

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Exterior

2.1 Front Entrance Conditions (Repair)

Minor settlement was observed at the porch. Although no immediate concern was observed at the time of inspection, recommend sealing along wall, or any settled areas. Over time, settlement can cause water penetration at the house wall. No railings were present. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.



2.3 Exterior Wall Conditions (Repair)

Missing Soffits Underneath Front Porch Area and bump out on east side. Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation.

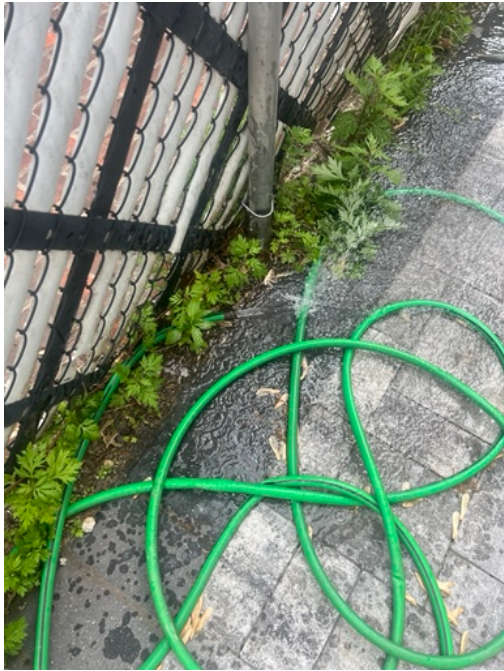














Roofing

3.3 Gutter & Downspout Conditions (Appears Serviceable)

A built-in gutter system was present. These systems require regular maintenance to reduce the possibility of water penetration. If not maintained properly, water penetration can occur behind walls. Condition behind walls or concealed areas were not visible or accessible.

3.5 Attic Ventilation Conditions (Appears Serviceable)

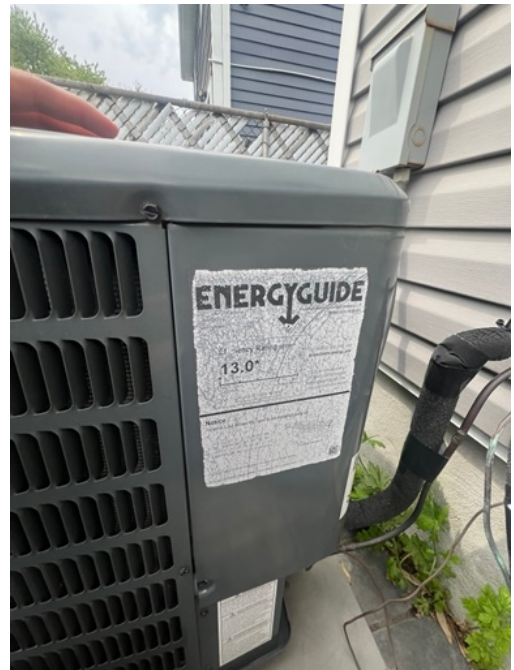
Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

Heating - Air

4.5 AC Unit Conditions (Repair)

The air handler appears to be from 2015 and was operational at the time of inspection. An unusual noise was noted from the air handler or blower fan during operation. Service and further evaluation by a qualified HVAC contractor is recommended.







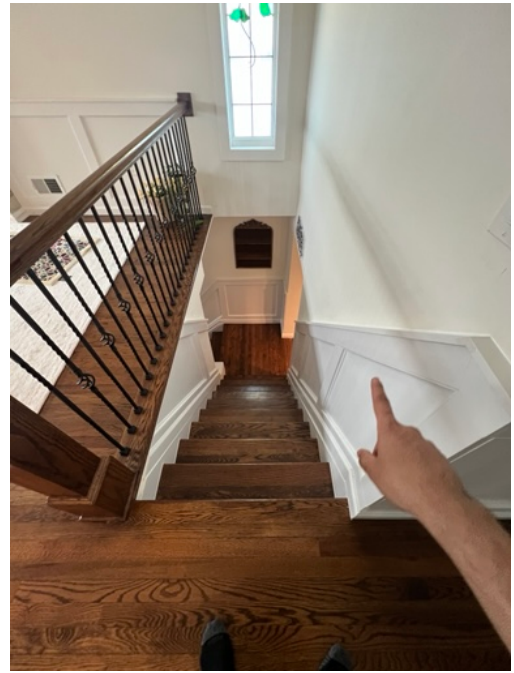


Interiors

7.3 Floor Conditions (Repair)

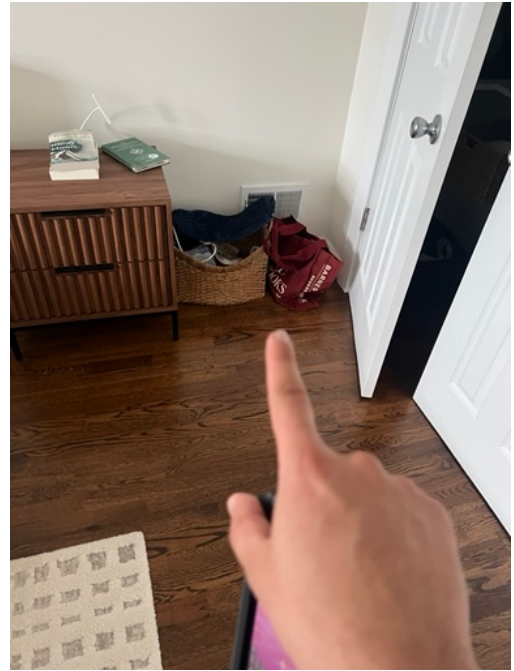
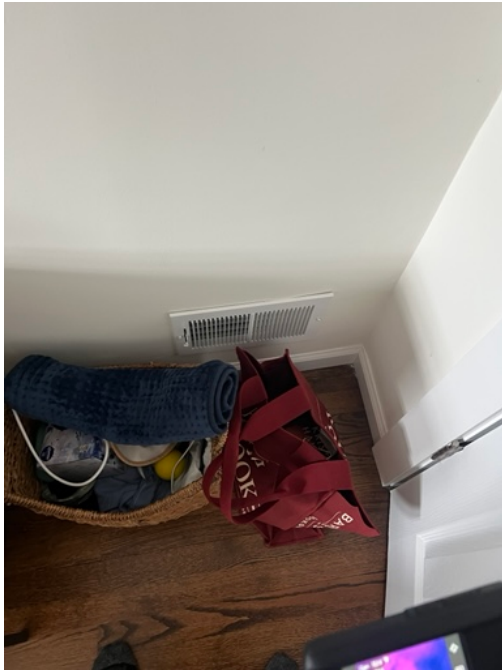
The floors squeaked at second floor. Recommend securing floorboards and / or repair as needed.





7.4 Heat Source Conditions (Repair)

Low air volume / flow was noted in bedroom on second floor. Recommend further evaluation by a qualified heating contractor.



7.5 Railing (Safety)

A handrail is recommended at the interior wall stair area for improved safety and support. Installation by a qualified contractor is recommended as needed.



Kitchen

8.3 Floor Conditions (Repair)

One loose tile was noted in the kitchen at the time of inspection. Repair should be made as needed to help prevent further movement or damage.

8.4 Electrical Conditions (Appears Serviceable)

It is recommended to install GFCI (Ground Fault Circuit Interrupter) outlets in all bathrooms to enhance safety by reducing the risk of electrical shock in areas where water and electricity are in close proximity.

Bath(s)

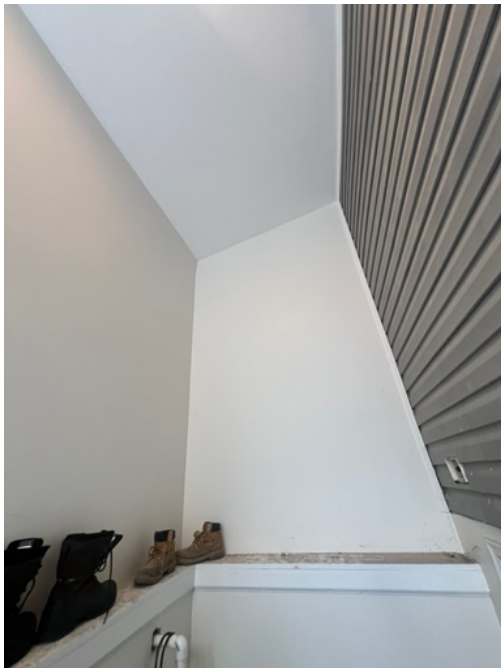
9.6 Electrical Conditions (Appears Serviceable)

It is recommended to install GFCI (Ground Fault Circuit Interrupter) outlets in all bathrooms to enhance safety by reducing the risk of electrical shock in areas where water and electricity are in close proximity.

Basement

10.1 Basement Stair Conditions (Repair)

The stair railing was missing or not installed. Recommend installation of railings as a safety measure.





10.11 Other Conditions (Repair)

Evidence of suspected mold was observed. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.



Garage - Laundry

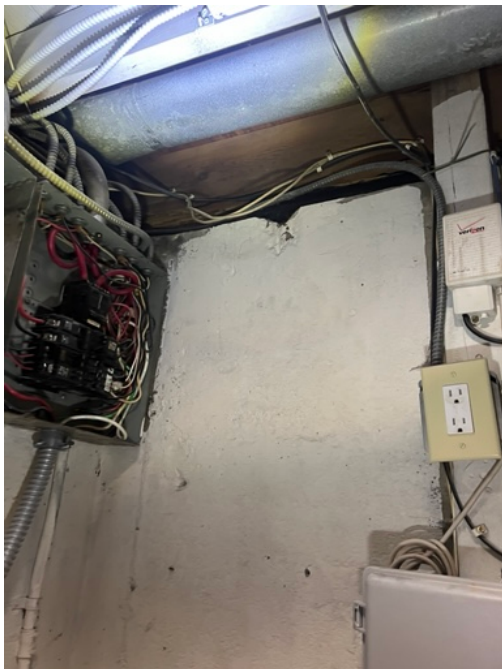
11.5 Vehicle Door Conditions (Repair)

No lock was present at the garage door at the time of inspection. Installation of a proper lock is recommended for security as needed.

Foundation - Crawl Space

12.2 Flooring Support Conditions (Repair)

Evidence of past leakage was noted in the basement utility room at the time of inspection. Waterproofing or prior repair measures also appear to be present. The area should be monitored and repaired further as needed.





1 Grounds

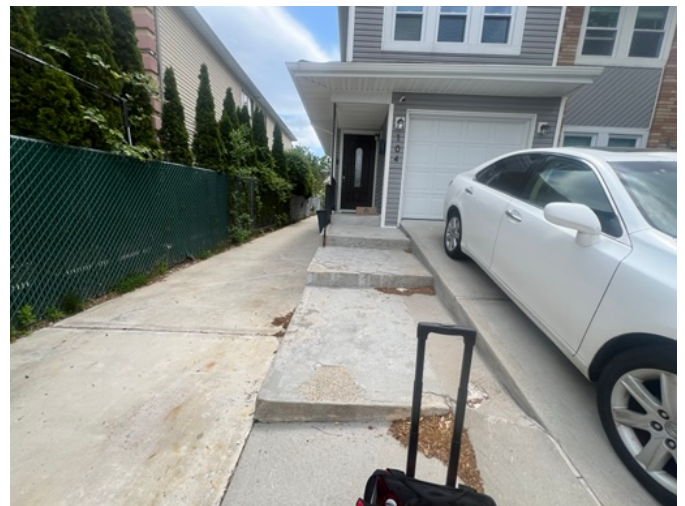
Grading

Grading Slope The site is flat.

1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.



Driveways - Sidewalks - Walkways

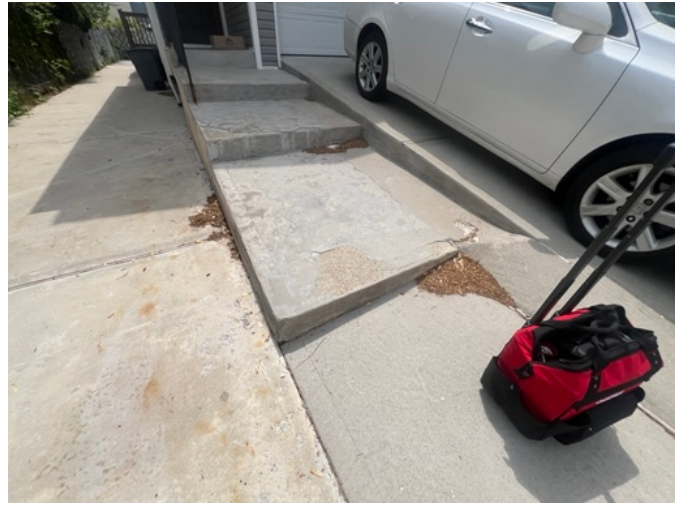
Driveway Material Concrete Pavers.

1.2) Driveway Conditions

AS

The driveway has some surface erosion and minor deterioration.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



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Sidewalk Material Concrete.

1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.



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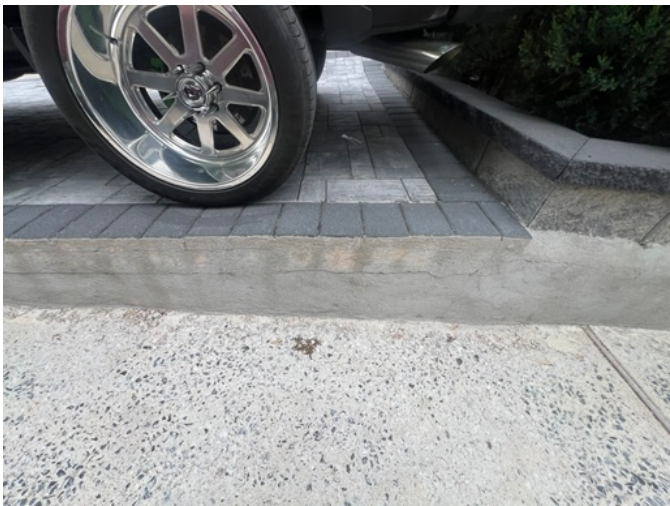


Retaining Wall

Retaining Wall Material Block.Concrete.

1.4) Retaining Wall Conditions AS

Deterioration and / or damage were observed to the retaining walls.



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2 Exterior

Front - Back Entrance

Front Entrance Type Patio.

2.1) Front Entrance Conditions

R

Minor settlement was observed at the porch. Although no immediate concern was observed at the time of inspection, recommend sealing along wall, or any settled areas. Over time, settlement can cause water penetration at the house wall. No railings were present. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards.



Back Entrance Type Patio.

2.2) Back Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.



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Exterior Walls

Structure Type	Poured concrete.
Exterior Wall Covering	The visible and accessible areas of the exterior siding material are vinyl. The visible and accessible areas of the exterior siding material are brick.

2.3) Exterior Wall Conditions

R

Missing Soffits Underneath Front Porch Area and bump out on east side. Vegetation was in

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contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation.



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Exterior Windows - Doors

Window Type Sliding.

Window Material Vinyl.

2.4) Window Conditions AS

Exterior frame weathering and some deterioration was observed on basement windows.
Remaining Windows Appears Serviceable.



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2.5) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

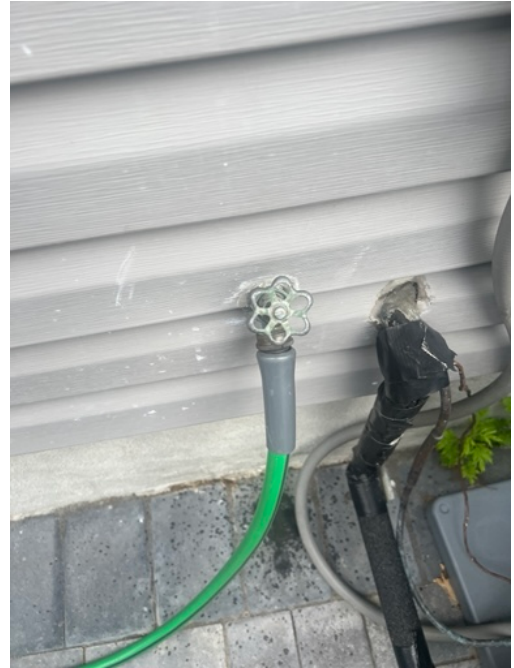
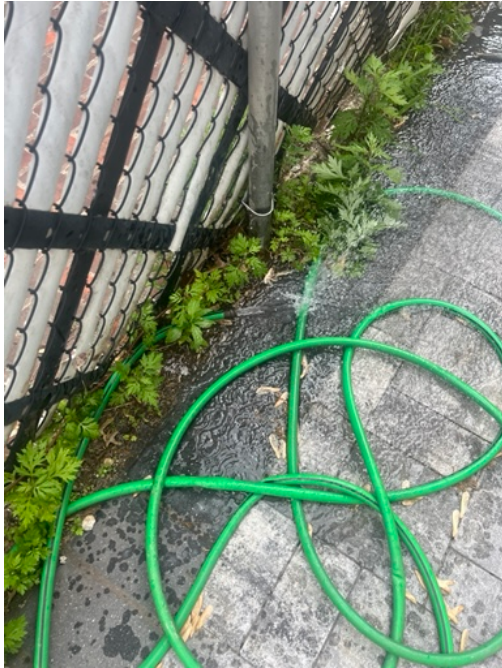
Exterior Water Faucet(s)

Faucet Location West side of home.

2.6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.



Chimney

2.7) Chimney Conditions

AS

The pre-fabricated flue and / or cap was rusted.



3 Roofing

Roof Covering

Method of Inspection	Pole Mounted 4K Camera
Roof Style	Combination of gable and hip.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One.

3.1) Roof Covering Condition

AS

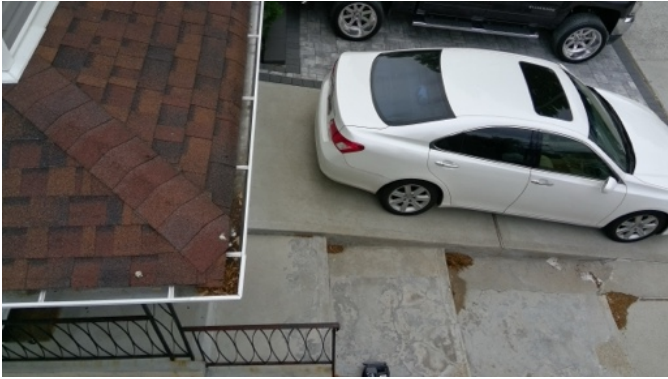
The other roof appeared generally serviceable at the time of inspection. However, like any roofing system, its longevity depends on proper maintenance and regular inspections. To help prolong the lifespan of the roof, it is recommended to conduct yearly inspections and perform routine maintenance, such as checking for damaged shingles, sealing flashing, and clearing debris from gutters and drainage areas. This proactive approach can help identify minor issues before they become significant problems. However, it is important to note that this is not a guarantee of future conditions, as weather exposure, natural aging, and unforeseen factors can impact the roof's performance over time. Consulting a qualified roofing professional for ongoing maintenance and repairs is advised.



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**3.2) Flashing Conditions**

AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions

AS

A built-in gutter system was present. These systems require regular maintenance to reduce the possibility of water penetration. If not maintained properly, water penetration can occur behind walls. Condition behind walls or concealed areas were not visible or accessible.

Attic Area

Attic Access	Hallway.
Method of Inspection	The attic was inspected by partially entering due to blocked access and / or personal item storage.
Roof Frame Type	The roof framing is constructed with rafter framing.

3.4) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type Gable Vents.

3.5) Attic Ventilation Conditions

AS

Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

Attic Insulation Type Batt Insulation.

3.6) Attic Insulation Conditions

AS

The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

4 Heating - Air

Heating

Location of Unit	Basement.
Heating Type	Forced Air.
Energy Source	Natural Gas.
Approximate BTU Rating	The BTU's were not available.

4.1) Unit Conditions

AS

The furnaces were operational at the time of inspection. Routine maintenance and servicing are recommended for proper performance. The inspection of major items is not a guarantee or warranty of future performance or conditions.



**Distribution Type**

The visible areas of the heat distribution system is piping with convectors.

4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.4) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System Geothermal.

AC Unit Power 240V.

4.5) AC Unit Conditions

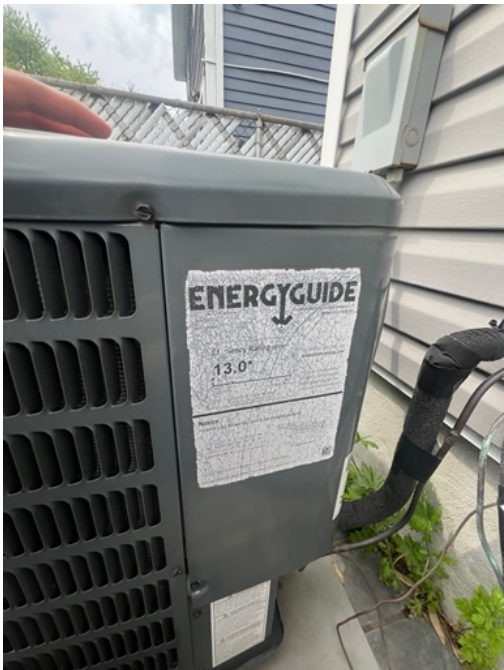
R

The air handler appears to be from 2015 and was operational at the time of inspection. An unusual noise was noted from the air handler or blower fan during operation. Service and further evaluation by a qualified HVAC contractor is recommended.

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5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

5.1) Electrical Service Conditions

AS

Corrosion was observed. Recommend maintenance as needed.



Main Electrical Panel

Main Disconnect Location At Main Panel.

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 100 amps.

Circuit Protection Type Breakers.

5.2) Wiring Methods

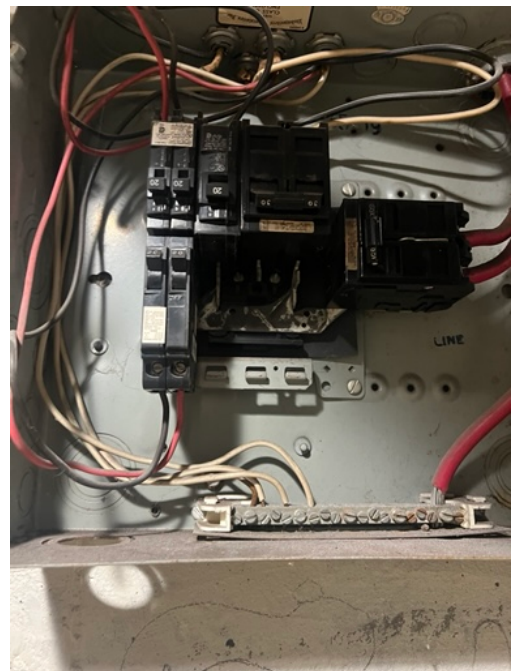
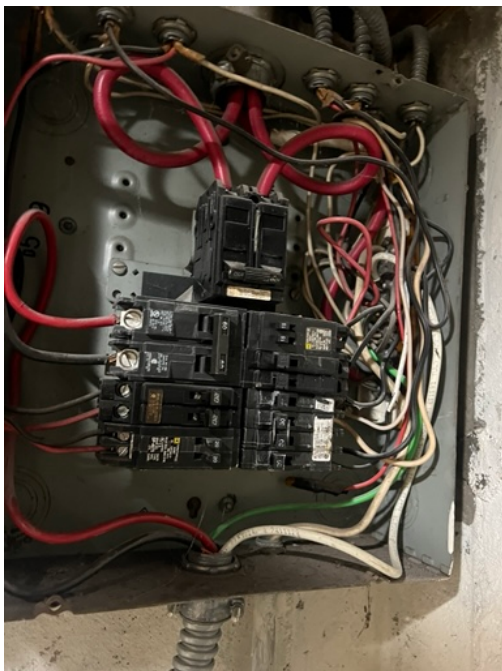
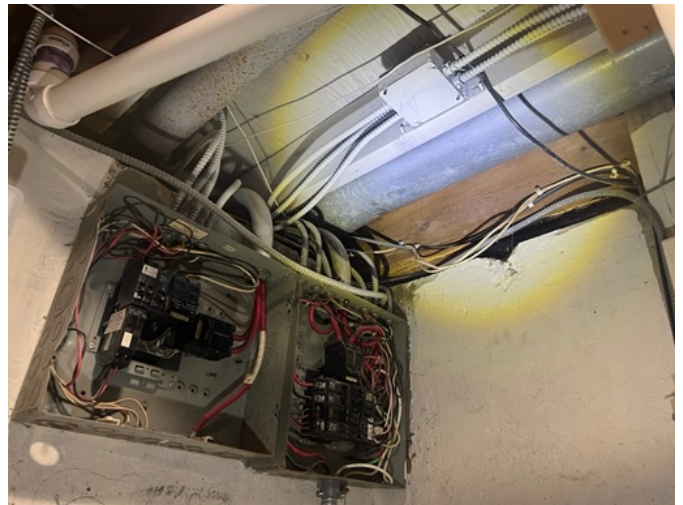
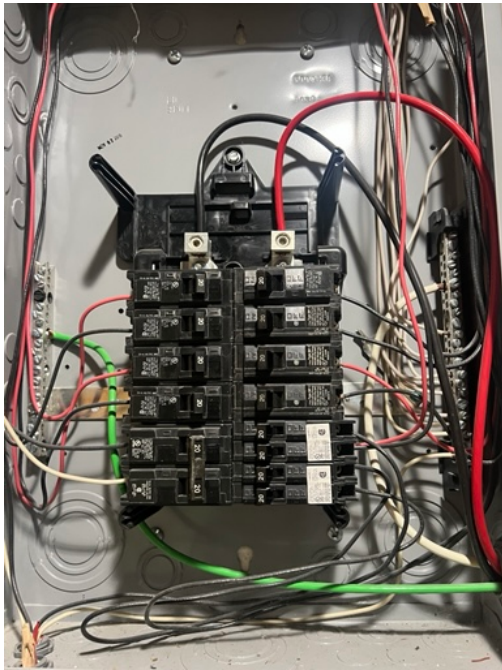
AS

Plastic insulated (romex) type wire is present.

5.3) Electrical Panel Conditions

AS

One main panel with a pass through and a subpanel were present at the time of inspection. The panels appeared generally serviceable in the visible areas. Panel covers should be installed or secured as needed for proper safety.



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6 Plumbing

Water Main Line

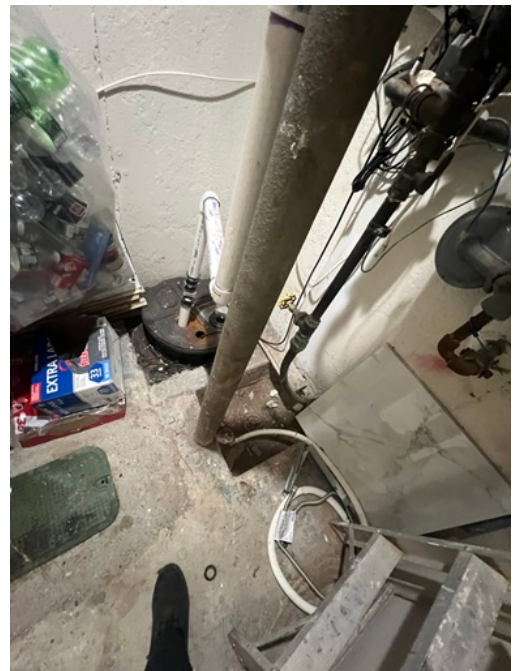
Main Shutoff Location The main valve is located at the basement.

Main Line Material The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

6.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are cast iron. The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



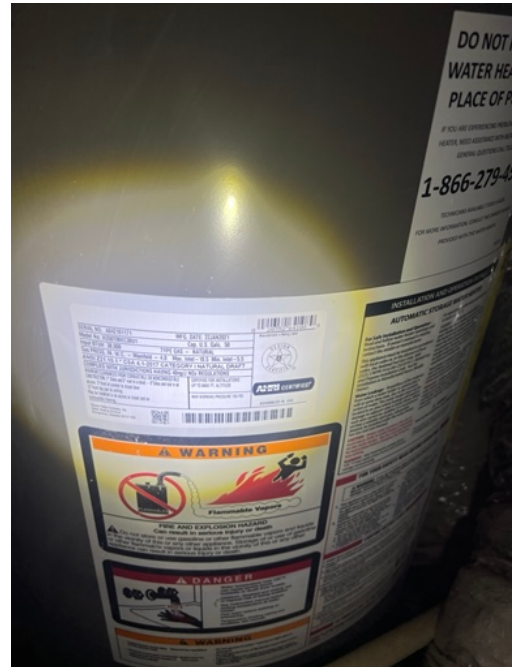
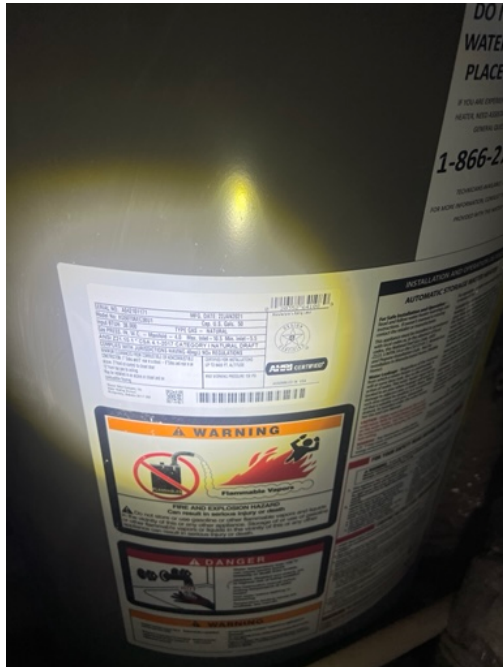
Water Heater(s)

Water Heater Type	Natural Gas.
Water Heater Location	Basement.
Water Heater Capacity	50 Gallon.

6.4) Water Heater Conditions

AS

The water heaters appear to be from 2021 and were operational at the time of inspection. Routine maintenance should be performed as needed. The inspection of major items is not a guarantee or warranty of future performance or conditions.



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7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed. Due to the age of the home, it's not uncommon to find minor settlement cracks, stains, and patches on the interior walls. While these issues are present, they do not raise immediate concern. It is advisable to monitor them over time and address any changes or worsening conditions as needed. Regular observation and maintenance can help ensure the integrity of the interior walls over the long term.

7.2) Ceiling Conditions

AS

Similarly, in an older home, minor settlement cracks, stains, and patches may also be present on the ceilings. These issues should be monitored for any changes, but they do not pose an immediate concern. Regular observation and maintenance of the ceilings can help ensure their structural integrity and appearance over time. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

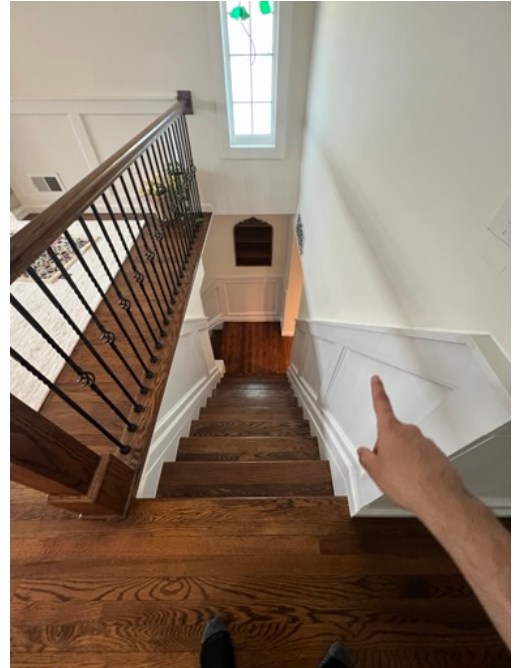
7.3) Floor Conditions

R

The floors squeaked at second floor. Recommend securing floorboards and / or repair as needed.



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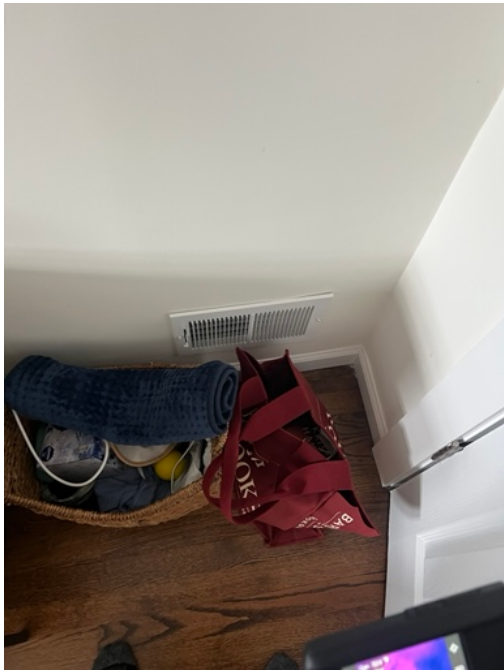


7.4) Heat Source Conditions

R

Low air volume / flow was noted in bedroom on second floor. Recommend further evaluation by a qualified heating contractor.

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7.5) Railing

S

A handrail is recommended at the interior wall stair area for improved safety and support. Installation by a qualified contractor is recommended as needed.



Windows - Doors

7.6) Interior Window Conditions

AS

The sample of windows tested appeared generally serviceable, though some would benefit from lubrication or minor maintenance to improve operation. It is recommended to maintain and service windows as needed. Please note that windows blocked by furnishings or personal items were not inspected due to inaccessibility.

7.7) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**7.8) Electrical Conditions**

AS

The interior electrical and lighting components appear to be serviceable based on visible areas. However, it's crucial to note that due to limitations in the inspection process, furnishings and other items could not be moved to assess hidden aspects of the electrical system. For a more comprehensive evaluation, it is advisable to consult with a licensed electrician who can conduct a thorough examination, including areas that may be obstructed during a standard home inspection.

7.9) Lighting Conditions

AS

Appears Serviceable.

7.10) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

7.11) Smoke Detector Conditions

S

Recommend upgrading smoke detectors to the latest models. This simple upgrade can increase safety by providing enhanced detection capabilities and improved reliability. No smoke detectors were found at the time of the inspection.

Fireplace

Fireplace Location A fireplace is located at the family room.

Fireplace materials The fireplace is metal/pre-fabricated.

7.12) Fireplace Conditions

AS

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.

8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions

R

One loose tile was noted in the kitchen at the time of inspection. Repair should be made as needed to help prevent further movement or damage.

Electrical Conditions

8.4) Electrical Conditions

AS

It is recommended to install GFCI (Ground Fault Circuit Interrupter) outlets in all bathrooms to enhance safety by reducing the risk of electrical shock in areas where water and electricity are in close proximity.

8.5) Lighting Conditions

AS

Appears Serviceable.

Kitchen Sink - Counter tops - Cabinets

8.6) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

8.7) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

8.8) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

Appliances

Stove - Range Type The oven is gas.

8.9) Stove - Range Condition

AS

The oven was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

8.10) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.

8.11) Dishwasher Conditions

AS

Due to the limited scope and time frame of the inspection, the dishwasher was turned on and then

off for basic functionality testing. However, it's important to note that the performance of the dishwasher is not warranted as a comprehensive assessment was not conducted.

9 Bath(s)**Walls - Ceilings - Floors****9.1) Wall Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors**9.4) Bathroom Window Conditions**

AS

The sample of windows tested were operational at the time of the inspection.

9.5) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**9.6) Electrical Conditions**

AS

It is recommended to install GFCI (Ground Fault Circuit Interrupter) outlets in all bathrooms to enhance safety by reducing the risk of electrical shock in areas where water and electricity are in close proximity.

9.7) Lighting Conditions

AS

Appears Serviceable.

9.8) Vent Fan Conditions

R

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink**9.9) Counter - Cabinet Conditions**

AS

Appears Serviceable.

9.10) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower - Tub - Toilet**9.11) Shower - Tub Conditions**

AS

Caulking and / or tile grout is needed at the shower walls and/or floors in bath . (conditions behind walls or tiles were concealed and could not be determined).

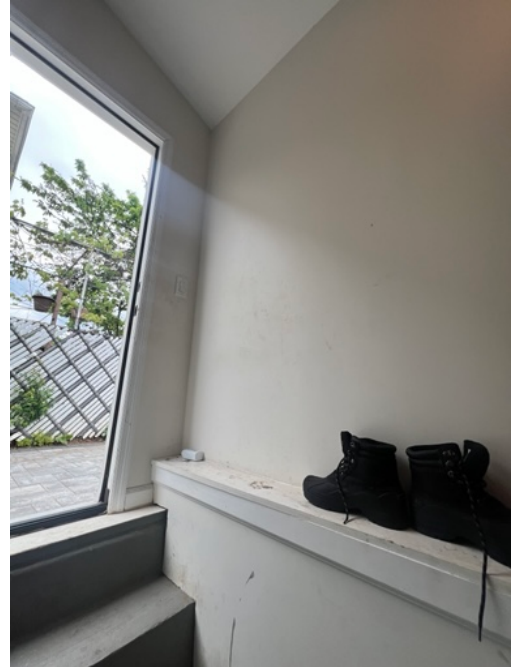
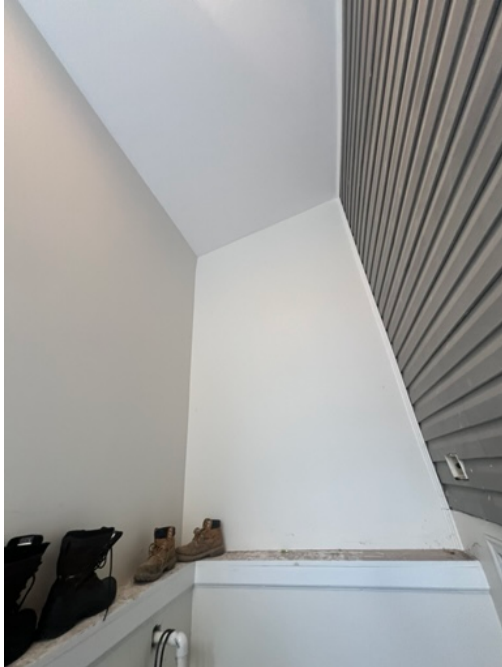
**9.12) Toilet Conditions**

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

10 Basement**Walls - Ceilings - Floors****10.1) Basement Stair Conditions****R**

The stair railing was missing or not installed. Recommend installation of railings as a safety measure.



**10.2) Wall Conditions**

AS

The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

10.3) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

10.4) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection.

10.5) Heat Source Conditions

AS

Appears Serviceable.

Windows - Doors**10.6) Basement Window Conditions**

AS

The installation is older, with cosmetic damages and signs of wear and tear noted. Recommend maintaining and repairing as needed. This is not a guarantee or warranty of future conditions.

10.7) Basement Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**10.8) Electrical Conditions**

AS

The interior electrical and lighting components appear to be serviceable based on visible areas. However, it's crucial to note that due to limitations in the inspection process, furnishings and other items could not be moved to assess hidden aspects of the electrical system. For a more comprehensive evaluation, it is advisable to consult with a licensed electrician who can conduct a thorough examination, including areas that may be obstructed during a standard home inspection.

10.9) Lighting Conditions

AS

Appears Serviceable.

10.10) Sump Pump Conditions

AS

There was no water in the sump pit therefore the inspector was unable to properly test the sump pump at the time of the inspection. The inspector was unable to determine if the pump is functional.

Other Conditions**10.11) Other Conditions**

R

Evidence of suspected mold was observed. A mold inspection or testing was not performed as part of this general home inspection. Client is advised to consult a qualified mold testing company prior to closing.

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11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type The garage is attached to the house.

11.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.

11.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

11.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

11.4) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

11.5) Vehicle Door Conditions

R

No lock was present at the garage door at the time of inspection. Installation of a proper lock is recommended for security as needed.

11.6) Electrical Conditions

AS

Appears Serviceable.

11.7) Lighting Conditions

AS

Appears Serviceable.

Laundry Room

Location Garage

11.8) Laundry Room Conditions AS

The clothes washer was not fully inspected because clothing was present in the machine at the time of inspection. A complete evaluation could not be performed under these conditions. No determination can be made for components that were not fully accessible or visible.

12 Foundation - Crawl Space

Foundation

Foundation Type Basement.

Foundation Material Concrete.

12.1) Foundation Conditions

AS

A crack of approximately 1/8" or less was observed in the foundation wall. The cracking implies that some foundation movement has occurred. Recommend masonry sealing and monitoring for any further movement. Although no obvious evidence suggesting "immediate" concern was observed, this does not however guarantee future conditions. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



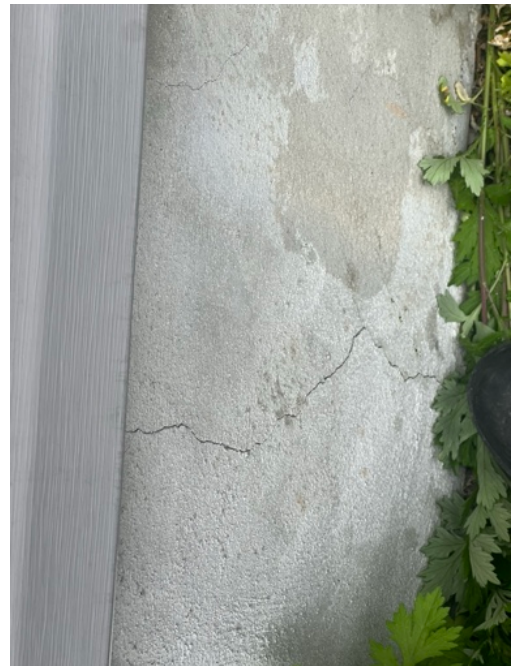
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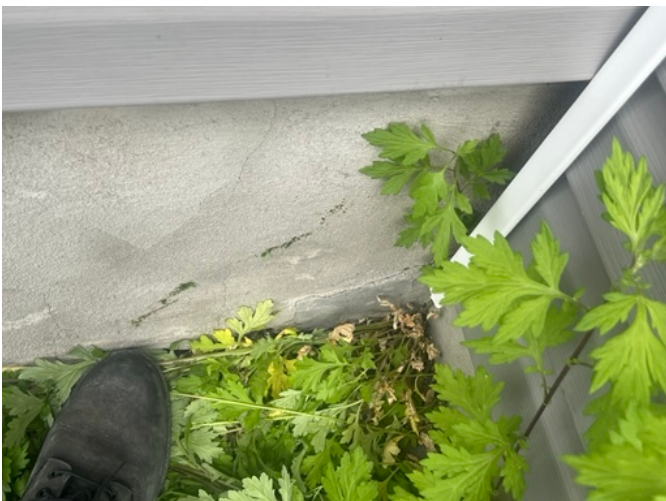


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Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 10 floor joists.

12.2) Flooring Support Conditions

R

Evidence of past leakage was noted in the basement utility room at the time of inspection. Waterproofing or prior repair measures also appear to be present. The area should be monitored and repaired further as needed.



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