading or drainage, erosion or undermining of supporting soil, inadequate base preparation, improper concrete mixtures, the absence of control or expansion joints, or overloading.

Any CSM noted in this report is categorized based on its visible characteristics only at the time of inspection. ***These categories do not represent a structural assessment; they serve only as descriptive indicators to assist the client:***

- **Minor** - Typically less than 1/8 inch in width, with no visible lateral displacement or tapering. Often cosmetic or shrinkage-related, but still recommended to be monitored.
- **Moderate** - May include cracks greater than 1/8 inch, tapering cracks, or slight lateral displacement. Monitoring is recommended, and further evaluation may be prudent depending on client preference.
- **Significant** - Approximately 1/4 inch or greater in width, or containing notable lateral displacement, bowing, bulging, or other conditions that may warrant repair or stabilization. Evaluation by a qualified foundation contractor or structural engineer is recommended.

Regardless of the category, all cracks should be monitored over time for any progression, widening, displacement, or additional movement. Consultation with the seller(s) about any known history, repairs, or recent activity of cracks is recommended.

Below-grade cracks (foundation walls or slabs adjacent to soil) should be sealed at a minimum by a qualified person to help reduce the potential for moisture or water infiltration.

Foundation contractors may recommend repairs based on their business practices and may quote work for any visible cracks or movement. **If repairs, quotes, or assurance of stability are desired, consultation with a qualified foundation contractor or structural engineer prior to the end of the inspection contingency period is advised.**

Exterior Walls - CSM: Cracks and Movement Information/Limitations

LMT - Wall cracks are reported on by their presence and visual condition as existing at the time of the inspection only. I can not render a professional opinion on a crack's severity, cause, whether it has been recently active, or if further movement may occur. This would require invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

Cracks on walls will be reported as Within Tolerances, Borderline, or Outside of Normal Tolerances as they appeared at the time of inspection.

- **"Within Tolerances"** CSM's contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.
- **"Borderline"** CSM's contained a crack width greater than 1/8", some degree of lateral displacement, and/or contained tapering crack widths.
- **"Outside of Normal Tolerances"** CSM's contained a crack width of 1/4" or greater, contained visible lateral displacement, and/or contained other characteristics that typically warrant repairs/stabilization.

Although cracks may be listed as Within Tolerances, this observation only applies to their appearance at the time of the inspection. Furthermore, a crack designated as Within Tolerances may have been in the same condition for years with no activity or may be newly formed and still active. I recommend consulting with the seller(s) about the history, including recent activity, of any cracking present on the walls. **Only a structural engineer can determine a crack's cause and actual severity, and they should be consulted to acquire more information regarding any referenced cracks.**

Any references to cracks on walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

Foundation Walls - CSM: Foundation Wall Cracks Information

The visible portions of the foundation walls were inspected for cracking, settlement, and movement (CSM). Any conditions observed at the time of inspection are documented in this report. These observations are based strictly on the visible condition of the foundation at the time of inspection.

LMT - Determining the actual severity, stability, cause, or activity level of foundation CSMs is beyond the scope of a home inspection. Such determinations require invasive inspection methods, long-term monitoring, quantitative measurements, and a known history of the cracking from the seller(s). One major limitation is the unknown recency of cracking. It is not possible during a home inspection to confirm whether a crack has existed unchanged for years or is currently active. In reality, no one can definitively confirm inactivity; only time can provide that clarity.

Foundation cracking observed during the inspection is categorized using objective characteristics to help describe its visible condition. These categories are not structural assessments but serve as general guidelines for whether further evaluation may be appropriate:

- **Minor Cracking:** Typically less than 1/8 inch in width, with no visible lateral displacement or tapering. These may relate to age, materials, or shrinkage and may not require immediate action but should still be monitored.
- **Borderline Cracking:** May include cracks greater than 1/8 inch, tapering cracks, and/or slight lateral displacement. These conditions warrant monitoring and consideration for further evaluation.
- **Significant Cracking:** Approximately 1/4 inch or greater in width, visible lateral displacement, bowing, bulging, or other characteristics that may warrant repair or stabilization. Evaluation by a structural engineer or qualified foundation contractor is recommended.

All cracking, regardless of size, should be monitored over time for signs of continued movement.

It is strongly recommended to consult with the seller(s) regarding any known history of foundation cracking, repairs, or movement. If repairs or assurance of stability are desired, obtaining quotes from a qualified foundation contractor or structural engineer before the end of your contingency period is advised.

Any cracks in below-grade foundation walls should be sealed at a minimum by a qualified professional to help reduce the potential for moisture or water infiltration.

Any comments on foundation wall cracking if not found here, can be found in the "Foundation Area" section.

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection, and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly, cracking can continue to worsen if left unrepaired. For this reason alone, an evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

Recommendations

18.2.1 Exterior Walls - CSM

CRACKING - MINOR



Smaller Concerns, Maintenance Item, or Upgrade

LMT - Cracking was present on the referenced wall(s), and the crack(s) appeared to be minor in nature at the time of inspection. *Please read the information & limitations in regards to cracking above.

Recommendation

Contact a qualified professional.



18.4.1 Foundation

Walls - CSM



Smaller Concerns, Maintenance Item, or Upgrade

CSM - MINOR

Cracking, movement, and/or settlement was observed on the referenced foundation wall(s). While no lateral displacement or significant crack width was noted at the time of inspection, all cracks—regardless of size—should be monitored over time for signs of continued movement. Determining the structural significance or long-term stability of foundation cracks is beyond the scope of a home inspection.

Recommendation

Recommend monitoring.



18.4.2 Foundation Walls - CSM

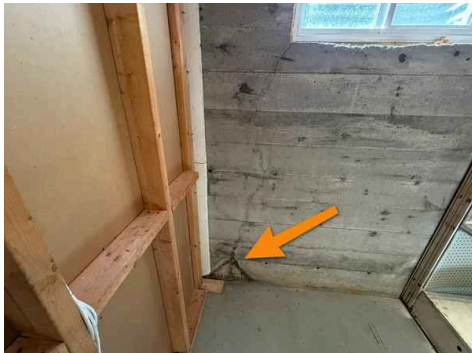
CSM - SIGNIFICANT / NEED EVALUATED

Significant Defects

Cracking, movement, and/or settlement were observed on the referenced foundation wall(s) that were considered to fall within a somewhat more significant range. This cracking may include characteristics such as a width greater than 1/4", slight tapering, and/or some lateral displacement. These conditions may indicate early or moderate structural movement and should be monitored closely for any signs of progression. Due to the borderline nature of the condition, an evaluation is recommended to be performed by a foundation contractor with repairs made as needed to prevent further movement movements or leaks.

Recommendation

Contact a qualified professional.



19: THERMAL IMAGING

Information

Thermal Imaging Scan Type

Limited Scan

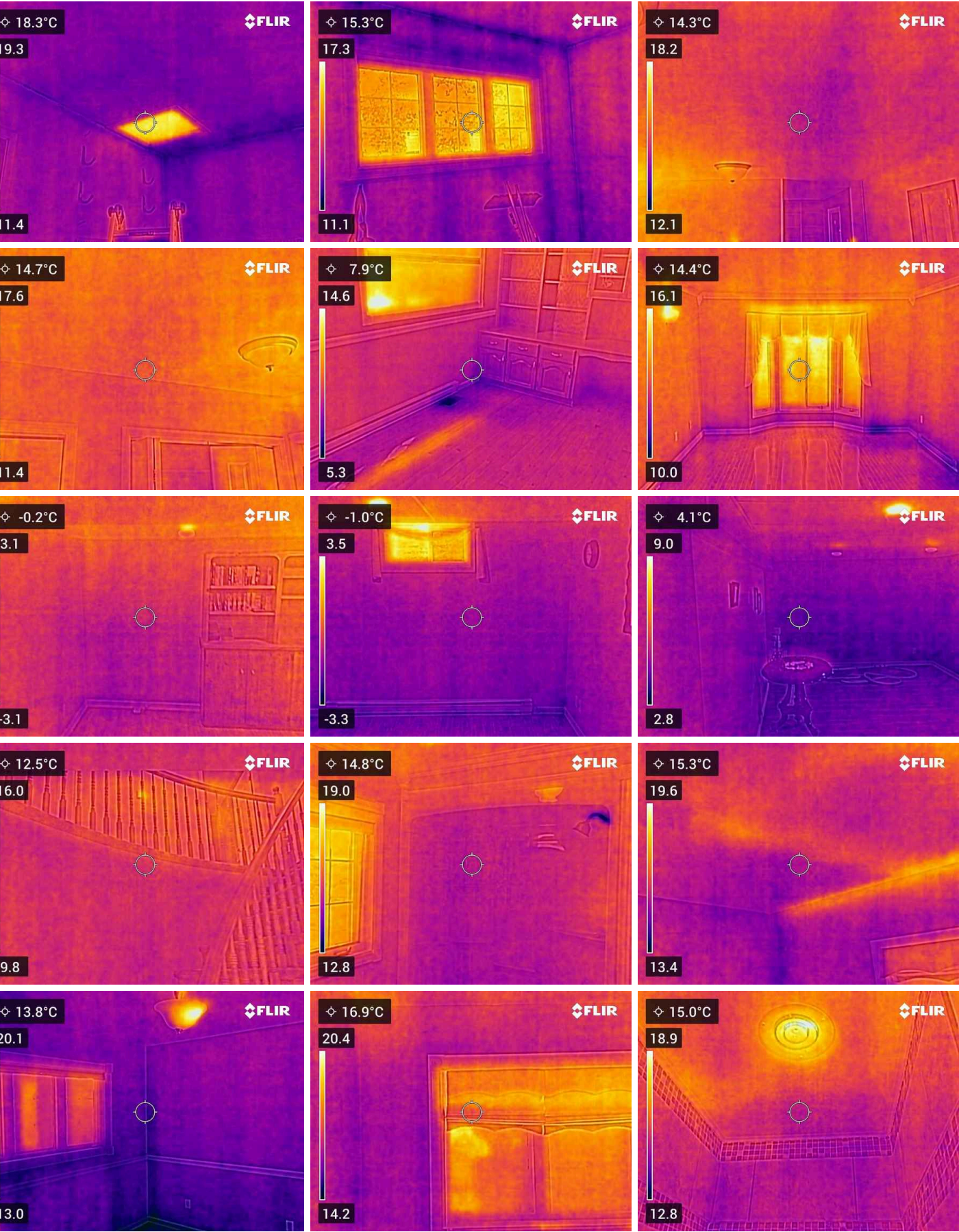
Thermal Imaging Info - Limited Scan

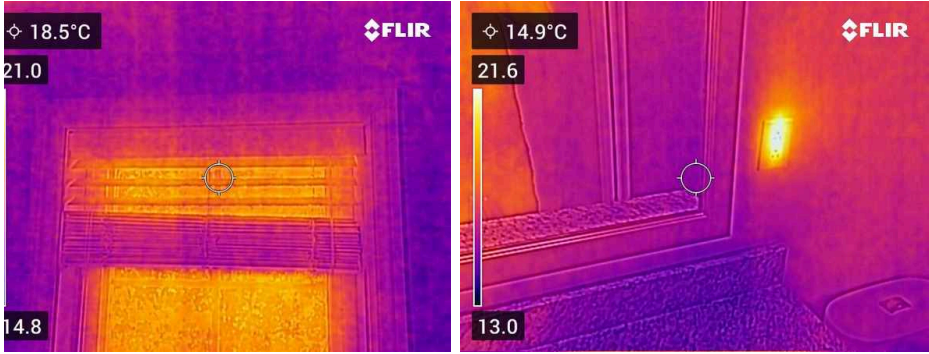
LMT - An infrared camera was used for specific areas or to rule out or confirm presumed concerns, and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of a home inspection. **A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee.**

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed

readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a home inspection.

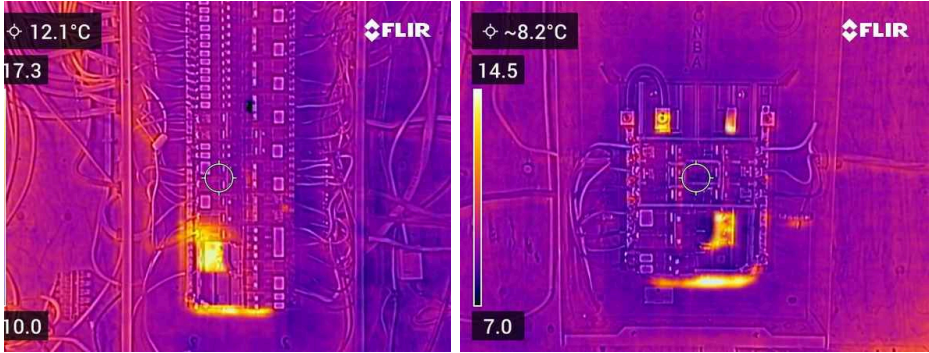
Interior Surfaces: Interior Images





Electrical Components: Infrared Information - Electrical Panel(s)

LMT - An infrared camera was used to look for thermal anomalies in the electrical panel(s). No anomalies were observed under the current loading conditions at the time of inspection unless otherwise noted in this report.



20: ENVIRONMENTAL INFORMATION

Information

Odors Present: Odor(s) Present in the Structure	Fungal Growth: Fungal Growth Present
Musty Smell Downstairs	Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the structure, I will include them in this section with recommendations made as needed. If no additional information is included in this report with respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of practice, reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy. Still, these individual references should not be construed as an all-inclusive listing of areas of fungal growth present.** Furthermore, the removal of personal belongings or any remodeling or repairs that occur in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Recommendations

20.1.1 Odors Present

MUSTY/DAMP ODOR PRESENT



Musty/damp odor was noted in the basement at the time of inspection. No visible evidence of active fungal growth was observed on accessible surfaces; however, the odor may indicate elevated moisture conditions. The structure was not occupied and heat sources were turned off. Monitor and investigate further if the odor persists or if moisture-related staining develops.

21: FINAL CHECKLIST

Information

Oven/Cooktop Turned Off Yes	All GFCI Receptacles/Breakers Reset? Partial, See noted on ensuite bathroom. GFCI would not reset	Refrigerator/Freezer Powered Yes
All Lights Turned Off? Yes	All Exterior Doors Locked? Yes	
Water Fixtures: Water Fixtures Off All water fixtures in the home were left in the off position after testing.		
Dishwasher: Dishwasher Final Check The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.		
Baseboard Heating Off Any and all baseboard heater(s) in the home were turned back to the "off" or low position after testing.		

STANDARDS OF PRACTICE

Inspection Information

Grounds & Appurtenances

Per the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). The inspector shall also inspect decks, balconies, stoops, steps, areaways, porches, and applicable railings that are directly attached to the structure. Vegetation, grading, and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), Detached buildings or structures, or the Presence or condition of buried fuel or waste storage tanks. The home inspector is **not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Exterior Walls & Components

Per the Standards of Practice, **the home inspector shall observe from ground level**: Wall cladding, flashings, trim, entryway doors, a representative number of windows, eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic tanks. **The home inspector is not required to**: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris obstructing access or visibility.

Roof & Related Components

Per the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations and report signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials and Report the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so will be taken), report on the age or remaining life of the roof covering, or move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to the remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established local roofing company.

Garage

Per the Standards of Practice, **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence, and operability of photoelectric eyes (safety feature), and the doors ability to auto-reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces and solid wood, steel, or fire-rated door between the garage and living areas for fire safety. I recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: Remote-controlled garage door opener transmitters.

Kitchen

Per the Standards of Practice, the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing the heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, thermostats for calibration or automatic operation; Non-built-in appliances; or Refrigeration units. **The home inspector is not required to operate:** Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Bathroom(s)

Per the Standards of Practice, the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, and the presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Interior Areas and Items

Per the Standards of Practice, **the home inspector shall observe** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall:** Operate a representative number of receptacles, switches, windows, and interior doors; and report on signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Laundry

Per the Standards of Practice, **the inspector will examine and report on the condition of** the exposed plumbing, the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

Heating & Cooling Components

Per the Standards of Practice, **the home inspector shall observe** the permanently installed heating and cooling systems, including Heating and cooling equipment central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to:** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe Humidifiers, Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system annually.

Water Heater

Per the Standards of Practice, the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Plumbing

Per the Standards of Practice, **the home inspector shall observe at visible portions:** Interior water supply and distribution system, including piping materials and supports; fixtures and faucets; functional flow; leaks; and cross-connections. Interior drain, waste, and vent system, including traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and the Location of the main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical

Per the Standards of Practice, **the home inspector shall observe** Service entrance conductors; Service equipment, grounding equipment, the main overcurrent device, main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe** Service amperage and voltage (if known), Service entry conductor materials, Service type as being overhead or underground, and the location of main and distribution panels. **The home inspector shall report on:** the presence of any observed aluminum branch circuit wiring.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over-current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Motion or Dusk to Dawn lighting, Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system.

Attic, Roof Structure, & Ventilation

Per the Standards of Practice, **the inspector will examine:** the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or Calculate the strength, adequacy, or efficiency of any system or component, including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases, I will evaluate from the access opening as best I can.

Foundation Area

Per the Standards of practice, **the inspector will examine and report on the condition of** the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns/piers, and insulation if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items looking for indications that moisture has infiltrated the foundation area. But, I can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Environmental Information

Items reported in this section are beyond the scope of a home inspection and were included as a courtesy for your information; these items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended by qualified professionals in any environmental or pest-related field prior to the end of your inspection contingency period.

Final Checklist

The final checklist documenting the property was left as it was found and was locked when complete.