



***1234 Sample Ave,  
Columbus, OH 43123***

**INSPECTION PREPARED FOR:**  
Smith John & Jane

**AGENT:**

**INSPECTOR: Chad Auber**

**LICENSE: 201905639 EXP 10/03/2024**



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# Report Key

The captions listed below can help you navigate and better understand the items found inside the body of the report. Please review this important information regarding your inspection report.

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**Major Concern:** Significantly deficient or unsafe systems or components that require correction, usually involving significant expense.

**Safety Issue:** Urgent conditions requiring prompt attention due to safety hazards.

**Repair/Replace:** Missing or malfunctioning systems or components that need corrective action for proper functionality.

**Deferred Cost:** Items nearing the end of their lifespan or displaying indications of future repair or replacement within the next five years. Note that discretionary improvements are not essential repairs but represent logical long-term enhancements.

**Maintenance Item:** Operable or acceptable systems/components at the time of inspection, but regular maintenance is necessary for reliable performance.  
Limitations: Inaccessible systems or components due to current home conditions or exclusion from inspection based on InterNACHI Standards of Practice.

**Improve:** Recommendations for enhancements that are not mandatory but can enhance the property.

**Monitor:** Systems or components that need further investigation or observation to determine if repairs are necessary.

**Limitations:** Inaccessible systems or components due to current home conditions or exclusion from inspection based on InterNACHI Standards of Practice.

**Additional Services:** These are recommended services that Flinn Inspection Group offers to help further evaluate and protect your investment. This can assist and find hidden problems that may not be apparent under a standard inspection. It's important to note that the need for additional services varies based on the property's age, location, and specific concerns and are personally recommended by your inspector from their findings.

***Please note colors do not notate importance in a home inspection report; the significance of findings and recommendations is conveyed through clear and explicit language rather than color-coded indicators.***

**Improvement & Repair Recommendations Highlighted:**

The following outlines significant improvements that should be budgeted for in the near future. Please refer to the detailed report for further recommendations and consider engaging licensed contractors for critical concerns and defects to ensure safety and minimize liability. It is advisable to conduct a final walk-through inspection before closing, using this report as a guide.

**Disclaimer/ Scope of a Standard Inspection:**

The inspection covers all components specified in the InterNACHI Standards of Practice, except as noted in the "Limitations of Inspection" sections. While the goal is to provide valuable information for buyers, not all improvements may be identified during this inspection, and unforeseen repairs should still be anticipated. The inspection does not serve as a guarantee or warranty. Properties are not graded as "pass" or "fail." The scope of a standard home inspection typically encompasses a comprehensive evaluation of the visible and readily accessible components of a residential property. This includes the examination of structural elements such as the foundation, walls, roof, and floors. The inspector also assesses the electrical system, plumbing system, heating and cooling systems, as well as the overall condition of the home's interior and exterior. Additionally, the inspection may cover aspects such as insulation, ventilation, windows, doors, and the presence of any visible safety hazards. Certain components or areas of the property may be excluded from the inspection based on limitations, accessibility issues, or the client's specific requests. Please refer to the pre-inspection contract for a comprehensive explanation of the inspection scope.





## Report Summary

## Limitations

## Electrical

Page 27	Smoke/Carbon Monoxide detectors observations	<ul style="list-style-type: none"> <li>• <b>Smoke detectors may be connected to a security system and were not tested. Suggest confirming proper operation prior to close.</b></li> </ul>
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## Repairs

## Exterior

Page 8	Exterior wall observation	<ul style="list-style-type: none"> <li>• <b>Repair: Localized pointing of deteriorated mortar between the bricks and stone of the exterior walls is advisable to prevent further deterioration. (Front of house)</b></li> <li>• <b>Repair: The siding is lacking proper sealant joints at intersections of dissimilar materials. This condition should be repaired to help prevent moisture intrusion. (Brick meets stucco, wood brick, and window trim intersections, etc.)</b></li> <li>• <b>Repair: Localized minor cracking and staining of the stucco exterior walls should be repaired at (rear below windows). There is extra risk of hidden damage in such areas caused by previous or present leaks that should be repaired. It is recommended that a qualified stucco contractor be consulted to further evaluate the stucco system to determine if additional hidden damage may be present. Unfortunately, stucco/stone exteriors are very vulnerable to moisture intrusion, and can cause damage that is not visible in the course of a home inspection.</b></li> </ul>
Page 9	Exterior doors / windows observation	<ul style="list-style-type: none"> <li>• <b>Repair/Replace: The front dining room window sill mortar, shows evidence of cracking. Recommend further evaluation from a licensed contractor for repairs needed.</b></li> <li>• <b>Repair/Replace: Exterior door frame at top left corner shows signs of wood rot, repair or replace as needed. (Rear patio door)</b></li> </ul>

## Roofing

Page 12	Roof observation	<ul style="list-style-type: none"> <li>• <b>Repair/Replace: Minor repairs to the roofing are needed. Damaged and missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Aging or loose flashing can cause leaks, these items should be maintained periodically to prevent water intrusion.</b></li> </ul>
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Page 13	Roof flashing observation	<ul style="list-style-type: none"> <li>• <b>Repair/Replace:</b> The (rear passive radon pipe and waste vent stack) flashing is loose and should be re-secured to avoid leaks.</li> </ul>
<b>Interior</b>		
Page 16	Window observation	<ul style="list-style-type: none"> <li>• <b>Repair/Replace:</b> The (Southwest bedroom) window counter balance should be adjusted to operate properly and prevent window from dropping.</li> </ul>
Page 16	Doors observation	<ul style="list-style-type: none"> <li>• <b>Repair/Replace:</b> Damaged, non-functional or missing door hardware should be improved. (Several door locks do not work properly at 2nd floor bedrooms and bathroom)</li> </ul>
<b>Plumbing</b>		
Page 22	Supply Plumbing	<ul style="list-style-type: none"> <li>• <b>Possible Repair/Replace:</b> The supply piping appears have occurred prior leakage (at front wall of basement at main water supply line wall penetration). This area has been temporarily sealed with putty and is not a permanent solution. Recommend consulting with a licensed waterproofing contractor in regards to repairs and options to avoid additional leakage to this area and any potential underlying drainage issues to this area of the home. One cannot predict the frequency or any future leakage this area may occur under the scope of a one time inspection.</li> <li>• <b>Repair/Replace:</b> The laundry room clothes washer valve is leaking and should be repaired.</li> </ul>
Page 23	Fuel Storage and Distribution observation	<ul style="list-style-type: none"> <li>• <b>Repair:</b> Unused gas lines should be capped to help prevent leaks. (Laundry room)</li> </ul>
Page 24	Other Components observation	<ul style="list-style-type: none"> <li>• <b>Repair:</b> The discharge line for the sump pump is not connected at outside wall. This is caused by pipe settling below grade (common).</li> <li>• <b>Repair:</b> The passive radon pipe is capped above the roof and should be removed.</li> </ul>
Page 24	Plumbing Fixtures	<ul style="list-style-type: none"> <li>• <b>Repair/Replace:</b> The master bathroom bathtub spout leaks at the wall.</li> </ul>
<b>Structure</b>		
Page 30	Floor structure observation	<ul style="list-style-type: none"> <li>• <b>Repair/Replace:</b> An unknown substance that appears to be mold was observed on floor joists in the (front basement unfinished storage room). This is usually due to improper ventilation. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation helps control humidity and reduces the risk of rot. Crawl spaces can be vented to the building interior or exterior, depending on crawl space configuration. Mold like substance should be sealed or removed. (Recommend further testing to help identify the substance and the scope of clean up that may be needed)</li> </ul>

**Safety Issues****Appliances**

Page 18	Range / Stove	<ul style="list-style-type: none"> <li>• <b>Safety Issue:</b> The range / stove is missing the anti tip device. This is a device that will prevent unit from tipping forward from small child or older adult putting additional weight on door when open.</li> </ul>
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**Electrical**

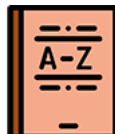
Page 27	Outlets / Switches / Fixtures observation	<ul style="list-style-type: none"> <li>• <b>Safety Issue:</b> An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary. (Family room northeast corner).</li> </ul>
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**Maintenance Items****Exterior**

Page 9	Exterior doors / windows observation	<ul style="list-style-type: none"> <li>• <b>Maintenance Item:</b> The windows require caulking (front main level windows).</li> <li>• <b>Maintenance Item:</b> The wood window frames require re-painting. (Throughout exterior)</li> </ul>
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**Additional Services Recommended**

Page 32	Additional Services Recommended	<ul style="list-style-type: none"> <li>• <b>Sewer Cam Inspection:</b> Underground sewer and plumbing lines can be obstructed or damaged over time, these are items that can not be seen during the inspection process. Consider having a sewer camera inspection on underground plumbing lines.</li> <li>• <b>Mold Air Test:</b> When mold like substances are present and/or moisture intrusion has been observed or reported, it is recommended that mold testing be performed to help identify any species of mold that may be present inside the home. Molds are found in the air that we breathe, but when concentrated inside the home they can be harmful to some people. Once mold has been identified and treated or removed, it is recommended that follow up testing be performed to help ensure that an adequate removal or mitigation has been performed.</li> </ul>
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## General Information

### House

#### Single Family

• This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location.

### House faces

• South

### Occupancy

Vacant



# Exterior

## LIMITATIONS OF EXTERIOR INSPECTION

As previously discussed and as outlined in your inspection contract, it is important to understand the limitations associated with the exterior inspection. These limitations include, but are not restricted to, the following conditions:

Representative Sample: The inspection covered a representative sample of exterior components rather than every occurrence of such components. This approach provides a general assessment of the exterior condition but may not include every individual element.

Exclusion of Certain Assessments: The inspection does not encompass assessments of geological, geotechnical, or hydrological conditions, as well as the identification of specific environmental hazards.

Excluded Features and Accessories: Unless otherwise agreed upon and documented in this report, the inspection does not include the examination of seasonal accessories like screening, shutters, awnings, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control measures, and earth stabilization measures.

Limited Accessibility: Items that are not visible or accessible from the ground, including window and door flashings, are not required to be inspected by the inspector.

For a detailed explanation of the specific scope and limitations of the exterior inspection, please refer to the pre-inspection contract.

## Exterior wall observation

**Materials:** Brick • Stucco • Artificial Stone

### Observations:

- **Repair: Localized pointing of deteriorated mortar between the bricks and stone of the exterior walls is advisable to prevent further deterioration. (Front of house)**
- **Repair: The siding is lacking proper sealant joints at intersections of dissimilar materials. This condition should be repaired to help prevent moisture intrusion. (Brick meets stucco, wood brick, and window trim intersections, etc.)**
- **Repair: Localized minor cracking and staining of the stucco exterior walls should be repaired at (rear below windows). There is extra risk of hidden damage in such areas caused by previous or present leaks that should be repaired. It is recommended that a qualified stucco contractor be consulted to further evaluate the stucco system to determine if additional hidden damage may be present. Unfortunately, stucco/stone exteriors are very vulnerable to moisture intrusion, and can cause damage that is not visible in the course of a home inspection.**



The siding is lacking proper sealant joints at intersections (Brick meets stucco)



Cracked brick mortar requires repair



Cracked brick mortar requires repair





Minor cracking and staining of the stucco exterior walls at (rear below windows).



Cracking and water stains of rear stucco wall below windows

### Eaves / Soffits / Fascias observation

**Materials:** Wood

### Exterior doors / windows observation

**Materials:**

- Vinyl-Covered
- Wood Trim

**Observations:**

• **Monitor:** Window trims are vulnerable areas for wood rot. Keeping the wood painted and seams caulked should help prevent these issues, however the window trims should be checked and maintained annually to help prevent deterioration.

- **Maintenance Item:** The windows require caulking (front main level windows).
- **Maintenance Item:** The wood window frames require re-painting. (Throughout exterior)
- **Repair/Replace:** The front dining room window sill mortar, shows evidence of cracking. Recommend further evaluation from a licensed contractor for repairs needed.
- **Repair/Replace:** Exterior door frame at top left corner shows signs of wood rot, repair or replace as needed. (Rear patio door)



Rear patio door kickplate needs repainted



Exterior door frame at top left corner shows signs of wood rot (Rear patio door)



Caulking needed to front windows



The front dining room window sill mortar, shows evidence of cracking.



Pain maintenance needs to wood frame windows

### Driveway observation

**Materials:** Concrete

**Observations:**

- **Monitor/Replace:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

- **Improve:** Concrete driveways should be power washed and sealed every 3-5 years or as needed to help prevent damage and deterioration.



Driveway surface deterioration observed

### Walkway observation

**Materials:** Concrete

**Observations:**

- **Walkway has normal wear and tear.**

### Porch / Deck / Patio observation

**Materials:** Concrete

**Observations:**

- **Porch and patio are in good condition**



Patio observation

**Garage / Carport observation**

**Materials:** Vinyl • Automatic Opener Installed

**Observations:**

- Overhead garage door opener tested and is working properly.

**Lot drainage observation**

Graded Away From House

**Observations:**

- Good lot drainage.

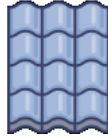
**Steps observation**

**Materials:** Concrete

**Exterior limitations**

- The integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, fiber cement siding, drywall, etc.) is not visible to inspect and beyond the scope of our services and is excluded within our inspection.





# Roofing

## ROOFING INSPECTION LIMITATIONS

In accordance with the discussion and the terms outlined in your inspection contract, it is important to be aware of the limitations associated with the roofing inspection. These limitations include, but are not restricted to, the following conditions:

Underside of Roof Sheathing: The inspection does not cover the entire underside of the roof sheathing for potential evidence of leaks. Only visible areas are examined during the inspection.

Concealed Evidence of Leaks: Interior finishes, such as ceilings or wall coverings, may mask or disguise evidence of prior leaks, making it challenging to identify such issues during a visual inspection.

Remaining Roof Life: Any estimates provided regarding the remaining lifespan of the roof are approximations and should not be seen as a guarantee against future leakage. The possibility of leakage can arise at any time and may be influenced by various factors, including rain intensity, wind direction, ice buildup, and other variables.

Inaccessible Areas: Components such as antennae, chimney/flue interiors that are not easily accessible, are not inspected and may require repair or further evaluation by specialists in those specific areas.

Limitations Due to Safety and Accessibility: The inspection of the roof may be limited by factors such as access restrictions, weather conditions, safety concerns, or the overall condition of the roof itself.

For a more detailed explanation of the specific scope and limitations of the roofing inspection, please refer to the pre-inspection contract.

## Roof observation

### Materials: Asphalt Shingle Dimensional

#### Observations:

• **Repair/Replace: Minor repairs to the roofing are needed. Damaged and missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Aging or loose flashing can cause leaks, these items should be maintained periodically to prevent water intrusion.**



Roof observation



Roof observation



Roof observation



Roof observation



Wind damaged and missing shingle observed at (front Southwest corner)



Roof observation

**Roof flashing observation**

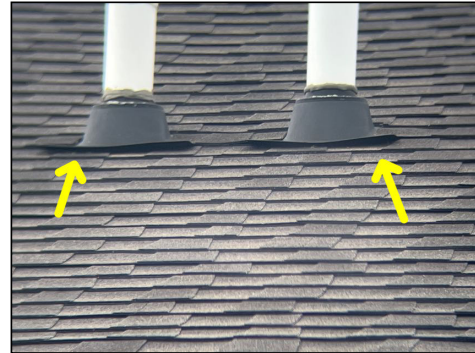
**Materials:** Metal • Roofing Material (Shingles)

**Observations:**

- **Improve:** Missing **drip edge** flashing is not required but is recommended.
- **Repair/Replace:** The (rear passive radon pipe and waste vent stack) flashing is loose and should be re-secured to avoid leaks.



Missing drip edge flashing is not required but is recommended.



The (rear passive radon pipe and waste vent stack) flashing is loose

**Roof drainage observation**

**Materials:** Aluminum • Downspouts discharge below grade

**Method of inspection**

Viewed with binoculars

**Limitations of roof**

**Steep Pitch**

- Not all of roof surface was visible at time of inspection.





# Insulation/Ventilation

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As discussed and outlined in your inspection contract, it is important to acknowledge the limitations associated with the insulation/ventilation inspection. These limitations include, but are not restricted to, the following conditions:

Concealed Areas: The inspection does not encompass the examination of insulation/ventilation type and levels in concealed areas. This means that insulation and vapor barriers will not be disturbed, and no destructive tests, such as cutting openings in walls, will be performed to inspect the insulation.

Hazardous Materials: The positive identification of potentially hazardous materials, such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI), requires a detailed inspection and laboratory analysis, which is beyond the scope of this inspection.

Indoor Air Quality: Unless explicitly contracted-for and discussed in this or a separate report, the analysis of indoor air quality is not included in our inspection.

Estimates of Insulation R-Values: Any provided estimates of insulation R-values or depths are rough average values and should be considered as such.

For a detailed explanation of the specific scope and limitations of the insulation/ventilation inspection, please refer to the pre-inspection contract.

### Exterior Wall Insulation

#### Materials:

- Unknown

### Basement / Crawlspace observation

Materials: Unknown • Fiberglass Batts

### Attic observation

#### Materials:

- Fiberglass Batts
- Blown Cellulose
- Attic Access Location: master bedroom closet

#### Observations:

- Good Insulation levels



Attic observation



Attic observation



Attic observation

### Floor insulation observation

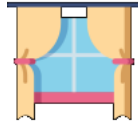
Materials: None • Unknown

### Ventilation observation

Vent type ---Roof--- • Ridge vent • Soffit vent • ---Exhaust vents--- • Bathroom • Dryer

**Attic limitations****Limitations**

- The inspector was unable to visually see any item or component under attic insulation, such as bottom of truss or ceiling joist at drywall, electric and exhaust vents.



# Interior

## LIMITATIONS OF INTERIOR INSPECTION

As we have previously discussed and as outlined in your inspection contract, it is important to understand the limitations associated with the interior inspection. These limitations include, but are not restricted to, the following conditions:

Restricted Access: Furniture, storage, appliances, and wall hangings are not moved during the inspection, which may prevent the detection of underlying defects.

Excluded Elements: The inspection does not cover carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments.

Visual and Non-Invasive: The inspection is conducted in a visual and non-invasive manner. The inspector will not take any actions that may result in damage to items or components within the building.

For a detailed explanation of the specific scope and limitations of the interior inspection, please refer to the pre-inspection contract.

### Wall and ceiling observation

**Materials:** Drywall

**Observations:**

- **Monitor:** Typical drywall flaws were observed.

### Floor observation

**Materials:** Carpet • Tile • Concrete • Laminate

### Window observation

**Window type**

- Double/Single Hung
- Fixed Pane

**Observations:**

- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

- **Repair/Replace:** The (Southwest bedroom) window counter balance should be adjusted to operate properly and prevent window from dropping.

### Doors observation

**Door type** Wood • French Doors

**Observations:**

- **Improve:** Doors should be trimmed or adjusted as necessary to work and seal properly. (Master bathroom left door and southeast bedroom right door)
- **Repair/Replace:** Damaged, non-functional or missing door hardware should be improved. (Several door locks do not work properly at 2nd floor bedrooms and bathroom)

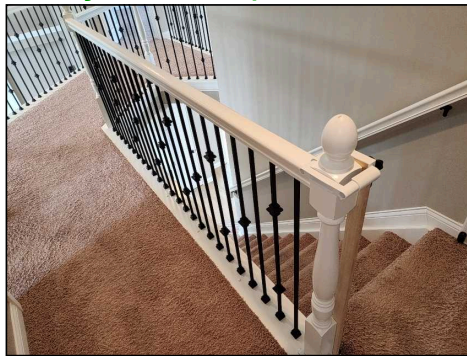


Door lock does not work properly

### Stairs observation

**Observations:**

- **Monitor: The railing for the stairway is loose. (2nd floor hallway)**

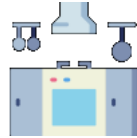


Loose railing

### Interior limitations

**Observations:**

- **Concealed foundation walls**



# Appliances

## LIMITATIONS OF APPLIANCES INSPECTION

As previously discussed and as stated in your inspection contract, it is important to be aware of the limitations pertaining to the inspection of appliances. These limitations include, but are not restricted to, the following conditions:

Specialized Features and Controls: The inspection does not involve testing thermostats, timers, or other specialized features and controls of the appliances.

Performance Evaluation: The assessment of temperature calibration, functionality of timers, effectiveness, efficiency, and overall performance of the appliances is beyond the scope of this inspection.

For a detailed explanation of the specific scope of the appliances inspection, please refer to the pre-inspection contract.

### Appliances Tested:

**Waste disposal • Appliances are not tested through complete cycles. Limited testing is performed to ensure the appliance is operating.**

**• Gas Range Maytag • Microwave Oven Whirlpool • Dishwasher Kitchen-aid • Refrigerator Whirlpool**

### Range / Stove

#### Observations:

- All burners and oven were operable at time of inspection.**
- Monitor: The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.**
- Safety Issue: The range / stove is missing the anti tip device. This is a device that will prevent unit from tipping forward from small child or older adult putting additional weight on door when open.**



Range observation



Range observation



All burners and oven were operable at time of inspection.

### Refrigerator

#### Observations:

- The ice maker and water dispenser were functional at the time of inspection.**
- The refrigerator was functioning at the time of inspection.**





Refrigerator observation



Refrigerator observation



The refrigerator was functioning at the time of inspection.

## Microwave

### Observations:

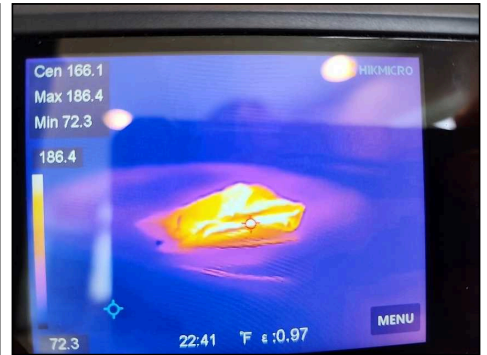
- The microwave functioned when tested at the time of inspection.



Microwave observation



Inside microwave

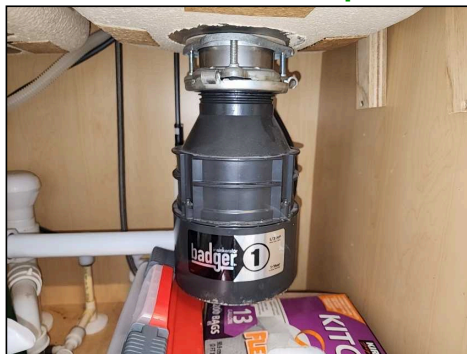


The microwave functioned when tested at the time of inspection.

## Waste Disposer

### Observations:

- The waste disposal was functional at the time of inspection.



Waste disposer

## Door Bell

### Observations:

- Security doorbell installed.

## Dishwasher

### Observations:

- The dishwasher was tested through a rinse cycle at time of inspection. The dishwasher operated no leaks were observed at time of inspection. Please note that not all functions and cycles are tested during inspection.



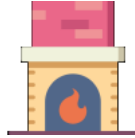
Dishwasher observation



Racks and rollers tested  
operational



Dishwasher operated



# FirePlaces/Wood Stoves

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As discussed and outlined in your inspection contract, it is important to understand the limitations associated with the inspection of fireplaces and wood stoves. These limitations include, but are not restricted to, the following conditions:

Interior Inspection: The inspection does not encompass the interiors of flues or chimneys.

Specific Components: Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

Fire-related Actions: The inspection does not involve igniting or extinguishing fires, nor does it include the determination of draft.

Movement of Contents: Fireplace inserts, stoves, or firebox contents are not moved during the inspection.

For a comprehensive understanding of the scope of this inspection, please refer to the pre-inspection contract.ection contract.

## Fireplace / Wood stove observation

### Fireplace type Gas Log-Direct Vent

#### Observations:

- The gas fireplace responded properly to operating controls.



Fireplace observation



# Plumbing

## LIMITATIONS OF PLUMBING INSPECTION

As we have previously discussed and as outlined in your inspection contract, it is important to be aware of the limitations associated with the plumbing inspection. These limitations include, but are not restricted to, the following conditions:

Concealed Plumbing Components: Portions of the plumbing system concealed by finishes, storage (such as below sinks), located below the structure, or beneath the ground surface are not inspected. Access panels that are sealed may not be opened if doing so could cause damage.

Water Supply Assessment: The inspector is not required to determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.

Clothes Washing Machine Connections: The inspection does not cover the examination of clothes washing machine connections.

Inaccessible Flues or Chimneys: Interiors of flues or chimneys that are not readily accessible are not inspected during the visual assessment.

Excluded Systems: The inspection does not include water conditioning systems, solar water heaters, fire and lawn sprinkler systems, or private waste disposal systems, unless explicitly contracted-for and discussed in this or a separate report.

Bathtubs and Showers: Bathtubs and showers are not tested with the weight of a person standing in the fixture. It is possible that leaks or overflow protection issues may arise after the inspection that were not visible at the time.

For a detailed explanation of the specific scope and limitations of the plumbing inspection, please refer to the pre-inspection contract.

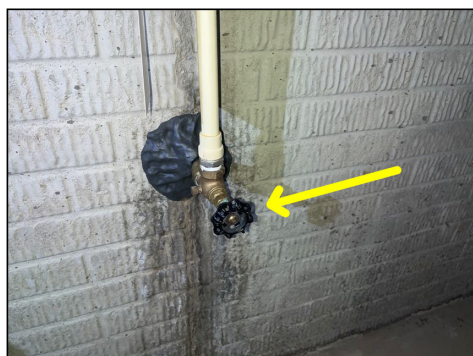
## Supply Plumbing

**Water Supply Info** Water supply source - Public Water Supply Reported By Online Listing • Service pipe to house Plastic • Main water location -Front wall of basement • Interior supply piping - CPVC

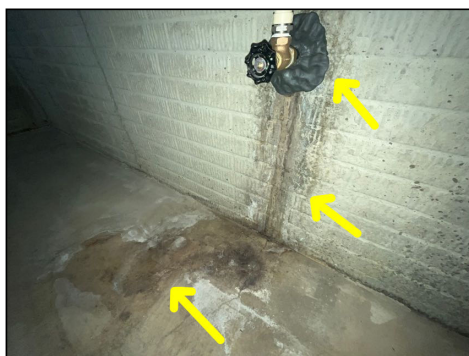
### Observations:

• **Possible Repair/Replace**: The supply piping appears have occurred prior leakage (at front wall of basement at main water supply line wall penetration). This area has been temporarily sealed with putty and is not a permanent solution. Recommend consulting with a licensed waterproofing contractor in regards to repairs and options to avoid additional leakage to this area and any potential underlying drainage issues to this area of the home. One cannot predict the frequency or any future leakage this area may occur under the scope of a one time inspection.

• **Repair/Replace**: The laundry room clothes washer valve is leaking and should be repaired.



Main water shut off valve



The supply piping appears have occurred prior leakage (at front wall of basement at main water supply line wall penetration).



Supply valve leaks

## Waste System observation

**Waste info** Public Sewer System (Reported By:Property Listing ) • ---Waste, drain and vent piping--- • **PVC**





Main waste clean out

### Water Heater observation

#### Water heater info

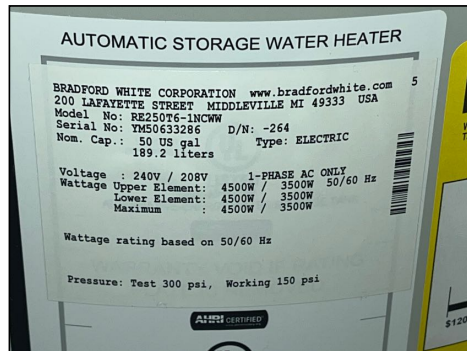
- Manufacturer Bradford White Date of Manufacture: 2022
- Water Heater Capacity 50gal
- Electric

#### Observations:

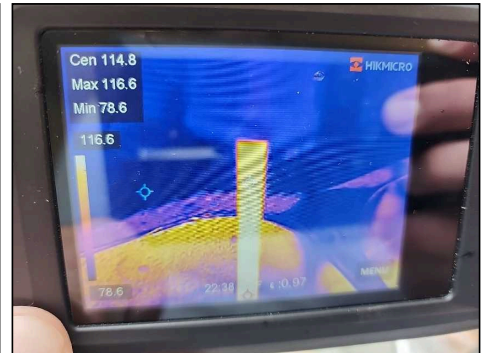
- Water heater was working and no visible evidence of leaks at time of inspection.



Water heater observation



Model number and serial number



Hot water temperature 116 degrees

### Fuel Storage and Distribution observation

#### Fuel storage Natural Gas Main Valve At meter outside east wall

#### Observations:

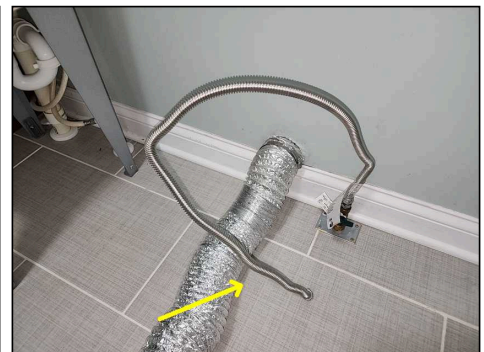
- Note: The CSST gas piping appears to be bonded as recommended.
- Repair: Unused gas lines should be capped to help prevent leaks. (Laundry room)



Gas meter observation



The CSST gas piping appears to be bonded as recommended.



Unused gas lines should be capped



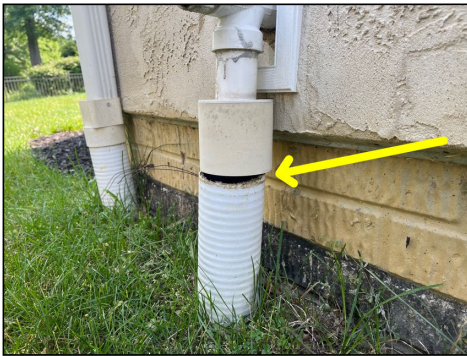
**Other Components observation****Additional systems** Sump Pump • Passive Radon System**Observations:**

- Sump pump tested ok by (lifting float)

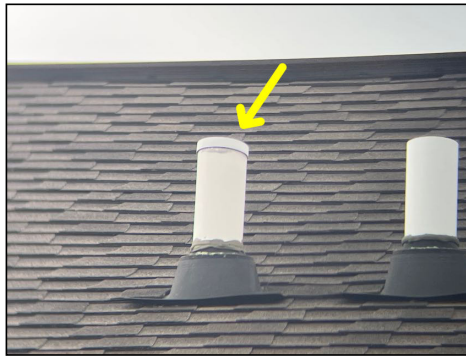
- **Monitor:** The sump pump is old. As with any old mechanical device, its useful remaining life is difficult to predict.

- **Repair:** The discharge line for the sump pump is not connected at outside wall. This is caused by pipe settling below grade (common).

- **Repair:** The passive radon pipe is capped above the roof and should be removed.



The discharge line for the sump pump is not connected at outside wall.



The passive radon pipe is capped above the roof and should be removed.



Sump pump observation



Sump pit observation



Sump pump tested ok by (lifting float)



Waterpowered back up system

**Plumbing Fixtures****Observations:**

- **Repair/Replace:** The master bathroom bathtub spout leaks at the wall.



Bathtub spout leaks

### Plumbing attributes

**Materials: No leaks at the time of inspection**

### Plumbing limitations

#### Observations:

- Water softener / conditioning system not part of inspection



Water softener / conditioning system not part of inspection



# Electrical

## LIMITATIONS OF ELECTRICAL INSPECTION

As discussed and outlined in your inspection contract, it is important to be aware of the limitations associated with the electrical inspection. These limitations include, but are not restricted to, the following conditions:

Concealed Electrical Components: Electrical elements hidden behind finished surfaces, such as walls or ceilings, are not accessible for inspection during the visual assessment.

Representative Sampling: Testing of outlets and light fixtures is conducted on a representative sampling basis, rather than examining each individual component.

Access Restrictions: In cases where furniture or storage restricts access to certain electrical components, a thorough examination of those specific areas may not have been possible.

Excluded Systems and Components: The inspection does not encompass remote control devices, alarm systems and components, low voltage wiring systems, outdoor lighting, ancillary wiring, or other components that are not part of the primary electrical power distribution system.

Label Accuracy and Non-Operational Systems: The inspector is not required to verify the accuracy of electrical system labels or operate any system that may be shut down or inactive at the time of the inspection.

For a detailed explanation of the specific scope and limitations of the electrical inspection, please refer to the pre-inspection contract.

## Electrical service observation

**Electric service** Underground Service • 120/240 Volts • ---Service entrance wire--- • Service entrance multi strand aluminum • --Service panel manufacturer-- • Square D • Eaton



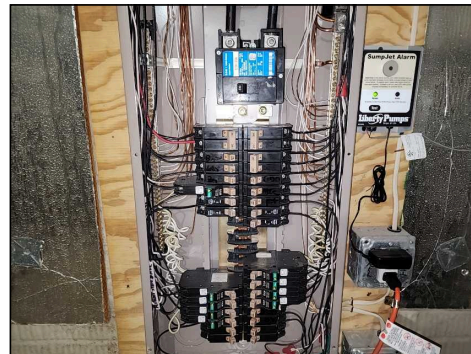
Electric service meter observation

## Service panel observations

**Service panel** ---Main service location--- • ---Service I size--- • ---Service panel rating--- • Basement west wall • 200 Amp • Panel Rating 200 Amp



Main panel observation



Main panel observation

## Distribution wiring observation

**Materials:** Copper

**Service grounding observation**

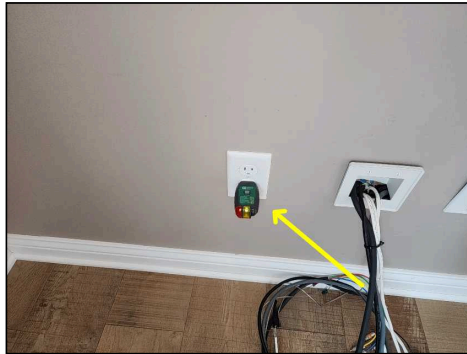
**Materials:** Copper • Ground rod connection • Ground rod connection not visible

**Outlets / Switches / Fixtures observation**

Grounded • ---**GFCI**'s--- • Bathrooms • Exterior • Garage • Kitchen

**Observations:**

• **Safety Issue: An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary. (Family room northeast corner).**



Outlet has reversed polarity (family room northeast corner)

**Smoke/Carbon Monoxide detectors observations**

Present

**Observations:**

- **Improve, Safety Issue: Recommend installing carbon monoxide detector. Detectors should not be installed on ceilings, one unit on each level of the home is recommended.**
- **Improve, Safety Issue: Smoke detectors should be replaced every 10 years. The detectors present should be investigated to determine if they need replaced.**
- **Smoke detectors may be connected to a security system and were not tested. Suggest confirming proper operation prior to close.**





# Heating system

## LIMITATIONS OF HEATING INSPECTION

As discussed and specified in your inspection contract, it is important to understand the limitations associated with the heating inspection. These limitations include, but are not restricted to, the following conditions:

Heat Supply and Distribution: The inspection does not include an assessment of the adequacy of heat supply or the balance of heat distribution throughout the property.

Inaccessible Flues or Chimneys: Flues or chimneys that are not readily accessible are not inspected during the visual assessment.

Specific Components Excluded: The inspection does not cover the examination of furnace heat exchangers, humidifiers, dehumidifiers, electronic air filters, or solar heating equipment/systems.

Safety and Operational Considerations: The inspector is not required to activate heating equipment if the ambient temperatures or other circumstances are not conducive to safe operation or may potentially cause damage to the equipment.

Manual Pilot Flames: The inspector will not light or ignite manual pilot flames during the inspection process.

For a detailed explanation of the specific scope and limitations of the heating inspection, please refer to the pre-inspection contract.

## Heating system observation

**System type** Manufacturer: International comfort products Date of Manufacture: 2022 •  
**Forced Air Furnace** • Thermostat location(s) Family room

**Fuel source** Natural Gas

### Observations:

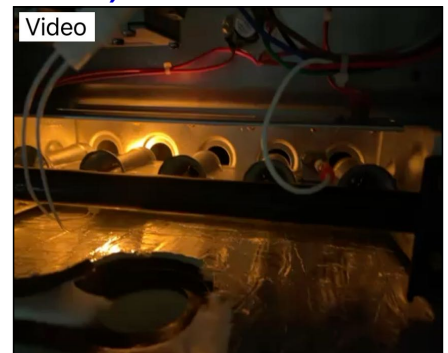
- **Furnace responded properly to thermostat controls. (off season test)**



Furnace observation



Model number and serial number



Furnace responded properly to thermostat controls. (off season test)

## Ductwork and Exhaust observation

### Materials:

- ---Ductwork---
- ---Exhaust Material---
- Plastic



# Cooling system

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As previously discussed and outlined in your inspection contract, it is important to be aware of the limitations associated with the cooling/heat pumps inspection. These limitations include, but are not restricted to, the following conditions:

Window Mounted Units: The inspection does not include the examination of window mounted air conditioning units.

Cooling Supply and Distribution: The assessment does not encompass the evaluation of cooling supply adequacy or distribution balance throughout the property.

Temperature Restrictions: Full testing of the air conditioning system may not be possible if the outdoor temperature is at or below 65 degrees Fahrenheit, as it may affect the system's functionality.

For a detailed explanation of the specific scope and limitations of the cooling/heat pumps inspection, please refer to the pre-inspection contract.

## Cooling system observation

**System type** Manufacturer Goodman Date of Manufacture: 2010 • Central Air Conditioner

**Fuel source** Electric

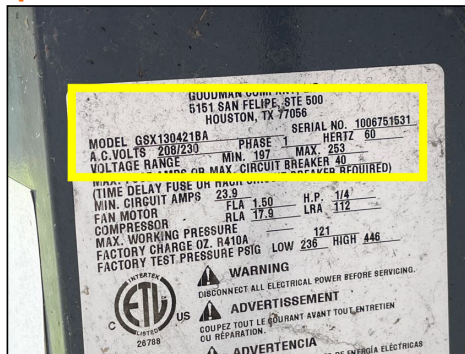
### Observations:

- **Good temperature differential**

- **Deferred Cost Item: As is not uncommon for homes of this age and location, the air conditioning system is relatively middle aged. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.**



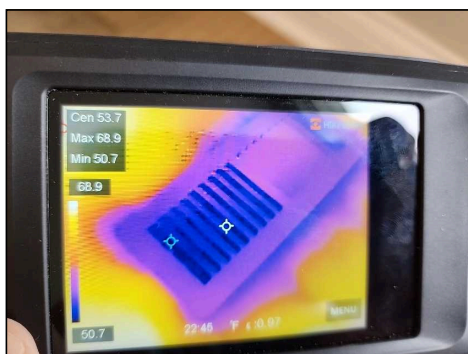
**A/C** unit observation



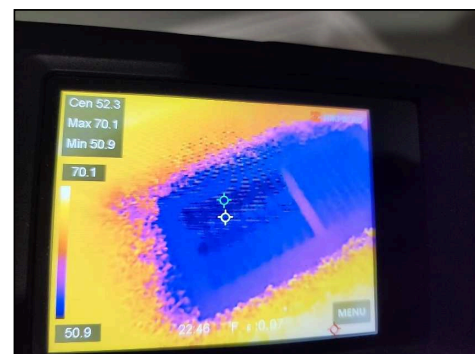
Model number and serial number



Return temperature 72 degrees



Supply temperature 50 degrees (main level)



Supply temperature 50 degrees (2nd level)





# Structure

## STRUCTURE INSPECTION LIMITATIONS

As previously discussed and outlined in your inspection contract, it is important to note that this structure inspection has certain limitations in scope. These limitations include, but are not restricted to, the following conditions:

Concealed Structural Components: Structural elements that are hidden behind finished surfaces, such as walls or flooring, were not accessible for inspection.

Representative Sampling: The inspection covered a representative sampling of visible structural components, rather than a comprehensive examination of every individual element.

Access Restrictions: In cases where furniture or storage obstructed access to certain structural components, a thorough assessment of those specific areas may not have been possible.

Engineering or Architectural Services: Please be aware that the scope of this home inspection does not encompass services such as calculating structural capacities, assessing adequacy, or determining overall structural integrity. Such evaluations require specialized expertise beyond the scope of a standard home inspection.

For a detailed explanation of the specific scope and limitations of this inspection, please refer to the pre-inspection contract.

### Foundation observation

**Materials / type** Poured Concrete • Basement Configuration • 75% Of Foundation Was Not Visible

#### Observations:

- No defect observed

### Floor structure observation

**Materials:** Wood Joist

#### Observations:

- **Repair/Replace:** An unknown substance that appears to be mold was observed on floor joists in the (front basement unfinished storage room). This is usually due to improper ventilation. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation helps control humidity and reduces the risk of rot. Crawl spaces can be vented to the building interior or exterior, depending on crawl space configuration. Mold like substance should be sealed or removed. (Recommend further testing to help identify the substance and the scope of clean up that may be needed)



Floor structure observation



What appears to be possible mold growth (front basement unfinished storage room)



What appears to be possible mold growth (front basement unfinished storage room)

### Wall structure observation

#### Materials:

- Wood Frame
- Not Visible

## Roof structure observation

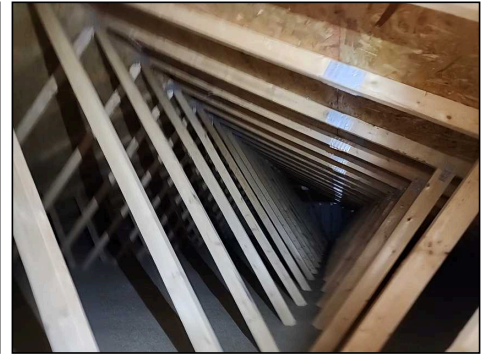
**Materials:** Trusses • OSB or "Waferboard" Sheathing



Roof structure observation



Roof structure observation

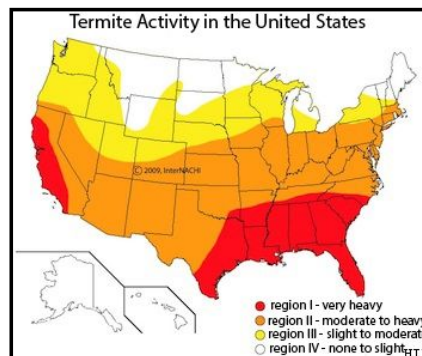


Roof structure observation

## Wood destroying insects

### Observations:

• **Monitor:** This home is in an area known for wood destroying insect activity. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.



## Basement leakage

### Observations:

• **No visible evidence of moisture was observed.** Basement moisture intrusion is typically the result of insufficient control of storm water at the surface. The frequency or severity of basement moisture cannot be predicted during a one time inspection.



# Additional Services Recommended

## LIMITATIONS OF STRUCTURE INSPECTION

Ancillary inspections are crucial when purchasing a home as they encompass specialized assessments beyond the scope of a standard home inspection. While a home inspection provides valuable insights into the visible components and systems of a property, it cannot predict or uncover issues that are not specifically inspected. Ancillary inspections, such as septic inspections, well inspections, and lead-based paint inspections, play a vital role in addressing specific areas of concern. These inspections provide a more comprehensive understanding of a property's condition, highlighting potential risks, health hazards, or costly repairs that may not be immediately apparent. By investing in ancillary inspections, homebuyers can make informed decisions, ensuring their safety, and avoiding unexpected expenses or complications that may arise from overlooked aspects of the property.

### Additional Services Recommended

#### Observations:

- None

- **Sewer Cam Inspection:** Underground sewer and plumbing lines can be obstructed or damaged over time, these are items that can not be seen during the inspection process. Consider having a sewer camera inspection on underground plumbing lines.

- **Mold Air Test:** When mold like substances are present and/or moisture intrusion has been observed or reported, it is recommended that mold testing be performed to help identify any species of mold that may be present inside the home. Molds are found in the air that we breathe, but when concentrated inside the home they can be harmful to some people. Once mold has been identified and treated or removed, it is recommended that follow up testing be performed to help ensure that an adequate removal or mitigation has been performed.

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.