



SAMPLE INSPECTION REPORT



Residential Property Inspection|PA Report

PREPARED EXCLUSIVELY FOR

Sample Client

LOCATED AT:

100 Sample Lane, York, PA 17402

INSPECTED ON:

10/08/2026

Inspected and Prepared By: Tate Kruszon, Cert./License # 17082931

2575 Eastern Blvd. Suite 210, York, PA 17402

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**International Association of Certified Home Inspectors**

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PENNSYLVANIA INSPECTOR COMPLIANCE STATEMENT

Client(s): Sample Client

Property Inspected: 100 Sample Lane, York, PA 17402

INSPECTOR ACKNOWLEDGEMENT

I, Tate Kruszon, represent that I am a working or full member in good standing of the National Association of Certified Home Inspectors, and that I will conduct a home inspection of the aforementioned property in accordance with the code of conduct and standard of practice of my association, and that I am in compliance with the Pennsylvania Home Inspection Law, and that I and/or my company carries all the required insurance, and that I have passed NACHI's Online Inspector Examination. Verification can be obtained by visiting www.NACHI.org

Inspector Signature: *Tate Kruszon* Date: 10/08/2026

NACHI Memb or ID #: Cert./License # 17082931

Inspection Company: HOMECHek®

Company Address: 2575 Eastern Blvd. Suite 210, York, PA 17402

Inspector Phone: (717) 764-1920

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STATEMENT OF LIMITATIONS

The Statement of Limitations provides a comprehensive, though not exhaustive, overview of the standards of practice set forth by ASHI and InterNACHI. For further details, the complete standards from both organizations are available upon request.

Important Note: this is a visual inspection limited to what the inspector can access and see.

GROUNDS

The building inspector shall observe: decks, balconies, stoops, steps, areaways, porches and applicable railings and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls all with respect to their effect on the condition of the structure. The inspector is not required to: inspect or identify geological, geotechnical, hydrological or soil conditions; inspect erosion-control or earth-stabilization measures; inspect underground utilities; inspect underground items; inspect wells or springs; inspect solar, wind or geothermal systems; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); inspect wastewater treatment systems, septic systems or cesspools; inspect irrigation or sprinkler systems; inspect drainfields or dry wells; Presence or condition of buried fuel storage tanks; or Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility,

EXTERIOR

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Eaves, soffits, and fascia; the building inspector shall describe: wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; determine the integrity of multiple-pane window glazing or thermal window seals; inspect items that are not visible or readily accessible from the ground, including window and door flashing

ROOF

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, roof penetrations, and signs of leaks; missing, damaged and/or deteriorating components. The building inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or observe attached accessories, including but not limited to: solar systems, antennae/ satellite, and lightning arrestors. The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in injury or damage to the ceiling, the inspection will be conducted from the access opening only. It highly recommended to ask the current occupant(s) about the age & history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. It is recommended to have an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

STRUCTURAL

The building inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is limited

in size, obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water infiltration or elevated moisture levels. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the building inspector or other persons. The inspector shall describe the condition of installed insulation if visible. It is important to note that fixed walls, fixed ceilings, suspended ceiling tiles, insulation and/or stored materials may prevent a full inspection of these areas.

PLUMBING

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior/ exterior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and location of main water supply shutoff device. The building inspector shall operate all plumbing faucets and fixtures, all exterior faucets attached to the house, except where the faucet is connected to an appliance such as a boiler drain. The building 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.

HVAC

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to the building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; the presence of an installed heat source in each room; Solid fuel HVAC units lit, in use and operating (note: inspector will not ignite solid fuel HVAC systems). The building inspector shall describe: the Energy source, heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine building owner maintenance. The building 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; operate wood/coal/ pellet stoves or inserts; or observe: the interior of flues; Fireplace insert flue connections; humidifiers; air purifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms. A heating system's heat exchanger is not fully inspected. The heat exchanger in a furnace and/or boiler is no more than 10% visible at best, and cannot be completely inspected without total system disassembly. Therefore, heat exchangers are outside the scope of the inspection.

ELECTRICAL

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, main panels and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all accessible receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors. The building inspector shall describe: service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central alarm system. The building 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: low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, built-in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system. Whole house generators are not part of the building inspection and will not be inspected and/or tested. It is suggested to contact the current occupant(s) to provide you with any information they might have regarding the whole house generator.

INTERIOR

The building inspector shall observe: Walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The building inspector shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water infiltration or elevated moisture levels. The building inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

VEHICLE STORAGE

Vehicle storage areas are visually inspected for general condition. The inspector will operate accessible garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. Due to the presence of stored materials and personal property, our review of these areas may be limited. The building inspector is not required to observe or operate: garage door operator remote control transmitters.

LAUNDRY

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting. Appliances are operated only to test the plumbing and electrical, not the appliance; and under normal conditions only if there are no belongings in the machines and all hoses and lines are securely installed to prevent leaks or damage to the property. The dryer venting is limited to where it attaches to the dryer and where it exits the structure.

KITCHEN

The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; range, cooktop, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood.. The building inspector is not required to observe: clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or refrigeration units. The building inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

BATHROOM

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general condition. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc. It is important to note many structures do not have access panels installed behind showers and/or bathtubs in order to fully inspect the supply, drain and/or waste piping.

GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

Maintenance

Maintenance means routine servicing, adjustment, cleaning, or upkeep intended to help a system or component continue to perform as intended. Maintenance items are commonly found in both newer and older properties and are considered a normal part of property ownership. It is important to note that maintenance recommendations do not necessarily indicate a defect, but rather an opportunity to help preserve the condition, performance, or expected service life of a system or component.

Monitor

Monitor means a condition was observed that may benefit from periodic observation over time. The condition may not require immediate action but should be watched for changes, deterioration, or further development. It is important to note that monitored conditions may remain unchanged for extended periods; however, changes in the condition may warrant additional evaluation or corrective action.

Upgrade

Upgrade means an improvement that may enhance performance, efficiency, convenience, reliability, or overall operation. Upgrade recommendations are generally optional and are not necessarily associated with a defect or deficiency. It is important to note that an upgrade recommendation reflects an opportunity for improvement and does not imply that the existing system or component is improperly functioning.

PROPERTY INFORMATION

Start Date/Time	10/08/2026 1:00PM
End Date/Time	10/08/2026 4:02PM
Air Temperature (Degrees F)	73
Weather Conditions	Sunshine, No Rain Last 3 Days
Ground Conditions	Dry
Structure Type/Structure Inspected	Single Family
Year Built	2023
Structure Age	3
Occupancy	Occupied, Furniture, Boxes/Stored Items
Utilities Water	On
Utilities Electric	On
Utilities Natural Gas	On

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

EXTERIOR

Location: Left side of deck roof

Wall Coverings Vinyl

Loose Siding Observed
Location: Left side of deck roof



RECOMMENDATION:
Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Wall Coverings Inspector's Remarks #2
Birds nesting in vent, suggest clear and any repairs necessary.
Location: Left, Exterior



RECOMMENDATION:
Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Inspectors Signature: *Tate Kruszon*

Date: 10/08/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

GROUNDS

Driveway

Satisfactory

- Asphalt

Asphalt is a combination of rocks, sand and black sticky asphalt cement that serves as the glue to bind the pavement. It is durable, long lasting, and easy to maintain.

Walkway

Satisfactory

- Concrete

Concrete walkways will usually crack somewhat, but if adequately thick, supported on an adequate gravel base and use of control and expansion joints, may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

Grading and Landscape

Satisfactory

- Minor Slope
- Moderate Slope



Outdoor Structure Location : Front



Outdoor Structure Type

- Porch

A porch is defined asa covered area that typically has a roof and adjoins a building"s entrance. Though porches often adorn the street-facing side of a building, that"s not always the case: Many buildings have side or even back porches.

Porch Material Type

- Concrete

A popular and affordable option that can be durable and long-lasting if installed properly, and requires minimal maintenance.

Porch-Concrete General Conditions

Satisfactory

Porch Cover

Satisfactory

Outdoor Structure Location : Rear, Right, Upper



Outdoor Structure Type

Balcony

A balcony is a platform projecting from the wall of a building installed on the second floor or higher. A balcony's features include a railing and often a roof.

Balcony Material Type

Wood Structure With Composite Decking

The balcony's framework is built with wood framing, topped with a composite decking surface. Composite materials, such as Trex and Fiberon, provide enhanced resistance to rot, insects, and weathering compared to traditional wood. Although designed for durability and longevity, composite balconies are usually installed over wood framing. Regular maintenance, including cleaning and inspections, is essential to preserve their condition. Additionally, it is important to clean and treat the underlying wood sections and the structural components of the balcony to ensure overall durability and safety.

Balcony-Wood Composite General Conditions

Satisfactory

Balcony Guardrail

Satisfactory

Balcony Cover

Satisfactory

Outdoor Structure Location : Rear, Upper



Outdoor Structure Type

• Deck

The word deck originally came from the nautical term to describe the horizontal surface that extends along the length of a ship. Speaking in architectural terms, a deck is an elevated structure either attached to a house or freestanding, that has one or multiple levels and is built for the purpose of enjoying a view and extending living space outdoors. A deck is typically located at the back of a house and overlooks the backyard. It can be accessed through various rooms, but a kitchen, living room or family room are common choices.

Deck Material Type

• Wood Structure With Composite Decking

The deck's framework is built with wood framing, topped with a composite decking surface. Composite materials, such as Trex and Fiberon, provide enhanced resistance to rot, insects, and weathering compared to traditional wood. Although designed for durability and longevity, composite decks are usually installed over wood framing. Regular maintenance, including cleaning and inspections, is essential to preserve their condition. Additionally, it is important to clean and treat the underlying wood sections and the structural components of the deck to ensure overall durability and safety.

Deck-Wood Composite General Conditions

Satisfactory

Deck Guardrail

Satisfactory

Deck Cover

Satisfactory

Outdoor Structure Location : Rear, Lower



Outdoor Structure Type

- **Patio**

The term patio has its origins in the Spanish language and can literally be translated as a courtyard, although it differs from what is known as a courtyard today because it does not have any surrounding walls. A patio is a flat slab built directly on the ground, is not significantly raised and does not have multiple levels. A patio usually adjoins the exterior of a house and is located in the backyard.

Patio Material Type

- **Concrete**

Concrete may crack somewhat depending on climate and installation practices, but if adequately thick, supported on proper gravel base and use of control and expansion joints, it may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

Patio-Concrete General Conditions

Satisfactory

Common Cracks

It is suggested any cracks sealed or resealed, monitored and maintained to prevent further deterioration as a part of good maintenance.

RECOMMENDATION

Routine maintenance is recommended.

Exterior Stairway(s)

Satisfactory

- **Wood Composite**

There are several different types of manufactured composite stair material like Trex, TimberTeck, Azek, and Fiberon. Though made to perform better and last longer than wood, they are still typically installed over wood framing. Regular maintenance, cleaning and inspection suggested. Do not forget to clean and treat wood sections underneath and structure of the stairs as well.

Exterior Stairway Handrail(s)

Satisfactory

EXTERIOR

Wall Coverings Type

• Vinyl

Vinyl sidings come in many styles, shapes, thickness and colors. It can be designed to install vertical, horizontal, or as a soffit or ceiling. Vinyl siding can become brittle during cold weather, and can be punctured or cracked. Replacement of damaged pieces can be simply replaced. Vinyl siding expands and contracts at a greater rate than most materials and is purposely not nailed tight to the building to allow for this movement. There are times when section may come loose, open, or walk apart. Suggest regular maintenance and inspection.

• Adhered Stone Veneer (ASV)

Adhered stone veneer (ASV) ismanufactured from high quality building materials to achieve the look and feel of real stone. Some newer styles are natural stone veneer panels. These are real stones cut down to alleviate weight. It is usually installed with an expanded metal or a wire cloth type mesh that is mechanically fastened to the exterior surface. Then pre-molded pieces are embedded in a mortar adhesive coating troweled over the wire. It can come in individual stone look with mortar joints or dry stack look, or in panels that interlock like a puzzle. Monitor and maintenance loose stones/ panels, deteriorating/ cracking mortar joints or stones.

Wall Coverings Vinyl

Satisfactory

Openings In Siding Observed

Location: Left, Exterior



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Loose Siding Observed

Location: Left side of deck roof



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Wall Coverings Adhered Stone Veneer

Satisfactory

Wall Coverings Inspector's Remarks

Caulk and seal between all unlike materials any cracks or openings to shed water out and away.

Wall Coverings Inspector's Remarks #2
Birds nesting in vent, suggest clear and any repairs necessary.
Location: Left, Exterior



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Eaves, Soffits & Fascia

Satisfactory

Foundation Exterior Perimeter

Satisfactory

Main Entry Door

Satisfactory

Exterior Door(s)

Satisfactory

Exterior Windows

Satisfactory

Switches & Receptacles (Electrical)

Functional

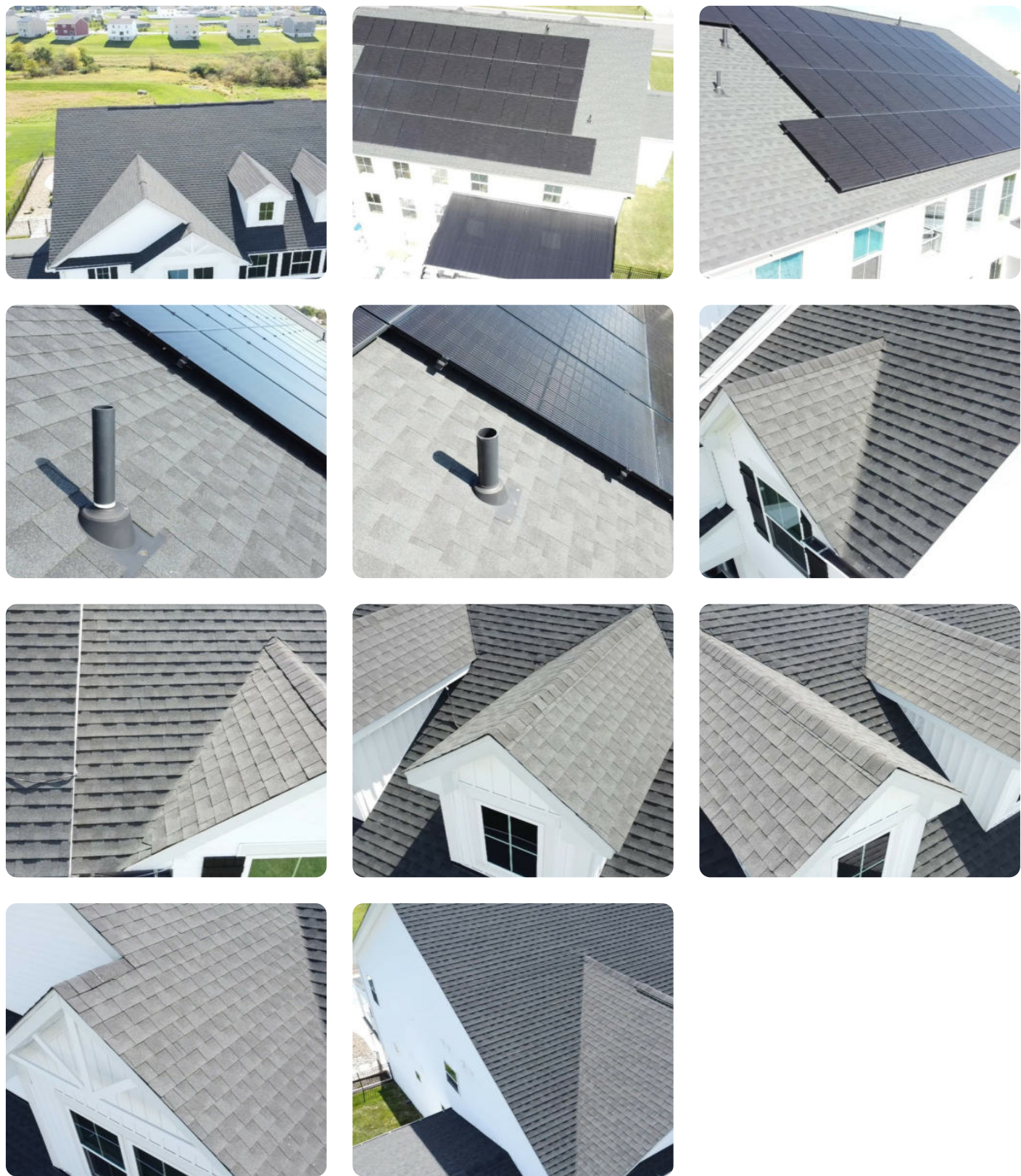
Exterior Light Fixture(s)

Functional

• Exterior light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, concealed wiring, photocells, timers, motion sensors, low-voltage landscape lighting, and security lighting features were not fully evaluated unless otherwise noted.

ROOF

Roof Location : Primary



Inspection Method

• Roof Inspected With An Aerial Camera/Drone

The inspector has determined that an aerial camera (drone) must be used to inspect the roof due to physical or safety limitations that prevent direct access to the roof surface. While drone technology provides valuable visual information, it can be more limited than a direct physical inspection of the roof. Certain conditions may not be visible from the aerial vantage point. Relevant drone images obtained during the inspection will be included in the report.

• Roof Not Fully Inspected Due to Solar Panels

Roof Style

• Gable

A gable roof is one of the most commonly occurring roof structures. It consists of two sloping sections of roof coming together at the top to form the ridge and creates a triangle wall end called a gable end. There are many designs of roof that take their cues from a basic Gable Roof. These can be an A-frame, Saltbox, a Dormer, even two Gables coming together to form an M roof.

Roof Materials

• Asphalt Composition Shingles

Asphalt composition shingles are a widely used residential roofing material consisting of an asphalt-coated fiberglass mat with protective mineral granules. Common types include 3-tab, architectural, and luxury shingles. Expected service life can range from approximately 20 to 50 years depending on the product, installation, climate, and maintenance. Typical concerns include granular loss, curling, lifting, cracking, and exposed or deteriorated fasteners.

Of Roof Material Layers

1

Asphalt Composition Shingles

Satisfactory

Flashing Types

• Penetration Flashing

Penetration refers to any hole that is made through your roof that is made to install a piece of equipment. Common sources of roof penetration include air, combustion or plumbing vents, skylights, chimneys and AC units. Penetration flashing is installed to keep moisture from getting into the building cavity.

• Vertical Surface Flashing

Vertical surface flashing is installed where a roof intersects a vertical surface such as a wall, chimney, dormer, or roof penetration. Its purpose is to direct water away from these intersections and help prevent moisture intrusion into the building. Common types include continuous (apron) flashing, step flashing, cricket (backer) flashing, and counter flashing. Proper installation and maintenance of flashing are important because flashing defects are among the most common causes of roof leaks and water damage.

• Drip Edge Flashing

Drip edge flashing is installed along the edges of a roof to help direct water away from the roof structure and into the gutter system. Typically manufactured from metal, it helps protect roof decking, fascia boards, and other components from moisture-related damage. Common concerns include missing, damaged, improperly installed, or deteriorated drip edge flashing, which can contribute to water intrusion, wood deterioration, and pest entry. Proper installation and maintenance help protect the roof system and exterior components.

Penetration Flashing

Satisfactory

Vertical Surface Flashing

Satisfactory

Drip Edge Flashing

Satisfactory

Gutters & Downspouts

Satisfactory

Downspout(s) Drain Close To Structure

Downspouts discharged too close to the structure. Water discharged near the foundation can contribute to moisture intrusion or settlement concerns.

RECOMMENDATION

Routine maintenance is recommended.

Downspout(s) Drain Onto Lower Roof

A downspout draining from the upper roof onto a lower roof makes the lower roof and surrounding area susceptible to water infiltration. It can also prematurely wear the roofing in this area. It is best to extend the downspouts and discharge directly into lower roof gutter or reroute to run down to the foundation and away.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

ROOF #2

Roof Location : Front porch and garage wrap around



Inspection Method

- Walked The Roof

Same As Primary Roof

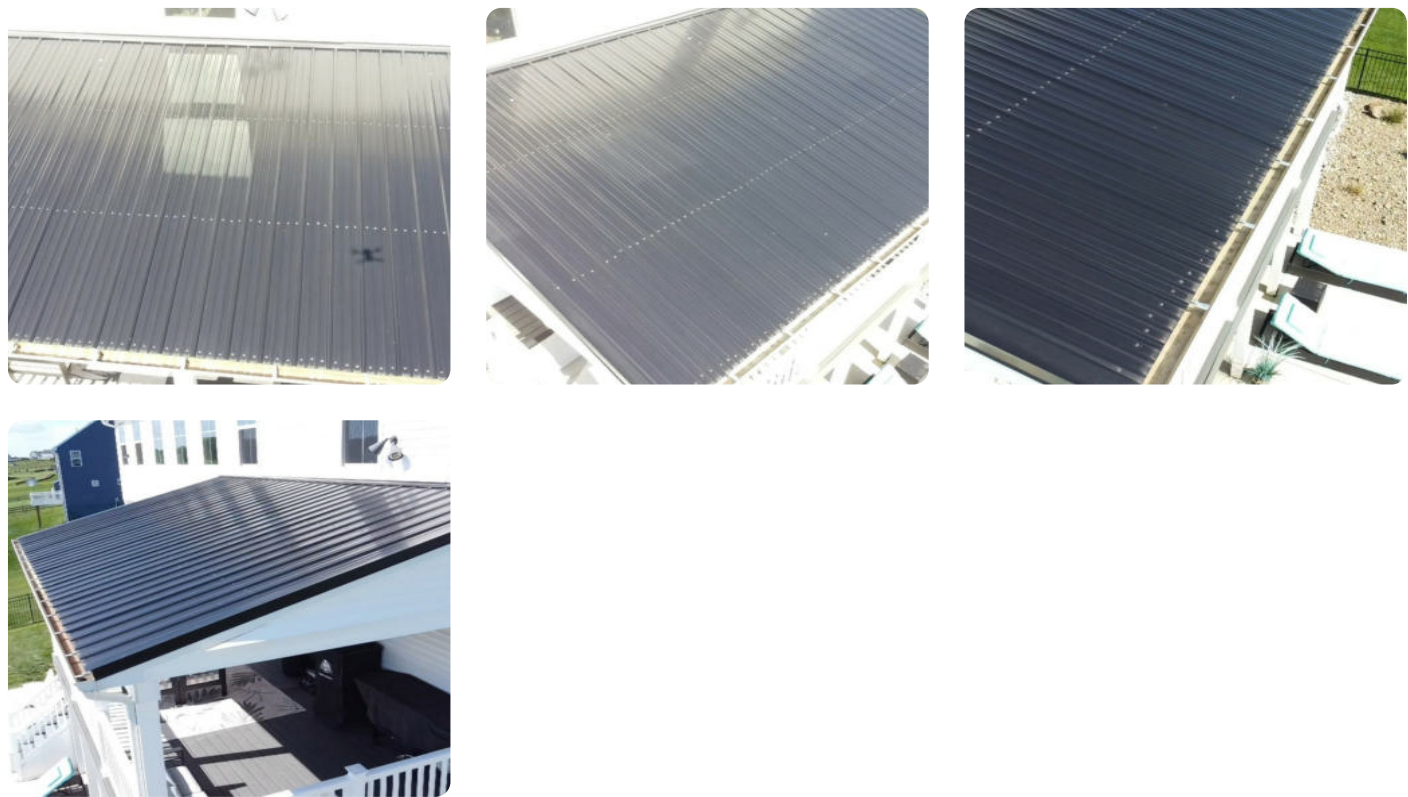
- Same Construction Type And Condition As Main Roof Section.

The roofing materials, flashings, ventilation components, drainage systems, and general visible condition at this section appear consistent with the primary/main roof area.

Observations and recommendations noted in the primary roof section apply equally to this section unless otherwise stated.

ROOF #3

Roof Location : Rear deck



Inspection Method

- **Roof Inspected With An Aerial Camera/Drone**

The inspector has determined that an aerial camera (drone) must be used to inspect the roof due to physical or safety limitations that prevent direct access to the roof surface. While drone technology provides valuable visual information, it can be more limited than a direct physical inspection of the roof. Certain conditions may not be visible from the aerial vantage point. Relevant drone images obtained during the inspection will be included in the report.

Roof Style

- **Shed/Mono-Pitch Or Skillion**

A shed roof consists of a single sloping roof surface. A simple shed roof can be over a porch, a storage room attached to a building, or over a door or window also called a Pent. A skillion or mono-pitch roof is a shed roof style common on many contemporary structures, like in a Clerestory roof with a wall between two sloping roof surfaces usually featuring a row of windows

Roof Materials

• Metal

Metal roofing is available in a variety of materials and styles, including steel, aluminum, copper, zinc, and metal panels designed to resemble slate, tile, or wood roofing. It is valued for its durability, low maintenance requirements, and long service life. Typical service life ranges from approximately 40 to 60 years or more depending on the material, installation quality, maintenance, and environmental conditions. Common concerns include corrosion, loose or damaged panels, failed fasteners, deteriorated sealants, coating failure, and flashing defects. Regular inspection and maintenance can help maximize service life.

Metal

Satisfactory

Flashing Types

• Vertical Surface Flashing

Vertical surface flashing is installed where a roof intersects a vertical surface such as a wall, chimney, dormer, or roof penetration. Its purpose is to direct water away from these intersections and help prevent moisture intrusion into the building. Common types include continuous (apron) flashing, step flashing, cricket (backer) flashing, and counter flashing. Proper installation and maintenance of flashing are important because flashing defects are among the most common causes of roof leaks and water damage.

• Drip Edge Flashing

Drip edge flashing is installed along the edges of a roof to help direct water away from the roof structure and into the gutter system. Typically manufactured from metal, it helps protect roof decking, fascia boards, and other components from moisture-related damage. Common concerns include missing, damaged, improperly installed, or deteriorated drip edge flashing, which can contribute to water intrusion, wood deterioration, and pest entry. Proper installation and maintenance help protect the roof system and exterior components.

Vertical Surface Flashing

Satisfactory

Drip Edge Flashing

Satisfactory

Attic Location : Garage



Roof Framing Type (This is the framework that supports the roof's weight and provides the structure for the roof covering. Key components include rafters, trusses, and ridge boards)

Satisfactory

• **Engineered Trusses**

A roof truss isa pre-fabricated, triangular structural framework of timbers designed to support a roof, bridging the space above a room and tying the walls together.

• **OSB Sheathing**

Oriented strand board (OSB) isa panel made of wood strands that are bonded together with resin.It's a versatile, engineered wood product used in construction.

Roof Vent Types

Satisfactory

• **Ridge Vents**

A ridge vent isa ventilation opening at the top of a sloped roof that allows hot air to escape.Ridge vents are a common way to ventilate attics and roofs.

• **Soffit Vents**

A soffit vent isa perforated opening installed in the underside of a roof's eaves (or soffit area) to allow air to flow into and out of the attic, aiding in proper ventilation and preventing heat buildup, moisture issues, and potential roof damage.

Attic Ventilation

Satisfactory

Attic General Conditions

Satisfactory

Attic Location : 2nd Floor



Attic Access Location Other

Laundry

How Attic Was Inspected

- **Entered & Traversed Accessible Areas**

The Inspector was able to enter the attic for inspection. It is important to note that if the attic does not have flooring the inspector due to safety concerns will not walk across structural framing and thru insulation.

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Attic Ventilation

Satisfactory

Attic General Conditions

Satisfactory

Attic Insulation Type

Satisfactory

• Mineral Wool/Rockwool

Mineral woolis also known as Rockwool. Rockwoolinsulation is a rock-based mineral fiber insulation comprised of Basalt rock and Recycled Slag. Basalt is a volcanic rock (abundant in the earth), and slag is a by-product of the steel and copper industry. The minerals are melted and spun into fibers.

Attic Insulation Installation Method

• Blown-In

Blown-in attic insulation refers to cellulose, fiberglass, and other insulation that's thick, dense, and lumpy. It has a consistency similar to that of down feathers and can fit in tight areas such as walls or in between wires or ducts. The "blown-in" aspect refers to using a special machine to "blow" insulation into parts of your attic. You'd typically buy a larger block of insulation, insert it into the machine, and fill in any spots that need to be insulated.

Attic Insulation Depth (In Inches)

• Greater Than 12"

STRUCTURE

Foundation Types

- Slab On Grade

Location : Garage

Inspection Method

- Entered Area
- Inspection Limitations

Portions of the structure and related components were not fully visible or accessible at the time of the inspection due to conditions such as limited access, obstructions, or construction design. As a result, a complete evaluation may not have been possible.

Slab Foundation Types

Satisfactory

- Slab-On-Grade

A grade slab, also known as a ground slab or slab-on-grade, is a concrete slab that is poured directly on the ground or on a prepared subgrade. It serves as the foundation for buildings and structures, providing a flat surface for construction. It supports walls and other loads directly.

Exterior Wall/Frame (The exterior wall/frame refers to the part of the structure that is supported by the foundation.)

Satisfactory

- Wood Frame

A wood-frame exterior wall is a type of construction in which a building's outer wall is built using a skeleton of wooden components called studs. This framework provides structural support and is covered with sheathing, insulation, and an exterior finish.

Floor

Satisfactory

STRUCTURE #2

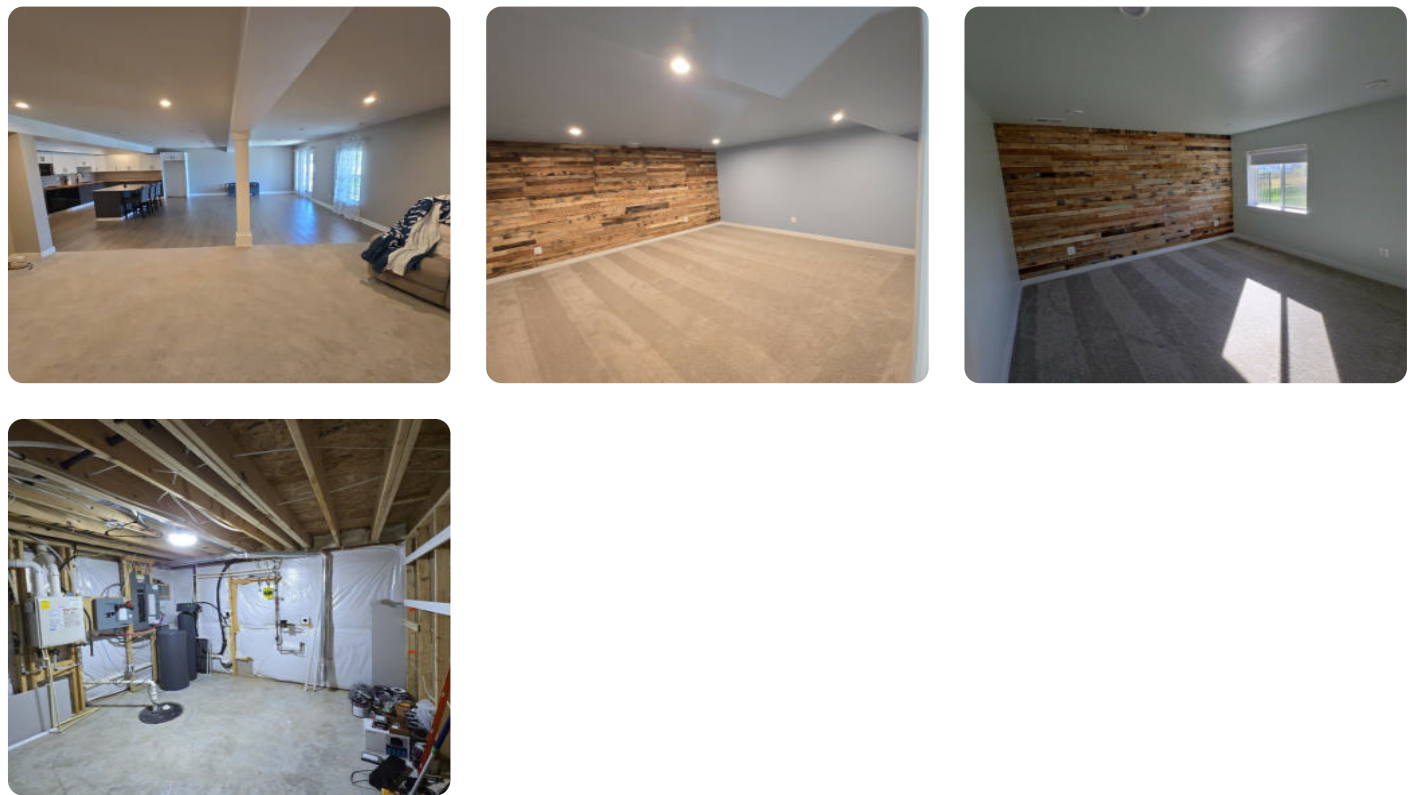
Foundation Types

- Walk-Out Basement

Inspection Method

- Entered Area
- Inspection Limitations

Portions of the structure and related components were not fully visible or accessible at the time of the inspection due to conditions such as limited access, obstructions, or construction design. As a result, a complete evaluation may not have been possible.



Foundation Material

Satisfactory

- Poured Concrete

Liquid concrete is poured into forms, creating a solid, single-piece wall.

Exterior Wall/Frame (The exterior wall/frame refers to the part of the structure that is supported by the foundation.)

Satisfactory

- **Wood Frame**

A wood-frame exterior wall is a type of construction in which a building's outer wall is built using a skeleton of wooden components called studs. This framework provides structural support and is covered with sheathing, insulation, and an exterior finish.

Floor Joists

Satisfactory

- **Dimensional Lumber**

Dimensional lumber is a finished product, cut and milled to specific, consistent dimensions and ready for use in projects.

Subfloor (Floor Sheathing) Above The Joists

Satisfactory

Insulation

Satisfactory

Floor

Satisfactory

Sump Pump (Some homeowners assume that if their sump pump backs up, the damages will be covered under the "Sewer and Drain Back-ups" portion of their policy. But most sump pump failure is not covered under regular homeowners insurance policies unless you specifically add the appropriate rider.)

Functional



Sump Pump Connected To A GFCI

The sump pump is currently connected to a GFCI-protected duplex receptacle. Current electrical standards require GFCI protection when a duplex receptacle is installed in this location. However, if the GFCI device trips, power to the sump pump will be interrupted and the pump will not operate, which could increase the risk of basement flooding. For improved reliability, it is generally recommended that a sump pump be connected to a single, dedicated receptacle on its own circuit. A single receptacle (not duplex) is permitted by code in this application and reduces the likelihood of unintended power interruption or additional loads being connected to the pump.



RECOMMENDATION

Monitor this condition and address if changes occur.

Stairway

Satisfactory

Stairway Handrail(s)

Satisfactory

PLUMBING

Water Supply Source

- Public

Water Meter

Satisfactory

Main Water Supply Pipe & Shut Off Valve

Satisfactory

- Copper

From the 1930's thru today copper piping has been installed at house service mains. Copper piping is distinguished by its dark brown color and soldered fittings. The common sizes for water entry are 3/4 inch and 1 inch.



Water Treatment Equipment



Water Supply Piping

Satisfactory

- **Cross-Linked Polyethylene (PEX)**

PEX is a flexible plastic material made from medium- or high-density polyethylene. PEX piping has been used in hot and cold water distribution systems and for hydronic radiant heating in Europe for decades. Introduced into the U.S. in the 1980s, PEX is the most widely used flexible piping for plumbing and radiant floor heating applications. Due to its flexibility, it's often a popular choice for remodels because it can be easily snaked through the walls. PEX tubing is recognized as acceptable for water distribution piping in all major model plumbing codes.

• **Inspection Limitations: Portions of the water supply were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.**

Hose Bib/Sillcock

Functional

DWV (Drain-Waste-Vent) Piping

Satisfactory

- **Poly Vinyl Chloride (PVC)**

From the 1950's through today PVC piping has been installed in houses for waste and vent pipe systems. PVC is distinguished by its white color. PVC piping has the distinct advantage of not corroding and have smooth interior surfaces.

• **Inspection Limitations: Portions of the DWV (Drain-Waste-Vent) piping were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.**

Energy Source

- **NG (Natural Gas)**

In the 19th century, natural gas was usually obtained as a by-product of producing oil, since the small, light gas carbon chains came out of solution as the extracted fluids underwent pressure reduction from the reservoir to the surface, similar to uncapping a bottle of soda where the carbon dioxide effervesces. It is important to note that gas piping size, branch connection length and PSI delivered are outside the scope of this inspection. It is important to note that some area utility companies may pressure test the gas line prior to turning on the utilities. Pressure testing the line is beyond the scope of this inspection and may find gas leaks not noted at the time of inspection.

NG (Natural Gas)

Satisfactory



Inspection Limitations

Portions of the gas lines were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Exterior Underground Pipe(s) Are Not Visible

The inspector was unable to view underground fuel pipe(s) and therefore was unable to inspect them.

Domestic Hot Water (DHW) Location : Basement



DHW Type

- **Tankless Water Heater (On-Demand Water Heater)**

A tankless water heater, as you can probably guess, has no tank. Instead, there are super-heated coils that fill with water and heat water in a flash as you need it, which is why it is alternatively known as an on-demand water heater. This is great for heating water quickly, even for large families who need a large amount of hot water at once. This style of water heater comes in different sizes, and you do need to ensure that you have the right size for your household, as a smaller tankless water heater will not be able to keep up with your water usage otherwise and it will result in lukewarm or cold water. These models work well in homes that use natural gas to power their water heater, but larger models require a larger gas line and more gas to run correctly. Larger tankless hot water heaters that run on electricity may require you to increase the electricity capacity of your home, which could be costly.

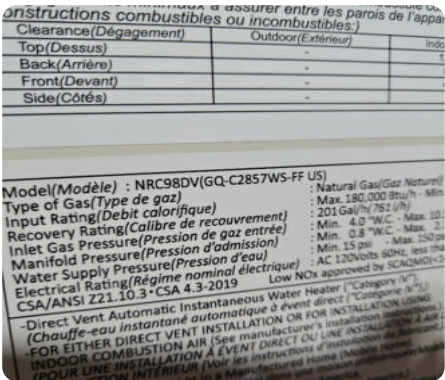
DHW Energy Source

- Natural Gas

DHW Brand

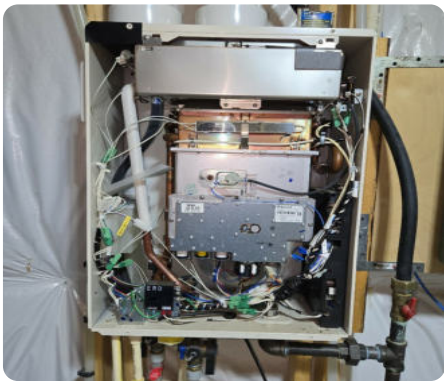
- Noritz

DHW Model # and/or Serial #



DHW General Conditions

Functional



DHW Supply Piping

Satisfactory

DHW Controls

Functional

DHW Valves

Functional

DHW TPR Discharge Pipe

Satisfactory

DHW Combustion Air

Satisfactory

DHW Flue Vent Connectors

Satisfactory

HEATING

Unit Location : Basement



Heating Type

- **Forced Air**

A forced air heating system uses a furnace or air handler to heat air and distribute it through ductwork. The heat source can be gas, oil, propane, electricity, or another approved fuel type.

A thermostat controls the system. When heat is needed, the furnace heats the air, and the blower fan moves the warm air through the supply ducts to the rooms. After the burner or heating elements shut off, the blower can continue running briefly to move remaining heat out of the furnace or heat exchanger. The cycle repeats when the indoor temperature drops below the thermostat setting.

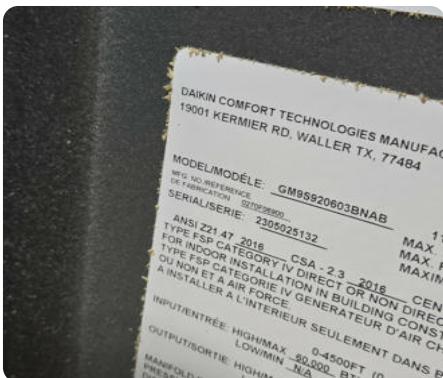
Energy Source

- **Natural Gas**

System Brand

- **Goodman**

Model # and/or Serial



Thermostat

Functional

General Conditions

Functional

Evidence Of Past Condensate Leakage Observed

Evidence of previous condensate leakage was observed at the heating system, including signs of moisture-related staining, rust, and/or corrosion. No active leakage was observed at the time of inspection.



RECOMMENDATION

Monitor the condition and address if performance declines or conditions change.

Controls & Regulators

Functional

Air Handler Unit

Functional



Service Switch

Functional

Location: Main breaker panel within line of sight

Burners

Functional



Venting

Satisfactory

Combustion Air

Satisfactory

Air Filter

Location: Main filter on system





Air Filter #2
Location: On fresh air intake system



Humidifier

Humidifiers Are Outside The Scope Of This Inspection

A humidifier was present at the heating system; however, humidifiers are outside the scope of this inspection and were not inspected or tested. The inspector did not determine operation, performance, or condition of the humidifier system.



Condensate System

Satisfactory

Distribution

Satisfactory

CO Testing

Satisfactory

Inspector's Remarks

Suggest yearly service

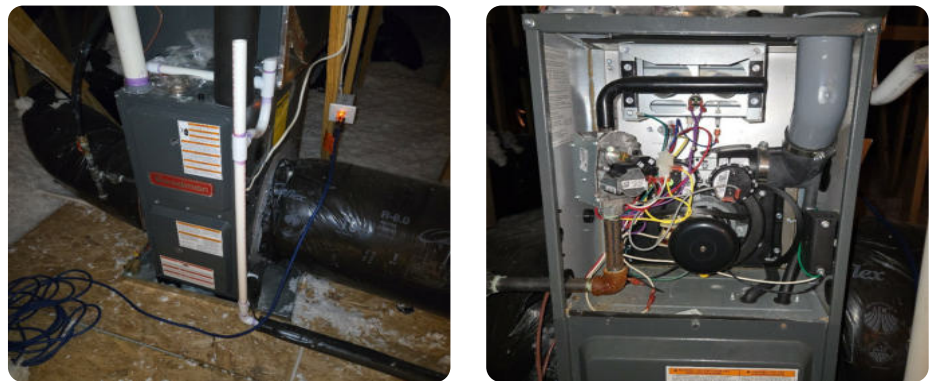
Inspector's Remarks #2

Scent diffuser installed, outside the scope of inspection, suggest consulting seller.



HEATING #2

Unit Location : Attic



Heating Type

- Forced Air

A forced air heating system uses a furnace or air handler to heat air and distribute it through ductwork. The heat source can be gas, oil, propane, electricity, or another approved fuel type.

A thermostat controls the system. When heat is needed, the furnace heats the air, and the blower fan moves the warm air through the supply ducts to the rooms. After the burner or heating elements shut off, the blower can continue running briefly to move remaining heat out of the furnace or heat exchanger. The cycle repeats when the indoor temperature drops below the thermostat setting.

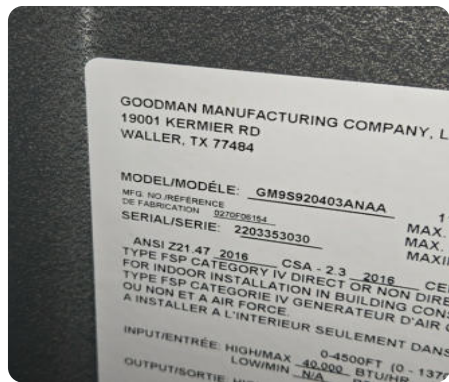
Energy Source

- Natural Gas

System Brand

- Goodman

Model # and/or Serial #



Thermostat

Functional

General Conditions

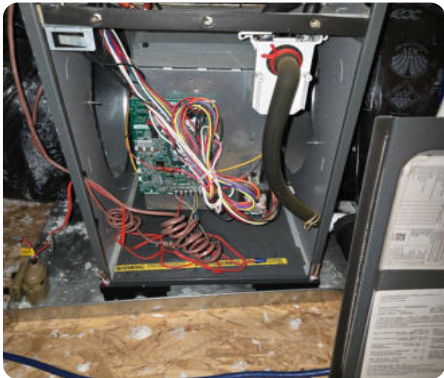
Functional

Controls & Regulators

Functional

Air Handler Unit

Functional



Service Switch

Functional



Burners

Functional

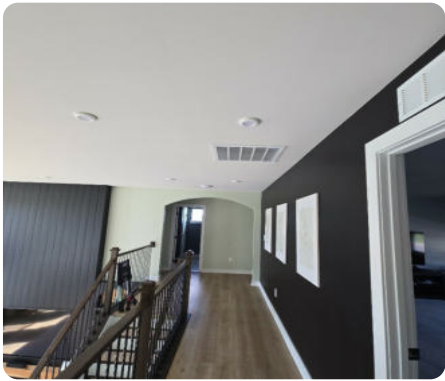


Venting

Satisfactory

Air Filter

Location: 2 locations



Dirty Air Filter Observed

Furnace filters should be changed every three months. Dirty filters can lead to costly system repairs, as well as allow dust buildup, animal dander, pollen and other unwanted allergens into a homes air system.

RECOMMENDATION

Routine maintenance is recommended. Routine maintenance includes normal upkeep such as minor repairs, adjustments, cleaning, or replacement of small components (e.g., caulking, filters, screens). These items are part of homeownership and are not considered significant defects.

Condensate System

Satisfactory

Distribution

Satisfactory

CO Testing

Satisfactory

Inspector's Remarks

Heat tape on condensation li e due to cd location in attic, suggest having checked at each service especially as it ages.



COOLING

Cooling Unit Location : Right, Exterior and basement with Heating 1



Cooling Type

- **Central Air Conditioning (Central A/C)**

Ducted air conditioning, also known as central air conditioning, can be the most efficient in many situations. A ducted system involves a large compressor on the outside of the building, an internal evaporative unit and ducts that bring conditioned air to various rooms through vents.

Shared Heating and Cooling Components

- **Central Air Conditioning System Shares Several Components With The Forced Air Heating System.**

The central air conditioning system shares several components with the forced-air heating system, including the blower, air distribution system, thermostat, and air filtration. These components were described in the heating section of this report and are not repeated here.

Condenser (Outdoor) Unit # and/or Serial #



Condenser (Outdoor) Unit Inspector's Remarks

Monitor placement on support framework.



Inspector's Remarks

Suggest yearly service

COOLING #2

Cooling Unit Location : Right, Exterior and Attic with Heating 2



Cooling Type

- Central Air Conditioning (Central A/C)

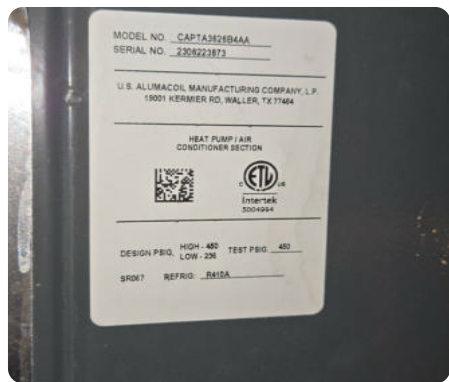
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(Indoor Unit) Model # and/or Serial #



General Conditions

Functional

Condenser (Outdoor) Unit # and/or Serial #



Condenser (Outdoor) Unit

Functional

Condenser (Outdoor) Unit Inspector's Remarks

Monitor placement on support frame.



Condenser (Outdoor) Unit Service Switch

Functional

Refrigerant Line

Satisfactory

Inspector's Remarks

Suggest yearly service

Delta T (degrees F) Value. For this inspection we are taking the difference between the supply and return duct temperatures to determine the Delta T.

Delta T Analysis

- **Standard (between 15-23° F)**

The standard temperature for an air conditioner depends on many factors, including comfort level, season, geographic location, and energy costs. While there isn't any perfect temperature you should set your HVAC system to, there is an ideal temperature difference between the supply and return air, which should be between 15-23 F.

ELECTRICAL

Service Entrance

- Underground

An underground service connection is called a Service Lateral. The primary power lines pass through the conduit to the pad transformer input. The secondary power lines connect the transformer output to the electrical service meter. The service lateral is outside the scope of the inspection.

Service Meter

Satisfactory



Service Main Disconnect

Satisfactory

- Part Of Main Service Panel

Service Amperage & Voltage

- 200 Amps
- 120/240 Volt Single-Phase

Main Panel Location : Basement



Brand/Model

- Square D

Type

- Circuit Breaker

Total Amps

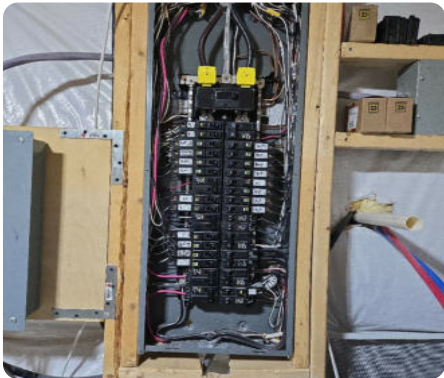
- 200

Grounding

Satisfactory

Condition

Satisfactory



Circuit Breaker & Wiring Condition

Satisfactory

Subpanel Location : Basement



Brand/Model

- Square D

Type

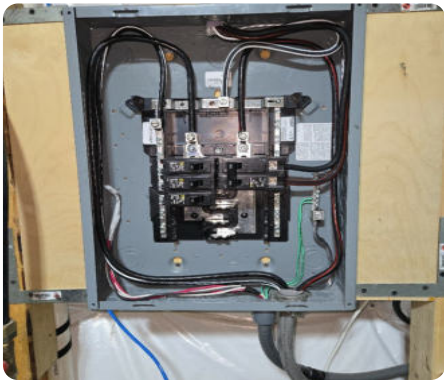
- Circuit Breaker

Total Amps

- 100

Condition

Satisfactory



Subpanel Circuit Directory Is Incomplete

A complete directory helps to ensure the safe operation of the electrical system, especially in an emergency. It is required that every circuit and circuit modification be legibly identified as to its clear, evident and specific purpose or use. The identification must be included in a circuit directory that is located on the face or inside of the panel door. The circuit directory must be durable enough to withstand the environment in which it is located.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Grounding

Satisfactory

Circuit Breaker & Wiring Condition

Satisfactory

General Wiring (Visible) Condition

Satisfactory

Lighting, Fan(s) & Fixtures

Functional

• Interior lighting, ceiling fans, and related fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, remote controls, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Switches & Receptacles

Functional

Ground Fault Circuit Interrupter (GFCI)

Functional

Smoke Detectors

Functional

Smoke Detectors Part Of Security System

The smoke detectors are part of home's security system and are outside the scope of the inspection.

Carbon Monoxide (CO) Detector's Remarks

Ensure one on each level

Photovoltaic (PV) System (solar panel electrical system) Installed (Outside the scope of this inspection)



INTERIOR

Door(s)

Functional

Wall Material

Satisfactory

Ceiling Material

Satisfactory

Floors

Satisfactory

Windows

Functional

• Dual-Pane

Dual-pane windows consist of two pieces of glass with air or gas between the two panes to create a sealed insulating glass unit. The R-value of a dual-pane window is about 2.5 to 3.

Stairway

Satisfactory

Stairway Handrail(s) & Guardrail(s)

Satisfactory

Fireplace Location : Great room



Types Of Fireplace Designs

• Electric

It doesn't get more convenient than electric, as all it takes to experience subtle warmth and a beautiful LED flame is clicking a remote-controlled button. Some electric systems even allow you to maintain the burning flame LED display while turning off your heat-output. There are different types of electric fire systems and each come in a wide range of options:

- Built-In Electric

- Electric Mantels
- TV Stand Fireplace
- Wall Mounted

Say goodbye to worrying about creosote build-up, chimney inspections, and other maintenance. These electric wall-mounted fireplaces require a 110-volt outlet to function. No flues, chimneys, or venting needed. Which makes them a solid choice for homes with no gas line or an existing fireplace hearth.

Fireplace Location : Basement



Types Of Fireplace Designs

• Electric

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VEHICLE STORAGE

Vehicle Storage Type

- Garage

Garages are enclosed with solid walls, a roof, and at least one door.

Garage Location

- Attached



Stored Material Prevented Full Inspection Of Garage

The current occupant(s) stored material prevented a full inspection of the garage. It is suggested the during your final walkthrough that you inspect those areas carefully for signs of moisture and/or wall damage.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Dwelling-Garage Fire Separation

Satisfactory

Garage-To-Dwelling Entry Door

Functional

Side/Rear Entry Door**Functional****Overhead Door(s) Type & General Condition****Functional**

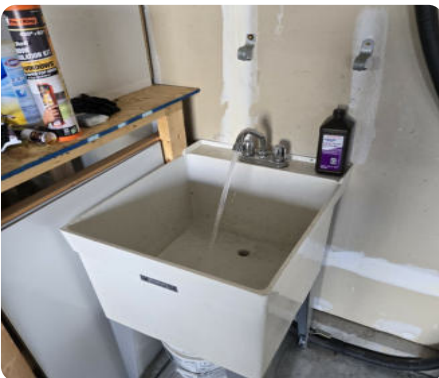
- **Sectional**

Sectional garage doors are made up of panel sections that are connected with hinges. As the door opens and closes, wheels at the edge of each panel roll inside a vertical track on each side of the door opening. The hinges between each panel section bend over a curved portion of the track. This feature allows the door to sit parallel to the ceiling when completely open or in line with the walls when completely closed. A pair of high-tension springs above the opening are attached to cables that operate the door and hold it from drifting down when only partially open. These doors are typically made from steel, are low maintenance, and can be customized to include window inserts, hardware, textures, and colors. They come in both insulated and non-insulated models.

Overhead Door(s) Operators**Functional****Overhead Door(s) Safety Reverse System****Functional**

- **Automatic Reverse Mechanism Installed**

In 1982, ANSI created a voluntary industry standard (ANSI-UL 325-1982) which requires automatic reversing mechanisms on garage door openers sold in the US.

Garage Floor**Satisfactory****Utility Sink****Functional**

Switches & Receptacles (Electrical)

Functional

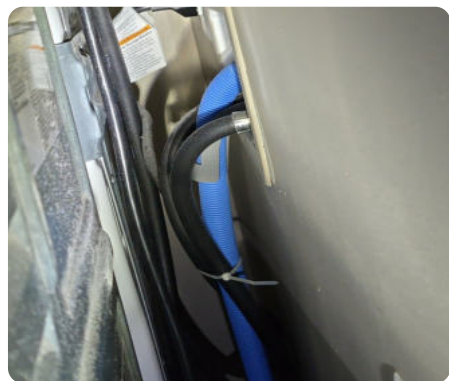
LAUNDRY

Location : 2nd Floor



Supply Pipe(s)

• **Inspection Limitations:** Portions of the water supply piping were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.



Waste Pipe(s)

Satisfactory

• **Inspection Limitations:** Portions of the waste piping were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Switches & Receptacles (Electrical)

Functional

120-Volt Receptacle Not Accessible for Inspection & Testing

A 120-volt receptacle in the laundry area was not accessible for inspection and testing due to the position of the washer and/or dryer. Conditions hidden or obstructed from view cannot be fully evaluated. No determination was made regarding the condition of this receptacle. Access and testing are recommended when the area becomes accessible.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

240-Volt Receptacle Not Accessible for Inspection & Testing

A 240-volt receptacle in the laundry area was not accessible for inspection and testing due to the position of the washer and/or dryer. Conditions hidden or obstructed from view cannot be fully evaluated. No determination was made regarding the condition of this receptacle. Access and testing are recommended when the area becomes accessible.

Dryer Exhaust Duct

• **Inspection Limitations:** Portions of the dryer exhaust duct were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Dryer Exhaust Duct Inspector's Remarks

Suggest regular cleaning schedule

Laundry Utility Sink

Functional



Drip Pan

No Drip Pan Installed

Drain pans aren't a requirement for your washer, but they are an inexpensive and simple way of protecting your home by catching small leaks and reducing the amount of water damage from broken hoses. If your laundry room is upstairs, a drain pan is recommended to protect against leaks that can seep into the rooms below.

**RECOMMENDATION**

Routine maintenance is recommended. Routine maintenance includes normal upkeep such as minor repairs, adjustments, cleaning, or replacement of small components (e.g., caulking, filters, screens). These items are part of homeownership and are not considered significant defects.

LAUNDRY #2

Location : Basement



Supply Pipe(s)

Satisfactory



Waste Pipe(s)

Satisfactory

Switches & Receptacles (Electrical)

Functional

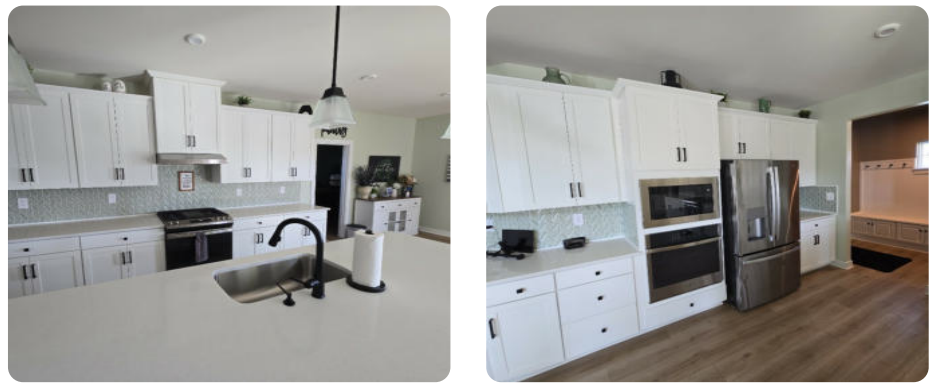


Dryer Exhaust Duct

Satisfactory

KITCHEN

Location : 1st Floor



Counter(s)

Satisfactory

Cabinets

Satisfactory

Sink General Condition

Satisfactory



Sink Faucet

Functional

Sink Supply Pipes

Satisfactory

Sink Waste Pipes

Satisfactory

Garbage Disposal

Functional

Range Energy Source

- Natural Gas

Range General Condition

Functional

Location: Freestanding



Range General Condition #2

Functional

Location: Wall oven



Fan - Ventilation

Functional



Dishwasher

Functional



Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

KITCHEN #2

Location : Basement



Counter(s)

Satisfactory

Cabinets

Satisfactory

Sink General Condition

Satisfactory



Sink Faucet

Functional

Sink Supply Pipes

Satisfactory

Sink Waste Pipes

Satisfactory

Cooktop Energy Source

- Electricity

Cooktop General Condition

Functional



Range Energy Source

- Electricity

Range General Condition

Functional

Location: Under counter



Fan - Ventilation

Functional



Fan-Ventilation Inspector's Remarks

No visible putlet for this unit, suggested to hav an outlet above or adjacent in cabinet and plug unit into it. Suggest consulting seller on how the unit is powered.



Dishwasher

Functional



Switches & Receptacles

Functional

GFCI Protection Not Present

GFCI Protection Not Present Ground Fault Circuit Interrupter (GFCI) protection was not observed in areas where it is typically recommended (such as kitchens, kitchen countertops, bathrooms, exterior, garage, and/or basement). GFCI protection helps reduce the risk of electrical shock in wet or damp locations. While GFCI protection may not have been required at the time the home was constructed, it is considered a modern safety standard.

Light Fixture(s)

Satisfactory

- Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

BATHROOM

Location : Primary, En-Suite



Toilet

Functional

Sink

Functional

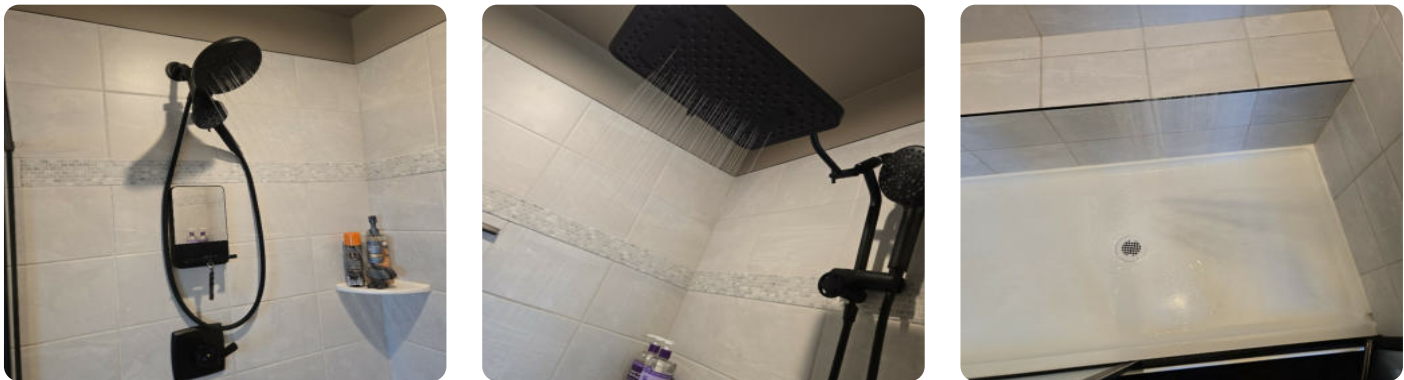


Counters and Cabinets

Satisfactory

Shower

Functional



Enclosure

Functional

Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional

HVAC Distribution

Functional

BATHROOM #2

Location : 2nd Floor, Left, Front, En-Suite



Toilet

Functional

Sink

Functional



Counters and Cabinets

Satisfactory

Shower

Functional



Bathtub

Functional



Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional

HVAC Distribution

Functional

BATHROOM #3

Location : 2nd Floor, Hallway



Toilet

Functional

Sink

Functional

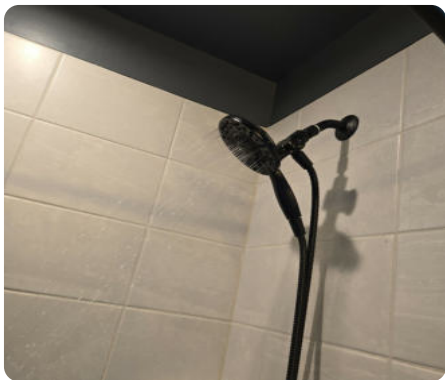


Counters and Cabinets

Satisfactory

Shower

Functional



Bathtub

Functional



Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional

HVAC Distribution

Functional

BATHROOM #4

Location : 1st Floor, En-Suite



Toilet

Functional

Sink

Functional



Counters and Cabinets

Satisfactory

Shower

Functional



Enclosure

Functional

Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

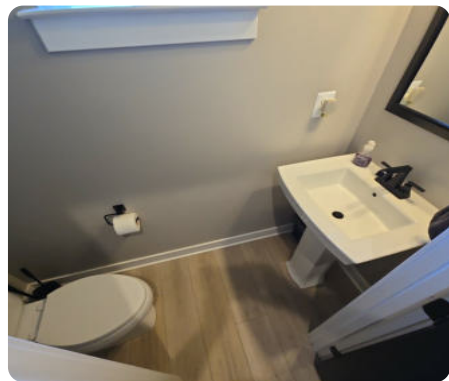
Functional

HVAC Distribution

Functional

BATHROOM #5

Location : 1st Floor powder room



Toilet

Functional

Sink

Functional



Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional

BATHROOM #6

Location : Basement



Toilet

Functional

Sink

Functional



Counters and Cabinets

Satisfactory

Shower

Functional



Enclosure

Functional

Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional

HVAC Distribution

Functional