Confidential

Residential Property Inspection|PA Report

Report No. 2503131

Inspected On 04/08/2025

Property Address:
461 Shelleys Lane, Etters, PA 17319

PREPARED EXCLUSIVELY FOR:
Renee Weaver

Inspected and Prepared By: Tate Kruszon, Cert./License # 17082931
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PENNSYLVANIA INSPECTOR COMPLIANCE STATEMENT

Client(s): Renee Weaver

Propert Inspected: 461 Shelleys Lane, Etters, PA 17319

INSPECTOR ACKNOWLEDGEMENT

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

Inspector Signature: Tate A. Kruszon Date: 04/08/2025

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

Inspection Company: HOMECHEK®

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

Inspector Phone: (717) 764-1920

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STATEMENT OF LIMITATIONS

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

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

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

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

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

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

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

appliance such as a boiler drain. The building inspector is not required to: State the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: water conditioning systems; fire and lawn sprinkler systems; On-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; Swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

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

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

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

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

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

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

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

GLOSSARY OF TERMS & DEFINITIONS

Functional

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

Satisfactory

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

Qualified Specialist

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

Significant Findings Page

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

Limitations

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

Further Evaluation

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

Make Corrections As Needed

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

PROPERTY INFORMATION

Start Time	04/08/2025 11:00AM
Air Temperature (Degrees F)	38
Weather Conditions	Sunshine,Wind
Ground Conditions	Wet
Structure Type/Structure Inspected	Single Family
Structure Style	Ranch
Year Built	1991
Structure Age	34
Occupancy	Vacant,Boxes/Stored Items
Utilities Water	Off
Utilities Electric	On

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED
(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

Roof & Chimney

Roof

Asphalt Composition Shingles
• Major Weathering Observed
Weathering is a general term used to describe the effects on shingles of long-term exposure to the elements. Weathering is a natural process that causes shingles to deteriorate over time. The rate at which shingles weather can be affected by a number of factors to include: shingle quality; structure orientation; degree of roof slope, climate, thermal cycling; roof color; elevation, roof structure ventilation and quality of maintenance. When major weathering occurs to a roof's covering, this usually indicates that the roof covering has been compromised. It is suggested that a qualified specialist be contacted to determine replacement procedures and costs.

• Underlayment and/or Substrate Damage Observed
It is suggested to have a qualified specialist further evaluate and make corrections as needed.
Location: Front and rear along gutters over eaves

Roof

Roof Inspector's Remarks
• Air conditioning condensation lines improperly drilled and run through drip edge and fascia, subject to water infiltration, suggest relocation

Roof

Penetration Flashing

• Roof Pipe Flashing Damaged

Pipe flashing, sometimes referred to as a roof boot, is manufactured to seal tightly around small ventilation pipes, plumbing, and other vents and equipment that protrude from the roof of a home or commercial building. The flashing is necessary to prevent leaks. The base is typically a flexible metal so that it is compatible with virtually any roofing material. It is suggested to have a qualified specialist make corrections as needed.

Heating

Electric Baseboard Inspector's Remarks

• Basement units all mounted up side down, suggest corrections by qualified specialist

Electrical

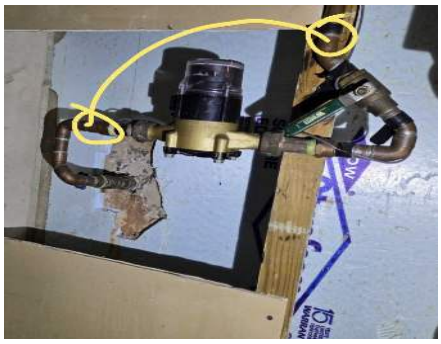
Electrical Service Main Panel

Main Panel Grounding

• Ground Electrode Conductor (GEC) Continuous Path Broken

To have a continuous ground path, steps must be taken to make sure that nothing breaks (interrupts) that path. Consequently, a connection must be made around (in parallel with) anything that breaks the ground path. For example, a water meter breaks the electrical continuity in the water pipe. Another example is if the ground conductor is attached

to the metal water pipe and plastic piping was installed downstream. It is suggested to have a qualified specialist make corrections as needed.
Location: At water meter/ equipment. Ground run to water lines, but missing jumper around meter equipment.

Electrical Service Sub-Panel

Subpanel Circuit Breaker & Wiring Condition
• Neutral and Grounding Conductors Connected Together
Any panel installed in residential, commercial, and industrial that is not the main panel it is considered a sub-panel. In all sub-panels the neutral conductor (current carrying conductor, and the grounding conductor (non current carrying condutor) are isolated from each other no exceptions. It is suggested to have a qualified specialist make corrections as needed.

• 3-Wire Feeder Run From Main Panel to Subpanel
A 4-wire feeder is required so there is a separate grounding connector between the main panel and subpanel. The neutral and ground are not bonded in the sub-panel. In this setup if the hot wire coming in contact with non-current carrying parts of the electrical system, (outlet covers, panel covers, etc.), the 4th ground conductor will provide a low resistance patch back to the source tripping a breaker. This 4th grounding connector ties the ground rod at the sub-panel to the ground rod at the main panel making a grounding system. It is suggested to have a qualified specialist make corrections as needed.

Electrical Wiring General Condition
• Exposed Wiring Splices Observed
Electrical splices can never be left on their own in a wall or ceiling cavity. Instead, all splices must be contained within an approved junction box or fixture electrical box. it is suggested to have a qualified specialist make corrections as needed.
Location: Unfinished basement ceiling fan missing box.

Inspectors Signature: Date: 04/08/2025

THE ENTIRE REPORT SHOULD BE REVIEWED

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

GROUNDS

Driveway

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

• Driveway Abuts The Structure. It is suggested to seal along the area where the driveway abuts the structure to help reduce water penetration.

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

• Surface Settlement Observed. The soil below the driveway has settled. Resurfacing, leveling or patching may be necessary to correct the deficiency. If significant, it is suggested to have a qualified specialist make corrections as needed.

• Location: Against house foundation

Grading

• Flat Site

• Minor Slope

• Improper Soil Slope Toward Foundation. This condition adds to the potential of moisture penetration and/or water entry in basements, crawl spaces, windows and doorways of a structure. It is suggested that proper regrading of the soil adjacent to the foundation at the areas noted in your report be completed. Soils should slope away from the structure at a rate of one inch per foot for at least the first six feet.

• Location: Room for improvements on all sides

• Vegetation In Contact With The Structure. All vegetations should be trimmed away from the structure. It is suggested to have a qualified specialist make corrections as needed.

Outdoor Structure Location
• Front

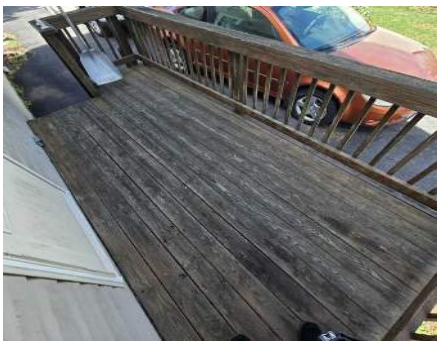
Outdoor Structure Type
• Porch. A porch is defined asa covered area that typically has a roof and adjoins a building"s entrance. Though porches often adorn the street-facing side of a building, that"s not always the case: Many buildings have side or even back porches.

Porch Material Type
• Brick

Porch-Brick General Conditions
• Porch Abuts Structure. It is suggested to seal along the area where the porch abuts the structure to help reduce water penetration.

• Porch Settlement Observed. The soil below the porch has settled. Minor settlement may occur over the life of a porch and is not considered a structural defect. Resurfacing, leveling or patching may be necessary to correct the deficiency. If significant, it is suggested to have a qualified specialist further evaluate and make corrections as needed.

Outdoor Structure Location
• Left side



Outdoor Structure Type

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

Deck Material Type

• Wood. Wood decking is the most common materials used. There are several different types of wood used for building decks such as pressure treated, redwood, and cedar. Regular maintenance, cleaning and inspection is suggested. Do not forget to clean and treat the underside and structure as well.

Deck-Wood General Conditions

• Surface Coating Suggested. A protective coat combines UV, paint or stain. Suggest the deck be properly cleaned and prepped, any decking be replaced if needed, and then be coated with appropriate or approved protective coating, UV coat, paint, stain, etc. Do not forget the underside and structure.

• Ledger Flashing Not Visible. Deck ledger flashing is a barrier system that protects a deck"s ledger board and the connection between the deck and house from moisture damage. It"s installed above, behind, and below the ledger board to seal fastener penetrations and direct rainwater away from the house"s cladding. Due to installation of certain materials the ledger flashing was obstructed and was not visible.

• Joist Hanger(s) Deterioration Observed. Joist hangers are used to secure and support joist attachments in deck construction. Every hole in a structural hanger should be filled with an approved structural fastener/screw or nail. It is suggested to have a qualified specialist make corrections as needed.

• Improper Joist Hanger Fasteners Installed. Current fasteners are not intended for use in hangers. Every hole in a structural hanger should be filled with an approved structural fastener/ screw or nail. It is suggested to have a qualified specialist make corrections as needed.

• Curling, Cupping and/or Cracking To Deck Material Observed. It is suggested to have qualified specialist make corrections as needed.
• Structural Components Moisture Damage Observed. It is suggested to have qualified specialist make corrections as needed.
• Location: Ledger bolts corroding

Deck Guardrail
• Surface Coating Suggested. Protective coat combines UV, paint or stain. Suggest the guardrails be properly cleaned and prepped, any components be replaced if needed, and then be coated with appropriate or approved protective coating, UV coat, paint, stain, etc.
• Curling, Cupping and Cracking To Guardrail(s) Material Observed. As guardrail materials age they will begin to curl, cup and crack. It is suggested to clean the guardrail(s) and identify any boards needing replacement before a protective coating is applied. If the deterioration is significant, it is suggested to have a qualified specialist make corrections as needed.

Outdoor Structure Location
• Rear

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

Patio Material Type

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

Patio-Concrete General Conditions

• Patio Abuts The Structure. The joint at which the patio abuts the structure was not sealed. It is suggested to have the joint sealed with exterior rated sealant to help prevent moisture intrusion.
• Surface Settlement Observed. The soil below the patio has settled. Resurfacing, leveling or patching may be necessary to correct the deficiency. If significant, it is suggested to have a qualified specialist make corrections as needed.
• Common Cracks. It is suggested any cracks sealed or resealed, monitored and maintained to prevent further deterioration as a part of good maintenance.

Exterior Stairway(s)

Location: Front

• Concrete. Concrete steps will usually crack somewhat depending on climate and installation practices, but if adequately thick, supported on proper gravel base and use of control and expansion joints, it may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.
• Uneven Riser Height Observed. The rise is the vertical distance from the top of one tread to the top of the next. The maximum rise is 7.75 inches. An uneven riser height can be a tripping hazard. It is suggested to have a qualified specialist make corrections as needed.
• Location: From concrete steps to brick

Exterior Stairway Handrail(s)

• Handrail(s) Not Installed. Handrail(s) should be provided on a stairway with four or more risers or height that exceeds 30 inches above grade. This includes guardrails around stairway openings. However, local building codes or other regulations may require handrails for stairways with fewer risers. It is suggested to have a qualified specialist make corrections as needed.

EXTERIOR

Wall Coverings Type

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

Wall Coverings Vinyl

• Satisfactory
• Damaged Siding Observed. It is suggested to have a qualified specialist make corrections as needed.
• Location: At left side deck


Wall Coverings Inspector's Remarks

• Melted siding from having grill too close. Suggest monitoring or preventative corrections

Wall Coverings Inspector's Remarks

• Suggest to caulk/ seal transitions in materials to shed water out and away.

Eaves, Soffits & Fascia

• Satisfactory

Foundation Exterior Perimeter

• Satisfactory

Main Entry Door

• Satisfactory
• Paint/Finish Deteriorated At Door Frame. It is suggested that the door frames be inspected for any deteriorated material and repaired if necessary. Then be properly cleaned, prepped, primed, caulked and refinished as part of proper maintenance.
• Caulking Not Installed Where Door Jamb Meets Threshold. A common area susceptible to moisture damage and entry is where the wood door jamb meets the door threshold. The end grain of wood will draw water into it through capillary action, like sucking water up in a straw. It is important to maintain this seal to prevent this action and avoid moisture damage. There are many types of caulks and sealants available to choose from and there are always new products

coming out. It is suggested to use the proper caulk/ sealant based on the manufacturer's specifications. Selection should also be based on a painted or non-painted surface, color, and the elasticity of the product. If unsure, suggest corrections be made by a qualified specialist.
• Hardware Not Functional. It is suggested to have a qualified specialist further evaluate and make corrections as needed.
• Location: Knob sticks, difficult to operate

Main Entry Door Inspector's Remarks
• Storm door was installed, removed. Frame and some.hardware left behind. Suggest removal and paint before installing new.

Exterior Door(s)
• Satisfactory
• Paint/Finish Deteriorated At Door Frame. It is suggested that the door frames be inspected for any deteriorated material and repaired if necessary. Then be properly cleaned, prepped, primed, caulked and refinished as part of proper maintenance.
• Caulking Not Installed Where Door Jamb Meets Threshold. A common area susceptible to moisture damage and entry is where the wood door jamb meets the door threshold. The end grain of wood will draw water into it through capillary action, like sucking water up in a straw. It is important to maintain this seal to prevent this action and avoid moisture damage. There are many types of caulks and sealants available to choose from and there are always new products coming out. It is suggested to use the proper caulk/ sealant based on the manufacturer's specifications. Selection should also be based on a painted or non-painted surface, color, and the elasticity of the product. If unsure, suggest corrections be made by a qualified specialist.
• Caulking/Sealant Deteriorated At Door Frame. There are many types of caulks and sealants available to choose from and there are always new products coming out. It is suggested to use the proper caulk/ sealant based on the manufacturer's specifications. Selection should also be based on a painted or non-painted surface, color, and the elasticity of the product. If unsure, suggest corrections be made by a qualified specialist. If the area is wrapped in metal with wood behind, suggest further investigating any potential damage to the wood behind and any necessary corrections be made before caulking/ sealing.

Exterior Windows
• Satisfactory

ROOF

Roof Location

Inspection Method
• Walked The Roof

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

Roof Materials
• Asphalt Composition Shingles. Asphalt Shingles are currently the most popular roofing material used and come in a variety of shapes, sizes and weights. The shingles consist of a fiberglass mat, or an organic felt paper mat that is coated/ saturated with a waterproof layer of asphalt and topped with ceramic/ mineral granules. There are three main types currently used- Strip or 3-Tab asphalt shingles, Dimensional/ Architectural/ Laminate asphalt shingles, or Luxury shingles. Strip or 3-Tab shingles are identified by their tabs with notches between the tabs also called eyes. They are lightweight with an average life of 20 years. Dimensional shingles are layers of shingles laminated together creating a dimensional look, also called architectural or laminated shingles. The multi layers make them more durable and average life is around 30 years. Luxury asphalt shingles are thicker and more dimensional. They are designed to mimic slate and wood shingle/ shake roofs. They are a heavier weight and often require more support beneath, but the benefit is an average life of 50 years. Life expectancies can vary depending on region of the country, installation and weather. Typical issues include granular loss, curling, lifting, cracking and extruding fasteners.

 # Of Roof Material Layers: 1

Asphalt Composition Shingles
• Major Weathering Observed. Weathering is a general term used to describe the effects on shingles of long-term exposure to the elements. Weathering is a natural process that causes shingles to deteriorate over time. The rate at which shingles weather can be affected by a number of factors to include: shingle quality; structure orientation; degree of roof slope, climate, thermal cycling; roof color; elevation, roof structure ventilation and quality of maintenance. When major weathering occurs to a roof's covering, this usually indicates that the roof covering has been compromised. It is suggested that a qualified specialist be contacted to determine replacement procedures and costs.

• Metal Ridge Vent Installed. Metal ridge vents can be susceptible to leakage with wind, rain, snow and other weather elements. IMPORTANT NOTE: Homechek does not guarantee and/or warrant against wind, rain, snow of other weather related moisture intrusion with regards to metal ridge vents. Continual maintenance will be required in order to prevent moisture intrusion when metal ridge vents have been installed. Yearly inspections by a qualified specialist is suggested.
• Ridge Vent Fasteners Not Sealed and/or Deteriorated Sealant. It is suggested to have a qualified specialist make corrections as needed.
• Underlayment and/or Substrate Damage Observed. It is suggested to have a qualified specialist further evaluate and make corrections as needed.
• Location: Front and rear along gutters over eaves



Roof Inspector's Remarks

• Air conditioning condensation lines improperly drilled and run through drip edge and fascia, subject to water infiltration, suggest relocation .

Flashing Types

• Penetration Flashing. Penetration refersto any hole that is made through your roof that is made to install a piece of equipment. Common sources of roof penetration include air, combustion or plumbing vents, skylights, chimneys and AC units. Penetration flashing is installed to keep moisture from getting into the building cavity.
• Drip Edge Flashing. Drip edge flashing is a type of metal flashing that's installed along the edge of a roof to protect it from water damage.Also known as drip edge flashing or D-metal, it's usually shaped like an "L" and directs water away from the roof's fascia and into the gutter.This prevents water from getting behind the gutters and rotting out the roof decking and fascia board. Some drip edgesare even constructed of vinyl, fiberglass, or durable plastic. Drip edges can also help keep insects and other pests out of the structure.

Penetration Flashing

• Roof Pipe Flashing Damaged. Pipe flashing, sometimes referred to as a roof boot, is manufactured to seal tightly around small ventilation pipes, plumbing, and other vents and equipment that protrude from the roof of a home or commercial building. The flashing is necessary to prevent leaks. The base is typically a flexible metal so that it is compatible with virtually any roofing material. It is suggested to have a qualified specialist make corrections as needed.


• Roof Pipe Flashing Rusted. Pipe flashing, sometimes referred to as a roof boot, is manufactured to seal tightly around small ventilation pipes, plumbing, and other vents and equipment that protrude from the roof of a home or commercial building. The flashing is necessary to prevent leaks. The base is typically a flexible metal so that it is compatible with virtually any roofing material. It is suggested monitor the roof pipe flashing in the future and make corrections as needed.

Drip Edge Flashing

• Satisfactory

Gutters & Downspouts

• Damaged Downspout(s). It is suggested to have a qualified specialist make corrections as needed.
• Location: Right rear extension

• Gutter(s) Have Negative Slope. Gutter(s) should have a positive slope for proper drainage. It is suggested to have a qualified specialist make corrections as needed.
• Location: Front sagging in center
• Subsurface Drains Not Tested and/or Inspected. Your inspector does not test and/or inspect sub-surface yard drains. Where downspouts run into underground drains or piping, we are unable to view the underground system, determine its efficiency or locate termination points. They will run to the ground surface, to a seepage pit underground or to a stormwater system in the area. Suggest consulting the current occupant(s) or local municipality on what is proper for your area and specific to this building. Regular maintenance and inspection is suggested to keep the system clean and clear. Some downspouts can or may be fitted with screens to filter debris. If installed, suggest regular cleaning.

Attic Access Location

• Hallway Ceiling

How Attic Was Inspected

• Viewed Attic From Access Opening. It is important to note that if the attic does not have flooring the inspector due to safety concerns will not walk across stuctural framing and thru insulation. Viewing the attic from the access opening is a limited inspection.

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

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

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

• Satisfactory

Attic Framing Type (This refers to the structural elements within the attic space, such as engineered trusses, floor joists, ceiling joists, & potentially walls or partitions if the attic is used for storage or living space)

• Attic Ceiling Trusses. Ceiling trusses arepre-engineered and manufactured assemblies that take the place of conventional ceiling joist roof construction. Trusses are usually installed across the entire width of a home and transfer the load to the outside walls and through them to the foundation.

• Satisfactory

Roof Vent Types

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

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

• Satisfactory

Attic Ventilation

• Satisfactory

Attic General Conditions

• Satisfactory

Attic Insulation Type

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

• Satisfactory

Attic Insulation Installation Method

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

Attic Insulation Depth (In Inches)

• 5-8

Attic Inspector's Remarks

• Attic ceiling hatch trim is loose, suggest corrections to secure.

Attic Inspector's Remarks

• Insulation has compressed, suggest additional to boost efficiency and comfort of the ho.e

STRUCTURE

Foundation Types
• Utility Basement

Inspection Method
• Entered Area

Foundation Materials
• Superior Walls. Superior Walls areprecast concrete wall panels that are insulated and custom-designed to fit any architectural style or building type.They are made of high-density concrete poured into custom-built frames and reinforced with steel.
• Satisfactory
• Dry Stain(s) Observed On Wall(s). Stains were checked with a highly accurate moisture meter and found to be dry at the time of the inspection. This condition may vary seasonally and/or with precipitation intensity. Grading and drainage improvements are strongly suggested as a first step in controlling water. Ensure gutters are installed where needed, are sized properly, in good working condition and clear of any debris. Ensure Downspouts are draining away from the foundation and that soil slopes away from the foundation. This condition should be monitored to determine if drainage tiles or a sump pump are necessary. In some instances, some gutter hoods or helmets installed to keep debris out of gutters can actually contribute to excess water at the foundation. The hoods or helmets may allow heavy roof runoff to flow out over gutters. If installed, suggest monitoring; if allowing runoff, suggest corrections to prevent excess water at the foundation. It is also suggested to consult with the current occupant(s) of the property to determine any past or present water intrusion.
• Location: Rear exterior entry, front water and waste penetrations




Frame Floor Joists
• 2x10's
• Satisfactory
• Incorrect Drilling/ Cuts/ Notches in Solid Lumber. Cuts/ Notches in solid lumber joists, rafters or beams shall not exceed 1/6 of the depth of the member. They shall not be longer than 1/3 of the depth of the member. They shall not be located in the middle 1/3 of the member span. Notches at the ends of the member shall not exceed ¼ the depth of the member. The tension side of members 4 inches or greater in thickness shall not be notched except at the ends of the members. The tension side of a member refers to the side that goes into tension when a load is applied whereas the opposite side goes into compression. The diameter of holes bored or cut into members shall not exceed 1/3 the depth of the member. Holes shall not be closer than 2 inches to the top or bottom of the member or within 2 inches of another

hole or notch located in the member. It is suggested to have a qualified specialist make corrections as needed.
• Location: Left rear basement

Frame Beams
• 2x10's
• Satisfactory

Frame Columns
• Steel
• Satisfactory

Ventilation Inspector's Remarks
• Suggest dehumidification

Floor
• Satisfactory

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

• Functional

Stairway
• Satisfactory

Stairway Handrail(s)
• Satisfactory

Egress Access

• Satisfactory
• Rust and Corrosion Observed On Bilco Doors. It is suggested to have a qualified specialist make corrections as needed.
• Caulking and/or Sealant Missing Around Bilco Doors. It is suggested to have a qualified specialist make corrections as needed.

PLUMBING

Water Supply Source
• Public

Main Water Supply Pipe & Shut Off Valve

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

Main Water Supply Pipe & Shut Off Valve Inspector's Remarks
• Water off to the home. All related items not fully inspected

Water Supply Piping
• Copper. From the 1930's through today copper piping has been installed in houses for plumbing supply lines. Copper piping is distinguished by its dark brown color and soldered fittings. Older copper joints were made of lead and the lead can be released into the water supply. The health advise for most people living in house with lead joints is to simply run the water for several minutes before using it - this way any lead buildup in the water will clear.
• Unable to Fully View Supply Pipe(s). Some of the supply lines were inaccessible for inspection and therefore not inspected.

DWV (Drain-Waste-Vent) Piping
• Poly Vinyl Chloride (PVC). From the 1950's through today PVC piping has been installed in houses for waste and vent pipe systems. PVCis distinguished by its white color. PVC piping has the distinct advantage of not corroding and have smooth interior surfaces.
• Unable to Fully View Waste and/or Drain Pipes. Some of the waste and/or drain pipes were inaccessible for inspection and therefore not inspected.
• Unable to Fully View Vent Pipes. Some of the vent pipes were inaccessible for inspection and therefore not inspected.

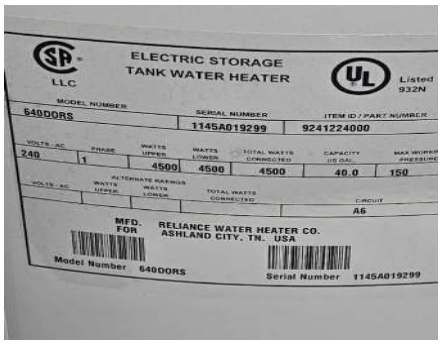
DHW Location
• Basement

DHW Type
• Conventional Storage Tank. This style of water heater features a tank that holds water to be heated. This means that the capacity of the tank determines how much hot water you have available at once. The tank is insulated so that when the water heats up, it remains warm until it is needed.

DHW Energy Source
• Electricity

DHW Brand
• Reliance

DHW Model # and/or Serial #



DHW Supply Piping
• Corrosion Observed On Water Heater Piping. Corroded water heater pipes are common – after all, water runs through them all day, every day. If you notice rust or flaky corrosion on the outside of pipes, scrubbing it away with a brush and white vinegar should do the trick.

DHW TPR Discharge Pipe
• Satisfactory

HEATING

Heating Unit Location
• Throughout house

Heating Type
• Electric Resistance. Electric resistance heating is defined as “the heat produced by passing an electric current through a material that preferably has high resistance.” As the current passes through the material, ohmic losses (I2R losses) occur. These losses cause the conversion of electrical energy into heat.

Heating Electric Resistance Type
• Electric Baseboard. An electric baseboard system utilizes electricity to operate. Each unit contains electrical resistance coils. Baseboard units achieve even temperatures throughout a room because the units distribute the heat near the floor. They are very popular because of their ease of installation and low cost. It is important to note that electric baseboard units create extremely high temperatures and therefore care must be exercised not to place combustible material over or too close to them.

Electric Baseboard Thermostat
• Functional

Electric Baseboard General Conditions
• Functional

Electric Baseboard Inspector's Remarks
• Toe space heater in kitchen. Rattles during operation, suggest cleanup and adjustments.

Electric Baseboard Inspector's Remarks
• Suggest units be cleaned of dust and dirt

Electric Baseboard Inspector's Remarks
• Basement units all mounted up side down, suggest corrections by qualified specialist .


COOLING

Cooling Unit Location
• Outside and attic


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

Cooling Energy Source
• Electricity

Cooling Brand
• Carrier/Bryant

Cooling Model # and/or Serial #

Central/Air General Conditions
• Air Temp Below 65 Degrees F. (Unable to Test). Many manufacturers specify that air conditioning systems should not be operated when temperatures are below 65 degrees. Doing so can cause damage to the compressor and void any manufacturers warranty.

Central/Air Condensing Unit
• Outside Unit (Condenser) Not Level. When the unit isn't level, the oil and refrigerant can become trapped in parts of the tubing, preventing the AC equipment from being properly lubricated. A severely leaning unit can cause liquid to be released into the compressor unevenly, which can cause problems. We recommend you do not attempt to level the outdoor unit on your own. If you try to move or level the AC unit yourself, you risk bending the coolant lines, causing a leak, and allowing refrigerant to escape into the atmosphere. It is suggested to have a qualified specialist make corrections as needed

Central/Air Air Filter
Location: Hallway ceiling

• Satisfactory

Central/Air Inspector's Remarks

• Suggest yearly service

ELECTRICAL

Electrical Service Entrance

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

Electrical Service Entrance Conductors (SEC)

• Satisfactory

• Sealant Missing and/or Deteriorated Where SEC Enters Structure. It is suggested to have a qualified specialist make corrections as needed.

Electrical Service Meter

• Satisfactory

Electrical Service Meter Inspector's Remarks

• Seal holes in siding above current meter, likely from previous meter location.

Electrical Service Main Disconnect

• Part Of Main Service Panel

• Satisfactory

Electrical Service Amperage & Voltage

• 200 Amps

• 120/240 Volt Single-Phase

Main Panel Location
• Basement


Main Panel Brand
• Westinghouse

Main Panel Circuit Type
• Breakers

Main Panel Amperage
• 200

Main Panel Conductor Wire Type
• Aluminum

Main Panel Branch Circuit Wire Type
• Copper

Main Panel Grounding
• Ground Electrode Conductor (GEC) Continuous Path Broken. To have a continuous ground path, steps must be taken to make sure that nothing breaks (interrupts) that path. Consequently, a connection must be made around (in parallel with) anything that breaks the ground path. For example, a water meter breaks the electrical continuity in the water pipe. Another example is if the ground conductor is attached to the metal water pipe and plastic piping was installed downstream. It is suggested to have a qualified specialist make corrections as needed.
• Location: At water meter/ equipment. Ground run to water lines, but missing jumper around meter equipment.


Main Panel Condition
• Satisfactory

Main Panel Circuit Breaker & Wiring Condition
• Satisfactory

Subpanel Location
• Basement


Subpanel Brand
• Square D

Subpanel Circuit Type
• Breakers

Subpanel Amperage
• 60

Subpanel Conductor Wire Type
• Copper

Subpanel Branch Circuit Wire Type
• Copper

Subpanel Condition
• Satisfactory

Subpanel Circuit Breaker & Wiring Condition
• Neutral and Grounding Conductors Connected Together. Any panel installed in residential, commercial, and industrial that is not the main panel it is considered a sub-panel. In all sub-panels the neutral conductor (current carrying conductor, and the grounding conductor (non current carrying condutor) are isolated from each other no exceptions. It is suggested to have a qualified specialist make corrections as needed.

• 3-Wire Feeder Run From Main Panel to Subpanel. A 4-wire feeder is required so there is a separate grounding connector between the main panel and subpanel. The neutral and ground are not bonded in the sub-panel. In this setup if the hot wire coming in contact with non-current carrying parts of the electrical system, (outlet covers, panel covers, etc.), the 4th ground conductor will provide a low resistance patch back to the source tripping a breaker. This 4th grounding connector ties the ground rod at the sub-panel to the ground rod at the main panel making a grounding system. It is suggested to have a qualified specialist make corrections as needed.

Electrical Wiring General Condition
• Satisfactory
• Exposed Wiring Splices Observed. Electrical splices can never be left on their own in a wall or ceiling cavity. Instead, all splices must be contained within an approved junction box or fixture electrical box. it is suggested to have a qualified specialist make corrections as needed.
• Location: Unfinished basement ceiling fan missing box.

Electrical Lighting, Fan(s) & Fixtures

• Functional

• Non-Working Light Fixtures Observed. Here are some general reasons why light fixtures may not function: Loose wiring: Loose connections between wires and the light fixture can cause flickering or burning out bulbs. Loose bulb: A bulb that's not screwed in tightly can limit the amount of power it receives, causing flickering or inconsistent lighting. Faulty switch: A faulty switch can prevent electricity from reaching the light, causing it to flicker. Overloaded circuit: If too many appliances are connected to one circuit, there might not be enough current for each light fixture, resulting in dim or no lighting. Tripped circuit breaker: A tripped circuit breaker can cause a faulty switch circuit. Damaged wiring: Damaged wires can prevent lights from working properly. It is suggested to have a qualified specialist further evaluate and make corrections as needed.

• Location: Finished basement

Electrical Lighting, Fan(s) & Fixtures Inspector's Remarks

• Switches to primary bedroom fan/ light improperly wired, 2 switches have to be for fixture to operate, suggest corrections.

Electrical Switches & Receptacles

• Receptacle Not Functional. It is suggested to have a qualified specialist make corrections as needed.

• Location: Left exterior at deck,

Electrical GFCI

• Functional

• GFCI's Not Installed At Kitchen Countertop(s). In kitchens, all outlets that serve countertop surfaces should be equipped with GFCI outlet protection. That would include any outlets on walls, behind wet areas (sinks, etc.) that have features such as countertop breakfast bars (open counter surfaces above sinks used to sit at on the opposite side). It is suggested to have a qualified specialist make corrections as needed.

• Location: Left of range, breakfast bar

Smoke Detectors Inspector' Remarks

• Suggest upgrading units over ten years old. Suggest one in every room except kitchens and bathrooms.

INTERIOR

Interior Door(s)
• Functional

Interior Door(s) Inspector's Remarks

• Closet bypass doors need adjustments throughout, off track, dragging on floor, missing floor guides.

Interior Wall Material
• Drywall
• Paneling
• Satisfactory

Ceiling Material
• Drywall
• Suspended Panels
• Popcorn. Apopcorn ceiling, also known as astipple ceilingoracoustic ceiling, is a ceilingwith one of a variety of spray-on or paint-on treatments. The bumpy surface is created by tiny particles of vermiculiteor polystyrene,which gives the ceiling sound-deadening properties. Mixtures are available in fine, medium, and coarse grades.
• Satisfactory

Ceiling Material Inspector's Remarks

• Some suspended ceiling tiles missing or damaged, suggest corrections

Interior Floors
• Carpet
• Laminate and/or Vinyl. When it comes to flooring, it’s easy to confuse laminate and vinyl. They’re both great look-alike alternatives to more expensive materials such as hardwood, tile and stone—but they’re not interchangeable. While vinyl is composed of sheets of plastic (ie: acrylic, PVC, and other synthetic polymers) pressed together, laminate is made up of multiple layers that include a particleboard center, a high-resolution image, and a clear, protective top sheet.
• Satisfactory

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

- Functional

LAUNDRY

Location
• First Floor

Supply Pipe(s) Inspector's Remarks
• Suggest upgrading from rubber hoses

120 Volt Outlet
• Functional

240 Volt Outlet
• Functional

240 Volt Outlet Inspector's Remarks

• Missing clamp on chord at back of dryer, suggest install to protect from vibration.

Dryer Exhaust Duct
• Damaged Exterior Exhaust Vent Cover. It is suggested to have a qualified specialist make corrections as needed.
• Location: Dented and holding flap open
• Dryer Vent Appears To Have Debris In It. It is suggested to have a qualified specialist make corrections as needed.

Laundry Utility Sink Inspector's Remarks

• Dry staining on cabinet under sink

KITCHEN

Location

Counter(s)
• Laminate
• Satisfactory

Counter(s) Other
• Wood edge

Cabinets
• Satisfactory
• Cabinets Show Signs Of Normal Wear & Tear. Normal wear and tear is the expected decline in the condition of a property due to normal everyday use. It is deterioration that occurs in the course of living in a property. It is not caused by abuse or neglect.
• Moisture Damage Observed Inside Cabinet Below Kitchen Sink. It is suggested to have a qualified specialist further evaluate and make corrections as needed.

Range Energy Source
• Electricity

Range General Condition
• Functional

Fan-Ventilation
• Functional
• Filter Dirty. It is suggested to have a qualified specialist make corrections as needed.

BATHROOM

Location
• En suite

Counter and Cabinets
• Satisfactory

Bathtub
• Bathtub Damage Observed. It is suggested to have a qualified specialist make corrections as needed.
• Location: Enamel coating in tub, causing steel to rust

• Drain Stopper Missing. It is suggested to have a qualified specialist make corrections as needed.

Bathroom Electrical
• Functional

Ventilation
• Functional

HVAC Distribution
• Functional

BATHROOM

Location
• First Floor hallway

Counter and Cabinets
• Satisfactory

Bathroom Electrical
• Functional

Ventilation
• Functional

HVAC Distribution
• Functional