



Flinn Inspection Group

📞 (614) 662-1000 ✉ admin@flinninspections.com 🌐 www.flinninspections.com



100 MAIN STREET



100 Main Street

Anytown, OH 43000



INSPECTION DATE

01/01/2026 9:00AM



PREPARED FOR

Sample Client



INSPECTOR

Chad Auber

Lic. #OHI.2019005635

📞 (614) 662-1000

✉ admin@flinninspections.com

- SUMMARY
- GENERAL INFORMATION
- EXTERIOR
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- INSULATION/VENTILATION
- INTERIOR
- APPLIANCES
- FIREPLACES/WOOD STOVES
- PLUMBING
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DEFECTS/ DEFICIENCIES SUMMARY



Safety Concern



Repair/ Further Evaluation Items

EXTERIOR



2.20 Surface Deterioration

The driveway was observed to have areas of deterioration, cracking, surface wear. Continued weather exposure and vehicle traffic may contribute to further deterioration over time. Recommend repairing or resurfacing damaged areas as needed and maintaining/sealing cracks to help reduce continued deterioration and moisture penetration.

Recommended: **Qualified Professional**

ROOFING



3.9 Downspout away house

Downspouts should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Recommended: **Qualified Professional**

INTERIOR



5.11 Inoperative window

Location: 1st Floor Half Bath

One or more windows were observed to be inoperative and would not open as intended at the time of inspection. The condition may be related to damaged hardware, paint buildup, binding, misalignment, or other mechanical issues. Recommend adjustment, repair, or replacement as needed to restore proper operation.

Recommended: **Qualified Professional**

APPLIANCES



6.14 Damaged Dishwasher Top Rack Hardware

The dishwasher's top rack hardware was damaged, causing the rack to sag. This condition can interfere with smooth rack movement and may prevent dishes from being positioned or cleaned properly. Repair or replacement of the damaged hardware is recommended.

Recommended: **Handyman/DIY**

ELECTRICAL



9.14 Oversized breaker

Oversized breakers in electric panel should be replaced with properly sized breaker with wire supplied. (Breakers #21, #28)

Recommended: **Qualified Professional**



9.15 Reverse polarity

Location: 1st Floor Office

Reverse polarity was observed at an electrical receptacle. This condition means the hot and neutral conductors may be connected incorrectly, which can create a potential shock hazard and affect the safe operation of connected equipment. Correction by a qualified electrician is recommended.

Recommended: **Qualified Professional**

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 9.16 Add CO Detector

A carbon monoxide detector should be installed in the recommended location to provide occupants with an audible warning if carbon monoxide accumulates. Carbon monoxide is an odorless, colorless gas that can create a serious health and safety hazard. Install a listed detector according to the manufacturer’s instructions and applicable local requirements.

Recommended: **Qualified Professional**

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1.0 GENERAL INFORMATION

SUBSECTION	# DEFECTS/ DEFICIENCIES
House Description	—
House Faces	—
Occupancy	—
Client Present	—
Others Present	—
Weather Conditions	—
Utilities	—

INFORMATION

1.1 House Description

House Description: Single Family

1.2 House Description

House Details: 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.

1.3 House Faces

House Faces: South

1.4 Occupancy

Occupancy: Occupied -
Furnished

1.5 Client Present

Client Attended: Yes

1.6 Others Present

Others Attended: Sellers

1.7 Weather Conditions

Weather Conditions: Sunny, Dry
Soil

Temperature: 75°

1.8 Utilities

Utilities: All utilities were on

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2.0 EXTERIOR

The exterior inspection is a visual, non-invasive evaluation of the readily accessible exterior components of the home. The inspection generally includes exterior wall coverings, trim, flashing, windows and doors, decks, porches, balconies, stairs, railings, grading, drainage, walkways, driveways, vegetation, and other visible exterior components as applicable. The inspection is intended to identify visible defects, deficiencies, safety concerns, and conditions that may contribute to moisture intrusion or deterioration. Areas that are concealed, obstructed by vegetation or personal belongings, inaccessible, below grade, or otherwise not readily visible are outside the scope of the inspection. The inspection does not determine the condition of concealed materials or predict future performance.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Exterior walls	—
Eaves / Soffits / Fascias	—
Exterior doors / windows	—
Driveways	1 1
Walkways	—
Porch / Deck / Patios	—
Garage / Carport	1
Lot drainage	—
Steps	—
Exterior limitations	—

INFORMATION

2.1 Exterior walls

Exterior walls: Vinyl Siding

2.2 Exterior walls

Exterior in good condition

The exterior was in relatively good condition at time of inspection with normal wear and tear. No signs of any repairs were needed, unless otherwise noted. It is important to note that ongoing maintenance and due diligence by the homeowner will be required during the time of ownership.

2.3 Eaves / Soffits / Fascias

Eaves / Soffits / Fascias: Wood, Vinyl, Aluminum

2.4 Exterior doors / windows

Exterior doors / windows: Vinyl-Covered, Wood

2.5 Exterior doors / windows

Windows in good condition

Exterior windows and doors were in relatively good condition at time of inspection. It is important that the windows and door trims painted caulked frequently should help prevent issues. Window trims should be checked and maintained annually to help prevent

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deterioration and leaks.

2.6 Driveways

Driveways: Concrete

2.7 Driveways

Driveway in good condition

The driveway was observed to be in overall satisfactory condition at the time of inspection. No significant cracking, settlement, displacement, or other notable deficiencies were observed. Minor wear or typical surface aging may be present and is considered consistent with normal use and exposure.



2.8 Walkways

Walkways: Private Walkway, Concrete



2.9 Porch / Deck / Patios

Porch / Deck / Patios: Concrete



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2.10 Porch / Deck / Patios

Porch in good condition

2.11 Porch / Deck / Patios

Deck in good condition

2.12 Porch / Deck / Patios

Patio in good condition

2.13 Garage / Carport

Garage / Carport: Vinyl

2.14 Garage / Carport

Overhead garage door and opener tested and was working properly.

2.15 Lot drainage

Lot drainage: Graded Away From House

2.16 Lot drainage

Good lot drainage

2.17 Steps

Steps: Concrete, Wood

LIMITATIONS

2.18 Lot drainage

Lot drainage info

While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. Buyer is advised to refer to Disclosure Statement for further information about drainage failure.

2.19 Exterior limitations

Concealed walls and visibility

The integrity and moisture condition of framing, sheathing, and other materials concealed behind finished wall coverings. This may include siding, masonry veneer, stucco, drywall, and or similar finishes could not be visually evaluated during this inspection. These concealed components are beyond the scope of a visual, non-invasive home inspection and are excluded from this report.

DEFECTS/ DEFICIENCIES

2.20 Driveways

Surface Deterioration

 Repair/ Further Evaluation Items

Service: Qualified Professional

The driveway was observed to have areas of deterioration, cracking, surface wear. Continued weather exposure and vehicle traffic may contribute to further deterioration over time. Recommend repairing or resurfacing damaged areas as needed and maintaining/sealing cracks to help reduce continued deterioration and moisture penetration.



2.21 Driveways

Driveway settlement at garage

 Maintenance/ Observation Items

Service: Concrete Contractor

Significant settlement was observed where the driveway meets the garage slab, resulting in an uneven transition and noticeable elevation difference. This condition may continue to worsen over time and can contribute to drainage concerns, trip hazards, and difficulty entering the garage. Recommend further evaluation and repair by a qualified concrete or driveway contractor.



2.22 Garage / Carport

Adjust sensors

Service: Handyman/DIY

The overhead garage door sensors should be installed 4" – 6" above garage floor.

 Maintenance/ Observation Items



3.0 ROOFING

The roof inspection is a visual, non-invasive evaluation of the readily accessible roofing components in accordance with applicable home inspection Standards of Practice. The inspection generally includes the roof-covering materials, visible flashing, roof penetrations, drainage systems, skylights, chimneys, and other accessible roof components. The inspection is intended to identify visible defects, deterioration, improper installation, and conditions that may contribute to moisture intrusion or reduced service life. Roofs are inspected from the roof surface when conditions allow; however, steep pitch, height, weather, snow, ice, wet surfaces, fragile materials, limited access, or other safety concerns may require the roof to be inspected from the ground, ladder, windows, or other accessible vantage points. The inspection does not include destructive testing, removal of roofing materials, determination of remaining service life, or a guarantee that the roof is free from leaks. Concealed conditions beneath the roof covering are outside the scope of the inspection.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Roof coverings	—
Roof flashing / Skylights	—
Chimney	—
Roof drainage	1
Method of inspection/ Limitations	—

INFORMATION

3.1 Roof coverings

Roofing: Asphalt Shingle Dimensional





3.2 Roof coverings

Good condition

The roofing system was observed to be in overall good condition at the time of inspection. The roof coverings appeared to be performing as intended, with no significant visible deterioration, damage, or conditions suggesting the need for immediate major repair or replacement. No visible evidence of active roof leakage was observed in the accessible areas inspected. As with all roofing systems, routine maintenance and periodic monitoring are recommended to help preserve performance and identify future wear as it develops.

3.3 Roof flashing / Skylights

Roof flashings: Metal

3.4 Roof flashing / Skylights

Roof flashing maintainance

Rooftop flashing components are a common source of moisture intrusion, as they often degrade at a different rate than the main roof covering. Additionally, extreme weather can expose vulnerabilities in flashing details, increasing the risk of leaks. We recommend periodic evaluation and maintenance by a qualified roofing contractor to help prevent potential flashing-related leaks and extend the overall life of the roofing system.

3.5 Chimney

Chimney: Metal behind siding (wood frame)



3.6 Roof drainage

Roof drainage: Aluminum,
Downspouts discharge above
grade

3.7 Roof drainage

Gutter guard: No

3.8 Method of inspection/ Limitations

Method of inspection: Viewed
from ladder at eaves, Viewed with
binoculars

DEFECTS/ DEFICIENCIES

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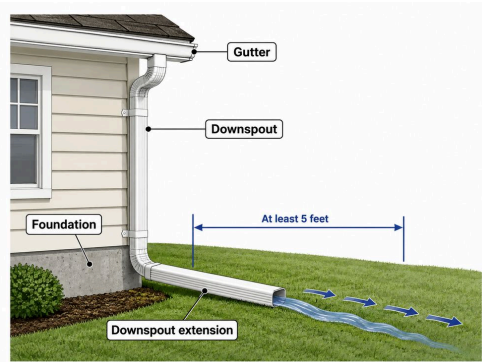
3.9 Roof drainage

Downspout away house

[Repair/ Further Evaluation Items](#)

Service: Qualified Professional

Downspouts should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



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4.0 INSULATION/VENTILATION

The insulation and ventilation section is a visual, non-invasive evaluation of the readily accessible insulation and ventilation components within the attic, basement, crawlspace, floor system, and other applicable areas of the home. The inspection generally includes visible attic insulation, floor insulation, vapor retarders where present, attic ventilation, crawlspace ventilation, and other accessible components intended to help control heat transfer and moisture. The inspection is intended to identify visible deficiencies such as missing, displaced, compressed, damaged, or inadequate insulation, as well as ventilation conditions that may contribute to excessive heat, condensation, moisture accumulation, or deterioration. Inspectors do not move, remove, disturb, or otherwise displace insulation to inspect concealed components beneath or behind it. Insulation concealed behind finished surfaces, within wall cavities, beneath flooring, under existing insulation, or in otherwise inaccessible areas cannot be fully evaluated and is outside the scope of the inspection. The inspection does not include calculation of exact R-values, destructive testing, or verification of concealed ventilation pathways.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Exterior Wall Insulation	—
Basement / Crawlspace Insulation	—
Attic Insulation	—
Floor Insulation	—
Attic and Crawlspace ventilation	—

INFORMATION

4.1 Exterior Wall Insulation

Exterior Wall Insulation: Unknown

4.2 Basement / Crawlspace Insulation

Basement / Crawlspace:
Fiberglass Batts

4.3 Attic Insulation

Attic: Blown Fiberglass

Attic Location: Master Closet



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4.4 Attic Insulation

Good insulation levels

Insulation levels observed appeared to be adequate and appropriate for the home. No significant deficiencies were noted in the visible and accessible areas at the time of inspection.

4.5 Attic Insulation

Insulation information

In the average home, 50 to 70% of the total energy used is for heating and cooling. In Central Ohio we have a "heating climate". Most of our energy is used for heating in the winter and therefore adequate insulation of the building envelope is very important to minimizing energy costs. The minimum recommended "R-value" for newly constructed homes in our province is R-49.2. While it is highly unlikely that older homes will achieve this level of efficiency; it is intended to be used as a reference point in order to help determine whether insulation improvements should be considered in your specific situation.

4.6 Floor Insulation

Floor insulation: None

4.7 Attic and Crawlspace ventilation

House ventilation: Ridge vents, Soffit vents, Bathroom fans, Dryer vent

4.8 Attic and Crawlspace ventilation

Adequate ventilation

Attic ventilation appeared to be adequate and appropriately configured at the time of inspection. No significant deficiencies related to airflow or ventilation were observed in the visible and accessible areas.

LIMITATIONS

4.9 Exterior Wall Insulation

Wall insulation not visible

The presence, type, condition, and amount of insulation within exterior wall cavities could not be visually verified during the inspection due to concealed construction materials and finished wall surfaces. Determining exterior wall insulation would require invasive or destructive evaluation, which is outside the scope of a standard visual home inspection.

4.10 Attic Insulation

Unable to inspect under insulation

The inspector was unable to visually evaluate components concealed beneath attic insulation, including portions of the bottom truss chords, ceiling joists, drywall surfaces, electrical wiring, exhaust ducts, and other materials. As part of a visual, non-invasive inspection, insulation is not moved, removed, or disturbed to inspect concealed areas. Conditions hidden beneath the insulation are therefore considered a limitation of the inspection.

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4.11 Attic and Crawlspace ventilation

Dryer vent limitation

Every effort is made to view and inspect dryer vent piping, however, vent piping may be inaccessible due to attic insulation, wall coverings, etc.



Dryer vent runs above finished drywall ceilings and basement

4.12 Attic and Crawlspace ventilation

Bath fan termination points

Bathroom exhaust ducts and their termination points within the attic are not always fully visible or accessible during a visual inspection. Roof framing, low headroom near soffit areas, insulation, and limited access can conceal portions of the ductwork and exterior termination. As a result, the inspector may be unable to verify the complete routing or termination of every bathroom exhaust fan. Concealed or inaccessible portions are considered a limitation of the inspection.

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5.0 INTERIOR

The interior inspection is a visual, non-invasive evaluation of the readily accessible interior components of the home. This section generally includes walls, ceilings, floors, windows, doors, stairs, railings, and kitchen cabinets, along with other visible interior finishes and components as applicable. The inspection is intended to identify visible damage, deterioration, improper operation, safety concerns, and other notable deficiencies present at the time of inspection. Areas concealed by furniture, stored belongings, floor coverings, wall finishes, cabinetry, or other obstructions are not moved or disturbed and may limit visibility. The inspection does not include destructive testing or evaluation of concealed conditions within walls, floors, ceilings, or other finished assemblies.

Walls and Ceiling

Interior walls and ceilings are visually inspected for visible damage, cracking, staining, moisture-related concerns, deterioration, and other apparent defects. The inspection is limited to visible and accessible surfaces and does not include destructive testing, removal of finishes, or evaluation of concealed framing, insulation, wiring, plumbing, or other components behind finished surfaces. Minor cosmetic anomalies such as small nail pops, superficial cracks, uneven finishes, paint imperfections, minor dents, and normal wear are commonly found in homes and may not be individually reported unless they appear to indicate a more significant underlying concern.

Windows

Windows are inspected for basic operation, visible condition, locking function, damaged or cracked glass, signs of moisture intrusion, and apparent deterioration of accessible frames and components. A representative number of accessible windows may be operated during the inspection. The inspection does not include destructive evaluation, removal of coverings, or verification of compliance with current egress, energy-efficiency, or manufacturer standards. Additionally, the inspection represents conditions present at the time of inspection and cannot predict how windows will perform during changing weather conditions, including wind-driven rain, extreme temperatures, or seasonal changes.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Walls and Ceiling	—
Floors	—
Windows	1 1
Doors	1
Kitchen/ Bathroom Cabinets & Counters	1
Stairs	—
Interior limitations	—

INFORMATION

5.1 Walls and Ceiling

Walls and ceiling description: Drywall

5.2 Walls and Ceiling

Preowned home typical drywall flaws

During the inspection, typical drywall flaws were observed. (Minor cracks, scuffs, small holes from household items hung on walls, etc.) These issues are common in homes that are previously owned.

5.3 Floors

Floors: Carpet, Tile, Wood

5.4 Windows

Windows: Double Hung, Sliders

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5.5 Windows

Window maintenance

It's important to perform general window maintenance such as cleaning, lubricating, and adjustments to ensure proper function and avoid premature deterioration. As the windows age hardware replacement or repairs, such as locking mechanisms, safety latches, or handles, may be needed to restore full function. Ultimately the most important factor is that the windows remain effective as a barrier against moisture intrusion and remain energy efficient.

5.6 Doors

Doors: Wood

5.7 Kitchen/ Bathroom Cabinets & Counters

Cabinets In Fair Condition

The kitchen and bathroom cabinets were observed to be in fair overall condition, with minor improvements noted. No significant damage was observed during the visual inspection. Improvements may be completed as desired to enhance appearance or functionality.

5.8 Stairs

Stairs information

Stairs, handrails, and guardrails are visually inspected for general condition, stability, and apparent safety concerns. The inspection is limited to visible and accessible components and does not include destructive evaluation or verification of compliance with current building codes.

5.9 Interior limitations

Inspections cannot see behind walls

Inaccessible areas behind walls, ceiling and floor coverings are not within the scope of this report. Buyer is urged to review the Seller's Property Information Sheet to determine if any issues such as seepage have occurred in past as this inspection is limited to visually accessible items only.

DEFECTS/ DEFICIENCIES

5.10 Windows

Older windows fair

 Maintenance/ Observation Items

Service: Monitor

The windows are older and show signs of wear consistent with their age, but they are still in fair functional condition. While they may not be as energy-efficient as newer models, they currently open, close, and lock properly. It is recommended to monitor their performance over time and consider future upgrades for improved insulation and energy efficiency.

5.11 Windows

Inoperative window

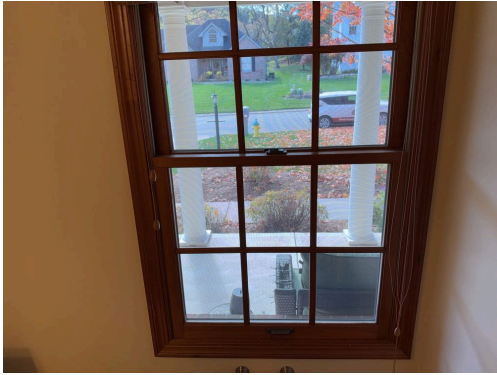
 Repair/ Further Evaluation Items

Service: Qualified Professional

One or more windows were observed to be inoperative and would not open as intended at the time of inspection. The condition may be related to damaged hardware, paint buildup, binding, misalignment, or other mechanical issues. Recommend adjustment, repair, or replacement as needed to restore proper operation.

Location: 1st Floor Half Bath

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Half Bath

5.12 Doors

Bedroom Door Swings Closed

Maintenance/ Observation Items

Service: Handyman/DIY

The bedroom door was observed to swing closed on its own. This condition may indicate that the door or hinges are out of alignment and can affect normal operation, privacy, or ventilation. Adjustment of the hinges or door alignment is recommended.

Location: Southwest Bedroom

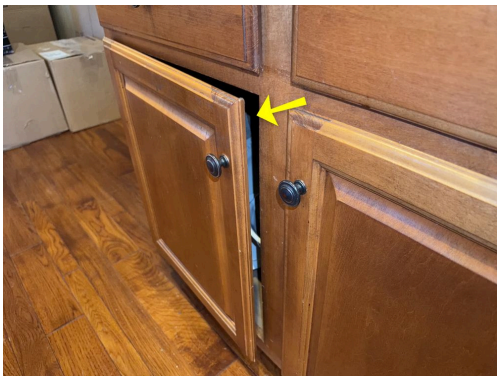
5.13 Kitchen/ Bathroom Cabinets & Counters

Cabinet Door Does Not Close Properly

Maintenance/ Observation Items

Service: DIY

A cabinet door was observed not closing properly. This condition may affect normal use and could result in further damage to the door, hinges, or cabinet frame if left uncorrected. Adjustment or repair is recommended.



Left of refrigerator

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6.0 APPLIANCES

The appliance inspection is a limited, visual and operational evaluation of readily accessible permanently installed kitchen and household appliances, as applicable and in accordance with the home inspection Standards of Practice. Appliances are operated using normal controls to determine whether they respond and appear to function as intended at the time of inspection. The inspection may include items such as the range, oven, cooktop, dishwasher, built-in microwave, garbage disposal, and other installed appliances where present. The inspection does not include testing every cycle, feature, timer, thermostat, temperature setting, self-cleaning function, or specialized mode, and does not determine remaining service life or guarantee future performance. Portable appliances and certain specialty appliances may be outside the scope of the inspection. Appliances that are disconnected, unplugged, inaccessible, unsafe to operate, or otherwise not in service are not energized or tested and will be noted as a limitation where applicable.

Range / Stove

Range/stove appliances are tested by operating the cooktop burners or heating elements and briefly activating the oven to verify basic heating function. The inspection is limited to normal operational testing and does not include calibration, temperature accuracy, self-cleaning features, timers, internal components, or manufacturer-specific performance testing.

Refrigerator

Refrigerators are tested for basic operation by verifying that the refrigerator and freezer compartments are producing appropriate cooling temperatures at the time of inspection. Where connected and operational, the water dispenser and ice maker may also be tested for basic function. The inspection does not include verification of long-term temperature stability, internal components, water quality, filter condition, or manufacturer-specific performance standards.

Microwave

Built-in microwaves are tested using a simple heat-producing test, such as a cup of water, container of water, or damp paper towel, to verify that the appliance is producing heat during normal operation. The inspection is limited to basic functionality and does not include evaluation of internal components, radiation leakage, or manufacturer-specific performance standards.

Waste Disposer

Garbage disposals are tested for basic operation by briefly activating the unit and observing for normal function, unusual noise, visible leakage, or other apparent deficiencies. The inspection does not include disassembly, internal component evaluation, or performance testing beyond normal operation.

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Appliances Tested	1
Range / Stove	—
Refrigerator	1
Microwave	1
Waste Disposer	—
Dishwasher	1

INFORMATION

6.1 Appliances Tested

Appliances Tested: Electric Range, Microwave Oven, Dishwasher, Waste disposal, Refrigerator

6.2 Range / Stove

All burners and oven were operable at time of inspection.

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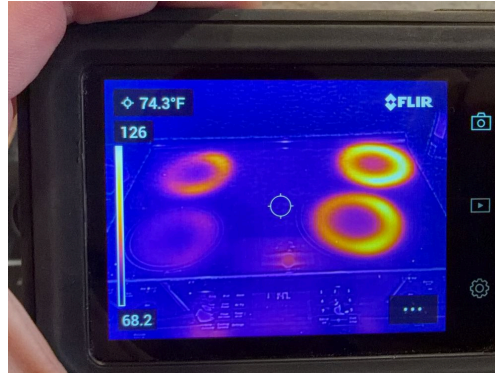
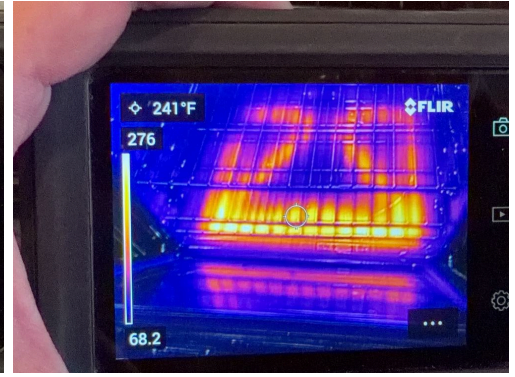
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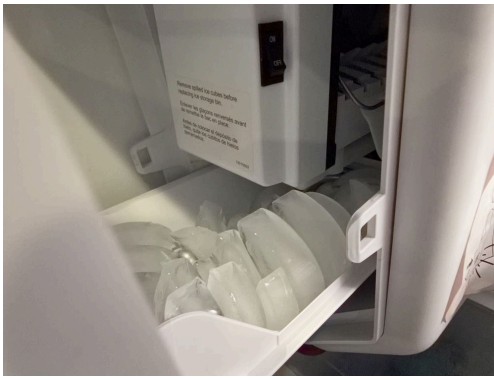
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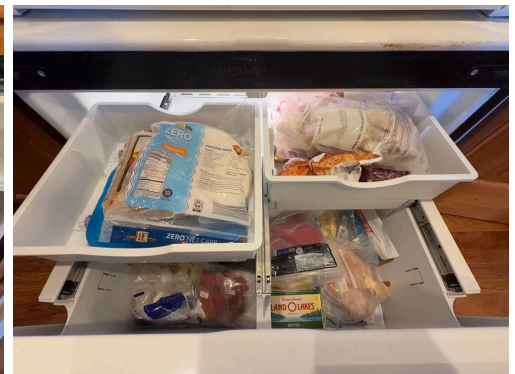
6.3 Refrigerator

The ice maker and water dispenser were functional at the time of inspection.



6.4 Refrigerator

The refrigerator was functioning at the time of inspection.



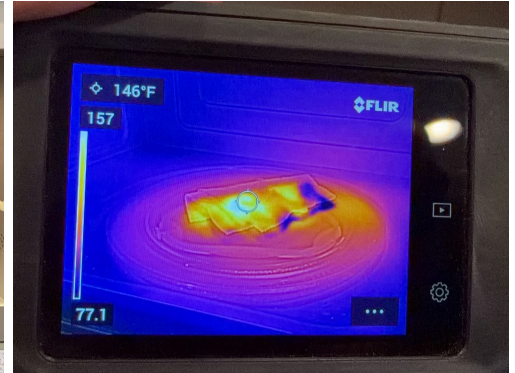
6.5 Refrigerator

Refrigerator was old

The refrigerator was an old unit. While replacement is not needed right away, it would be wise to budget for a new refrigerator. In the interim, a higher level of maintenance can be expected.

6.6 Microwave

The microwave functioned when tested at the time of inspection.



6.7 Waste Disposer

The waste disposal was functional at the time of inspection.



6.8 Waste Disposer

Disposal was old and rusting

The waste disposer was observed to be old and showing signs of rusting. Rust may indicate deterioration and can contribute to leakage or eventual failure of the appliance.



6.9 Dishwasher

Dishwasher tested operational

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.



LIMITATIONS

6.10 Appliances Tested

Limited testing

Appliances are not tested through complete cycles. Limited testing was performed to ensure the appliances were operating.

DEFECTS/ DEFICIENCIES

6.11 Appliances Tested

Older appliances

The majority of the appliances are older. While they may be functional at the time of inspection, their remaining service life cannot be predicted.

⊖ Maintenance/ Observation Items

6.12 Refrigerator

Missing Crisper Drawer Cover

Service: DIY

The plastic cover for the refrigerator crisper drawer was missing. This may reduce the drawer's intended function and could allow stored items to be less protected from spills or damage. Replacement of the cover with a compatible component is recommended.

⊖ Maintenance/ Observation Items



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6.13 Microwave

Old microwave Maintenance/ Observation Items**Service:** Monitor

The microwave appeared to be relatively old. While it was observed to operate at the time of inspection, older appliances may be closer to the end of their typical service life. Budgeting for repair or replacement is recommended.

6.14 Dishwasher

Damaged Dishwasher Top Rack Hardware Repair/ Further Evaluation Items**Service:** Handyman/DIY

The dishwasher's top rack hardware was damaged, causing the rack to sag. This condition can interfere with smooth rack movement and may prevent dishes from being positioned or cleaned properly. Repair or replacement of the damaged hardware is recommended.



7.0 FIREPLACES/WOOD STOVES

A Level 1 fireplace inspection is a visual, non-invasive evaluation of the readily accessible portions of the fireplace and chimney system. The inspection generally includes visible components such as the firebox, damper, hearth, accessible chimney structure, and readily observable venting components. Concealed areas, internal flue conditions not visible from accessible locations, and hidden defects are outside the scope of a standard Level 1 inspection. If concerns, damage, improper installation, or signs of deterioration are observed, further evaluation by a qualified chimney/fireplace professional may be recommended.

SUBSECTION	# DEFECTS/ DEFICIENCIES
------------	-------------------------

Fireplace / Wood stove

—

INFORMATION

7.1 Fireplace / Wood stove

Fireplace / Wood stove Description: Masonry Firebox, Gas Starter, Fireplace Insert



Damper closed



Damper opened

7.2 Fireplace / Wood stove

Gas flow to fireplace

The gas valve to the fire place tested operational. Gas flowed through the unit during the inspection (please note it is against the inspectors standard of practice to light fireplaces)

7.3 Fireplace / Wood stove

Homeowner Last Serviced Fireplace (2022)

The homeowner reported that the fireplace was last serviced in 2022 and had not been used since. Regular professional servicing can help identify maintenance needs and support safe operation. Consider having the fireplace evaluated and serviced by a qualified professional prior to use.

8.0 PLUMBING

The plumbing system is inspected in accordance with the applicable Standards of Practice as a **visual, non-invasive evaluation of readily accessible components**. The inspection typically includes visible water supply and distribution piping, drain/waste/vent piping, plumbing fixtures and faucets, functional flow and drainage, visible leaks, water heaters and their accessible components, fuel or energy connections where applicable, and the location of accessible main water and fuel shutoffs. Representative fixtures are operated under normal conditions to identify observable deficiencies, drainage concerns, leakage, improper installation, or other visible conditions requiring attention.

The inspection does not include destructive testing, concealed piping inside walls, floors or ceilings, underground supply or sewer lines unless separately inspected, water quality or potability testing unless specifically contracted, septic or well systems unless included as an additional service, or prediction of future leaks or component failures. Findings are based on conditions that are visible and accessible at the time of inspection.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Water Supply	—
Waste System	—
Water Heater	2
Fuel Storage and Distribution	—
Other Components	1
Plumbing Fixtures	1
Plumbing limitations	—

INFORMATION

8.1 Water Supply

Water Supply: Public Water Supply, Main water line location - Front Wall, Service pipe to house- Plastic, Interior supply piping - Copper, Interior supply piping - PEX



Front wall of utility room

8.2 Waste System

Waste System: Public Sewer System, Waste Drain and Vent Piping- ABS

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Front wall of utility room

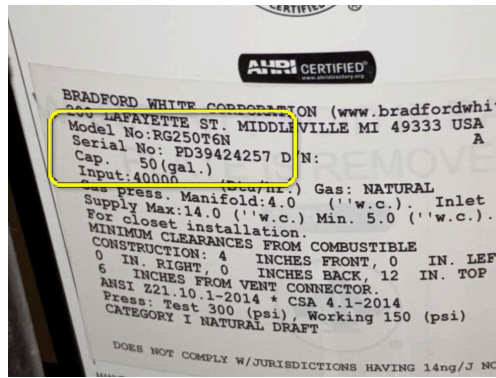
Main waste clean out

8.3 Water Heater

Water Heater: Gas, Bradford White

Date of Manufacture: 2017

Water Heater Capacity: 50 Gal



Model and serial number

8.4 Water Heater

Water heater was working

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



8.5 Fuel Storage and Distribution

Fuel Storage and Distribution: Natural Gas Main Valve At Exterior Meter

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8.6 Fuel Storage and Distribution

No gas leaks observed

No evidence of gas leakage was observed at the accessible fuel storage and distribution components during the inspection. Concealed or intermittent leaks cannot be determined by visual inspection alone.

8.7 Other Components

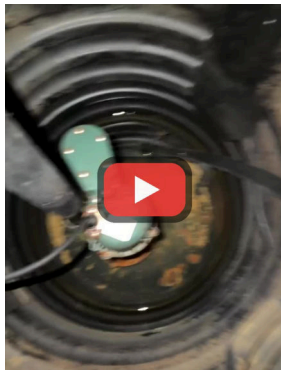
Other Components: Sump Pump



8.8 Other Components

Sump pump tested operational

The sump pump was tested and operated at the time of inspection. This indicates that the pump was functioning under the conditions observed during the inspection. Continued operation depends on proper power supply, discharge piping, and future maintenance.



8.9 Plumbing Fixtures

Plumbing fixtures in fair condition

The plumbing fixtures were observed to be in fair overall condition, with typical signs of age and use. Continued maintenance may be needed to help prevent deterioration, leaks, or reduced performance.

LIMITATIONS

8.10 Water Supply

Water valves not tested

Since main shutoff valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency.

8.11 Fuel Storage and Distribution

Pressure testing out of scope

Please note that pressure testing of fittings and pipes is outside the scope of this inspection and cannot be performed to confirm the integrity of the system under pressure. It is recommended to have a licensed professional conduct further testing if there are concerns about the overall gas line pressure or system safety.

8.12 Plumbing limitations

Water softener and conditioning system out of scope of inspection

The water softener and water conditioning system were outside the scope of this inspection and were not evaluated. The system's condition, operation, installation, and performance could not be determined. Evaluation by a qualified water treatment professional is recommended if additional information is desired.



DEFECTS/ DEFICIENCIES

8.13 Water Heater

Water heater middle age (7-12yrs)

 Maintenance/ Observation Items

Service: Monitor

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range. One cannot predict with certainty when replacement will become necessary.

8.14 Water Heater

Back drafting

 Maintenance/ Observation Items

Service: Monitor

Potential and previous back drafting was observed at the water heater. Combustion products can potentially be drawn back into the occupied space instead of being properly vented outdoors. This condition can introduce carbon monoxide and other

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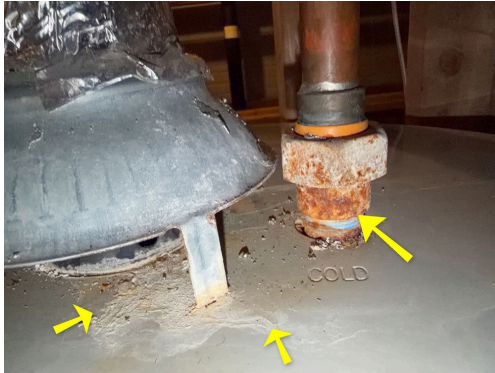
HEATING SYSTEM

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combustion byproducts into the home and may indicate inadequate draft, venting, or combustion-air conditions. No elevated carbon monoxide levels were detected and everything appears to be venting properly during the inspection.



Signs of previous exhaust spillage and rusting around water heater connection may indicate previous backdrafting



The water heater flue appears to be properly drafting during the inspection when observed with infrared



No elevated carbon monoxide readings during inspection near water heater

8.15 Other Components

Battery backup warning

Service: Monitor

Some sump pumps may not be able to keep up in the event of extreme weather or power outages. These systems were not designed for prolonged periods of heavy rains. Adding a back up system with a battery backup or water leak detector may be wise.

⊖ Maintenance/ Observation Items

8.16 Plumbing Fixtures

Shims observed

Service: Monitor

Shims were noted installed beneath the base of the toilet. This typically indicates the toilet was not sitting level on the finished floor. While shimming can be an acceptable method to stabilize a toilet, proper sealing around the base is important to prevent moisture intrusion. Recommend monitoring for any signs of movement or leaks, and resealing if necessary.

Location: 1st Floor Half Bath



⊖ Maintenance/ Observation Items

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9.0 ELECTRICAL

The electrical system inspection is a visual, non-invasive evaluation of the readily accessible electrical components in accordance with applicable home inspection Standards of Practice. The inspection generally includes the service entrance, main and distribution panels, readily visible branch-circuit wiring, overcurrent protection devices, grounding and bonding components, and a representative number of installed receptacles, switches, and light fixtures. Concealed wiring, inaccessible components, low-voltage systems, and technically exhaustive testing are outside the scope of a standard home inspection. Any observed safety concerns, improper installations, damaged components, or other deficiencies should be further evaluated and corrected by a qualified electrical contractor.

Outlets / Switches / Fixtures

A representative number of readily accessible electrical receptacles, switches, lighting fixtures, and similar devices are inspected and operated in accordance with the InterNACHI Standards of Practice. The inspection is intended to identify visible defects, improper operation, and readily observable safety concerns at the time of inspection. Testing every receptacle, switch, light fixture, ceiling fan, or other similar device is not required, and concealed, inaccessible, or specialized electrical components are outside the scope of a standard home inspection. Any defects or unsafe conditions observed should be evaluated and corrected by a qualified electrical contractor.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Electrical service	—
Service panels	1
Distribution wiring	—
Service grounding	—
Outlets / Switches / Fixtures	1
Smoke/Carbon Monoxide detectors	1
Electrical limitations	—

INFORMATION

9.1 Electrical service

Electrical service: Underground Service, 120/240 Volts, GE

9.2 Electrical service

Electric was in good condition

The visible electrical components were observed to be in good condition at the time of inspection. No readily apparent defects were noted in the areas observed. Continued maintenance and evaluation by a qualified electrician are recommended if electrical concerns arise.

9.3 Electrical service

Adequate service for dwelling

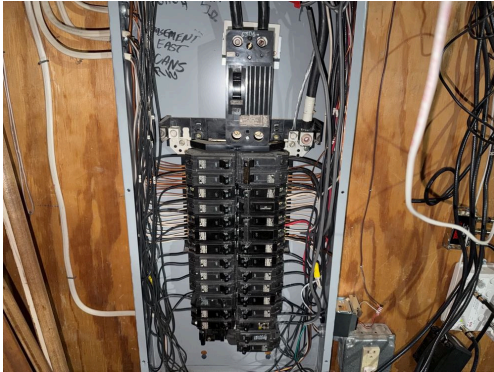
The electrical service to this home is typical and adequate for a single family dwelling. A representative number of receptacles was tested and are generally serviceable, unless otherwise noted.

9.4 Service panels

Main panel: Panel Located- Basement Rear wall

Panel Size: 200 Amp

Panel Rating: 200 Amp



9.5 Distribution wiring

Distribution wiring: Copper, Aluminum multi-strand

9.6 Service grounding

Service grounding: Copper, Aluminum insulated, Ground rod connection not visible

9.7 Outlets / Switches / Fixtures

Outlets / Switches / Fixtures: Grounded, GFCI's- Bathrooms, GFCI's- Kitchen

9.8 Outlets / Switches / Fixtures

All accessible outlets tested operational

All accessible electrical outlets tested were operational at the time of the inspection. No failure to operate was observed during testing. This testing does not determine concealed wiring conditions or intermittent defects.

9.9 Smoke/Carbon Monoxide detectors

Smoke/Carbon Monoxide Detectors: Installed in bedrooms, Installed in hallways, Installed in basement

9.10 Smoke/Carbon Monoxide detectors

Smoke detectors tested operational

The smoke detectors were tested and responded as expected at the time of inspection. This indicates that the tested units were operational under the conditions present during the inspection. Regular testing and timely replacement of batteries are recommended to help maintain proper operation.

LIMITATIONS

9.11 Distribution wiring

Concealed wiring

Wiring concealed behind finished walls and beneath attic insulation was not visible for visual inspection. The routing, connections, and condition of these concealed components could not be determined without invasive access. Further evaluation by a qualified electrician is recommended if concerns arise or if electrical work is planned.

9.12 Electrical limitations

Ground not visible

Ground / bonding connection not visible at time of inspection. The inspector was not able to confirm continuity of bonding or grounding connections where wiring and clamps may be concealed below grade level. Verification of the adequacy of grounding and bonding requires specialized testing that is beyond the scope of a home inspection.

9.13 Electrical limitations

Exterior lighting not tested

A low voltage exterior lighting system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

**DEFECTS/ DEFICIENCIES**

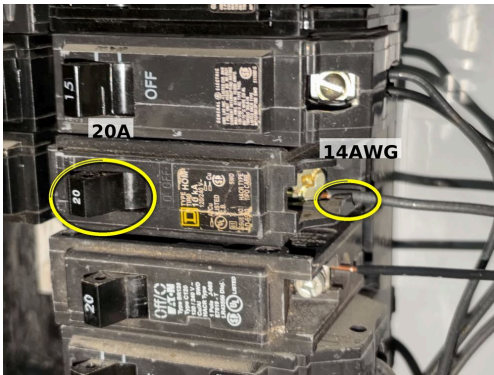
9.14 Service panels

Oversized breaker

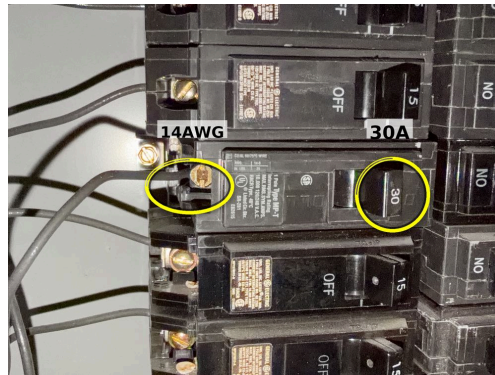
Repair/ Further Evaluation Items

Service: Qualified Professional

Oversized breakers in electric panel should be replaced with properly sized breaker with wire supplied. (Breakers #21, #28)

**Breaker #28**

Oversized breaker for incoming wire

**Breaker #21**

Oversized breaker for incoming wire

9.15 Outlets / Switches / Fixtures

Reverse polarity

Safety Concern

Service: Qualified Professional

Reverse polarity was observed at an electrical receptacle. This condition means the hot and neutral conductors may be connected incorrectly, which can create a potential shock hazard and affect the safe operation of connected equipment. Correction by a qualified electrician is recommended.

Location: 1st Floor Office

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1st Floor Office

9.16 Smoke/Carbon Monoxide detectors

Add CO Detector

! Safety Concern

Service: Qualified Professional

A carbon monoxide detector should be installed in the recommended location to provide occupants with an audible warning if carbon monoxide accumulates. Carbon monoxide is an odorless, colorless gas that can create a serious health and safety hazard. Install a listed detector according to the manufacturer’s instructions and applicable local requirements.

SUMMARY	GENERAL INFORMATION	EXTERIOR	ROOFING	INSULATION/VENTILATION	INTERIOR	APPLIANCES	FIREPLACES/WOOD STOVES	PLUMBING
ELECTRICAL	HEATING SYSTEM	COOLING SYSTEM	STRUCTURE	ADDITIONAL SERVICES RECOMMENDED				

10.0 HEATING SYSTEM

The heating system inspection is a visual, non-invasive evaluation of the readily accessible heating equipment and associated components in accordance with the InterNACHI Standards of Practice. The inspection generally includes operation of the heating system using normal operating controls, observation of the heating equipment, readily accessible distribution components, venting and flue systems, and visible fuel-supply components where applicable. The inspection is not technically exhaustive and does not include dismantling equipment, determining system efficiency, performing combustion analysis, or inspecting concealed or inaccessible components. Any observed deficiencies, safety concerns, abnormal operation, or signs of deterioration should be further evaluated and corrected by a qualified HVAC professional.

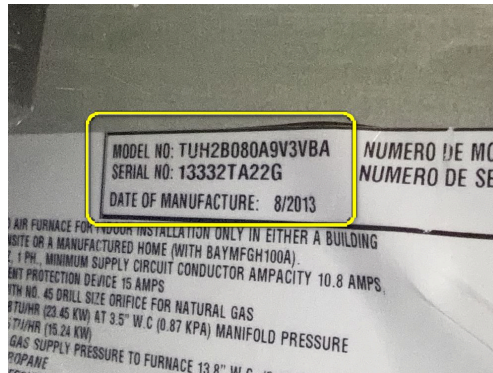
SUBSECTION	# DEFECTS/ DEFICIENCIES
Heating system	1
Ductwork and Exhaust	—

INFORMATION

10.1 Heating system

Heating type: Trane, Forced Air Furnace

Date of Manufacture: 2013



Model and serial number

10.2 Heating system

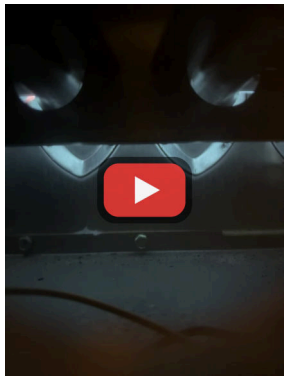
Fuel source: Natural Gas

10.3 Heating system

Furnace offseason test

The heating system was tested during the offseason and operated at the time of inspection. The burners fired properly during testing. Seasonal operating conditions were not present, so performance under typical winter demand was not evaluated.

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10.4 Heating system

Homeowner Disclosed Service Records For HVAC

The homeowner reported that the HVAC system has been serviced twice each year recently. Service records were not independently verified during the inspection. Maintaining regular professional service can support safe and efficient operation; retain service documentation and continue servicing the system as recommended by the HVAC contractor.

10.5 Ductwork and Exhaust

Ductwork and Exhaust Information: Ductwork: Non-Insulated, Exhaust Material: Metal-Single Wall

DEFECTS/ DEFICIENCIES

10.6 Heating system

Middle Aged (12- 19yrs)

Maintenance/ Observation Items

Service: Monitor

The heating system appears to be middle-aged for many systems. Older equipment may have reduced efficiency and an increased likelihood of component wear or future repairs, although the remaining service life cannot be predicted from age alone. Continued professional servicing is recommended, along with budgeting for eventual replacement and evaluation by a qualified HVAC contractor if performance or reliability concerns arise.

SUMMARY	GENERAL INFORMATION	EXTERIOR	ROOFING	INSULATION/VENTILATION	INTERIOR	APPLIANCES	FIREPLACES/WOOD STOVES	PLUMBING
ELECTRICAL	HEATING SYSTEM	COOLING SYSTEM	STRUCTURE	ADDITIONAL SERVICES RECOMMENDED				

11.0 COOLING SYSTEM

The air-conditioning system inspection is a visual, non-invasive evaluation of the readily accessible cooling equipment and associated components in accordance with the InterNACHI Standards of Practice. The inspection generally includes operation of the cooling system using normal operating controls, observation of the exterior condensing unit, readily accessible indoor components, visible refrigerant lines, condensate drainage, and distribution components. The inspection is not technically exhaustive and does not include determining refrigerant charge, measuring system efficiency, dismantling equipment, or inspecting concealed or inaccessible components. Cooling systems may also not be operated when exterior temperatures or other conditions could potentially damage the equipment. Any observed deficiencies, abnormal operation, or signs of deterioration should be further evaluated and corrected by a qualified HVAC professional.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Cooling system	1

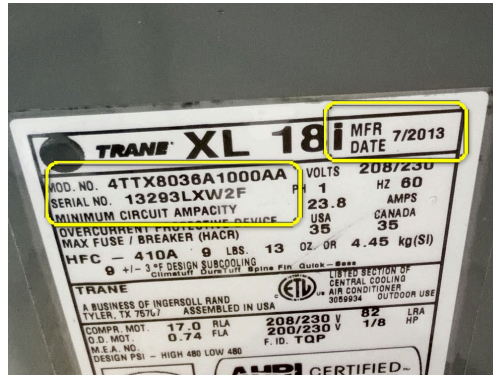
INFORMATION

11.1 Cooling system

Cooling Information: Central Air Conditioner, Trane

Date of Manufacture: 2013

Service Type: Electric



Model and serial number

11.2 Cooling system

Good AC temperature differential

A good temperature differential was observed between the air entering and leaving the cooling system. This indicates the system was providing effective cooling at the time of inspection. Performance can vary with outdoor conditions, system load, and maintenance; continued routine servicing is recommended.



Supply air temperature



Return air temperature

LIMITATIONS

11.3 Cooling system

A coil not inspected

The evaporator coil (A coil) portion of an air conditioner cannot be accessed without disassembly and cannot be checked during a visual inspection; therefore it is recommended that the air conditioner be cleaned, serviced, and inspected before the inspection objection deadline, Real Estate contract deadline date.

DEFECTS/ DEFICIENCIES

11.4 Cooling system

Unit Middle Aged 12-15 yrs

— Maintenance/ Observation Items

Service: Monitor

The air conditioning system was 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.

12.0 STRUCTURE

SUBSECTION	# DEFECTS/ DEFICIENCIES
Foundation	—
Floor structure	1
Wall structure	—
Roof structure	1
Wood destroying insects	—
Basement/ Crawlspace leakage	—

INFORMATION

12.1 Foundation
Foundation: Poured Concrete, Basement Configuration, 50% Not Visible

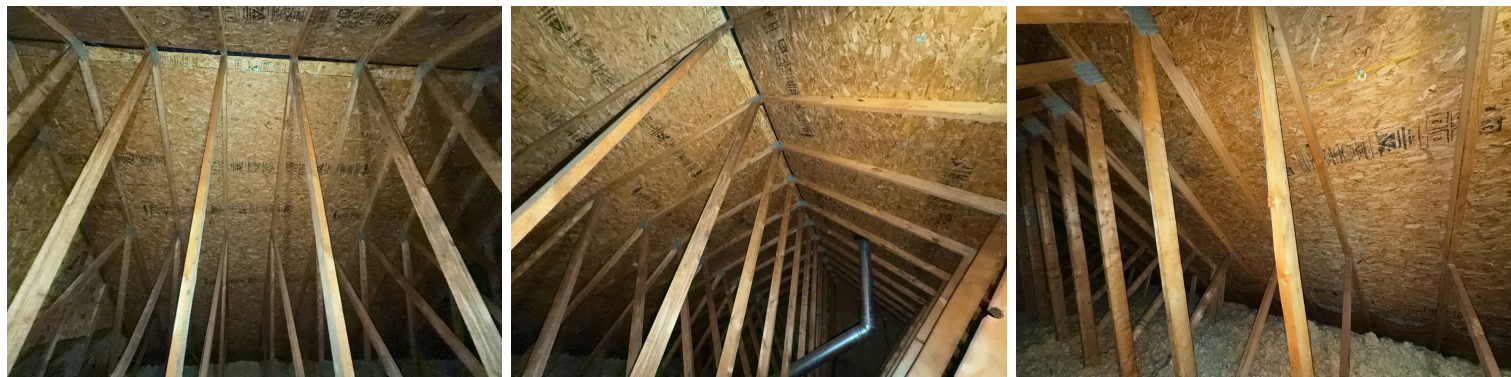
12.2 Foundation
Foundation in good condition

The foundation was observed to be in relatively good condition at the time of inspection with no visible signs of significant defects such as major cracking, displacement, or active moisture intrusion. (Unless otherwise noted) This assessment is based solely on visible and accessible areas at the time of inspection. The inspection does not include evaluation of concealed or inaccessible components, and hidden conditions may exist. Recommend ongoing monitoring over time.

12.3 Floor structure
Floor structure: Wood Joist, 50% Not Visible

12.4 Wall structure
Wall structure: Wood Frame, Brick Veneer, Not Visible

12.5 Roof structure
Roof structure: Trusses, OSB Sheathing



12.6 Roof structure
Roof structure good condition

The visible roof structural components were observed to be in good condition at the time of inspection. No significant defects or concerning movement were apparent in the accessible areas. Continue routine monitoring and maintenance to help preserve the roof structure.

12.7 Wood destroying insects

Common area for wood destroying insects

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.

12.8 Basement/ Crawl space leakage

Buyer is advised to refer to Disclosure Statement regarding past water intrusion.

12.9 Basement/ Crawl space leakage

No visible basement leakage

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.

DEFECTS/ DEFICIENCIES

12.10 Floor structure

Rim joists not visible

 Maintenance/ Observation Items

Service: Qualified Professional

Rim joists were obstructed and therefore not visible during the inspection.

12.11 Roof structure

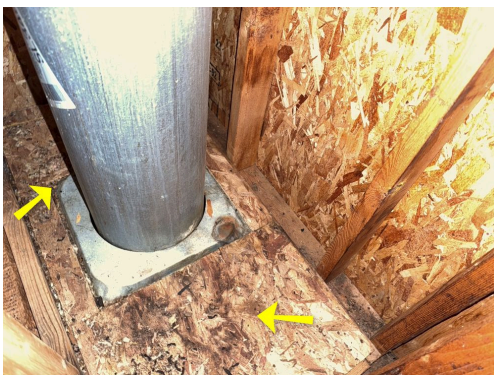
Sheathing stains (dry)

 Maintenance/ Observation Items

Service: Monitor

Dry stains were observed inside the attic chimney box. This condition may indicate previous moisture exposure, although the source and timing of any past intrusion could not be determined during the visual inspection. Monitor for changes or new moisture evidence.

Location: Chimney



Chimney inside attic

13.0 ADDITIONAL SERVICES RECOMMENDED

Based on conditions observed during the inspection, additional specialized services or further evaluations may be recommended. These services are outside the scope of the standard home inspection and may help provide more detailed information regarding specific systems, materials, or concerns identified at the property.

SUBSECTION	# DEFECTS/ DEFICIENCIES
Services Recommended	—

INFORMATION

13.1 Services Recommended

Radon Test

This home is an area known to have elevated radon levels. It is recommended that a radon test be conducted to determine if mitigation is needed.