Confidential Inspection Report

Residential Property Inspection|PA Report

PREPARED EXCLUSIVELY FOR

Renee Weaver

LOCATED AT:
4107 Trowbridge Road, York, PA 17402

INSPECTED ON:
6/25/2026 02:00:00 PM

Inspected and Prepared By: Alex Murog, Cert./License # 16022706

2575 Eastern Blvd. Suite 210, York, PA 17402

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REPORT NAVIGATION

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PENNSYLVANIA INSPECTOR COMPLIANCE STATEMENT

Client(s):

Propert Inspected: 4107 Trowbridge Road, York, PA 17402

INSPECTOR ACKNOWLEDGEMENT

I, Alex Murog, 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: Alex Murog Date: 06/25/2026

NACHI Memb or ID #: Cert./License # 16022706

Inspection Company: HOMECHEK®

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

Inspector Phone: (717) 764-1920

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STATEMENT OF LIMITATIONS

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

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

GROUNDS

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

EXTERIOR

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

ROOF

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

STRUCTURAL

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

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

PLUMBING

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior/ exterior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and location of main water supply shutoff device. The building inspector shall operate all plumbing faucets and fixtures, all exterior faucets attached to the house, except where the faucet is connected to an appliance such as a boiler drain. The building inspector is not required to: State the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: water conditioning systems; fire and lawn sprinkler systems; On-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; Swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

HVAC

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

ELECTRICAL

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, main panels and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all accessible receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors. The building inspector shall describe: service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central alarm system. The building inspector is not

required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, built-in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system. Whole house generators are not part of the building inspection and will not be inspected and/or tested. It is suggested to contact the current occupant(s) to provide you with any information they might have regarding the whole house generator.

INTERIOR

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

VEHICLE STORAGE

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

LAUNDRY

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

KITCHEN

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

BATHROOM

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

GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

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

Satisfactory

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

Qualified Specialist

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

Significant Findings Page

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

Limitations

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

Further Evaluation

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

Make Corrections As Needed

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

Maintenance

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

Monitor

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

Upgrade

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

PROPERTY INFORMATION

Start Time	06/25/2026 1:30PM
End Time	06/25/2026 5:00PM
Present For Inspection Other	No meet
Air Temperature (Degrees F)	83
Weather Conditions	Sunshine
Ground Conditions	Dry
Structure Type/Structure Inspected	Single Family
Structure Style	Split-Level
Year Built	1966
Structure Age	60
Occupancy	Vacant
Utilities Water	On
Utilities Electric	On
Utilities Natural Gas	On

SUMMARY OF SIGNIFICANT FINDINGS

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

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

Location: Throughout

Notes : Also exposed nail heads and a damaged shingle






RECOMMENDATION:

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

Vertical Surface Flashing

Loose Flashing Observed

Location: Left chimney

Notes : Also deteriorated sealant

RECOMMENDATION:

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

STRUCTURE

Columns

Improper Columns

Wood columns should be protected from moisture/ decay and not less than 4 x 4 inches in nominal size. Permanent steel support columns are to be 3 inch in diameter, schedule 40 pipe manufactured in accordance with ASTMA A 53 Grade B or approved equivalent. Steel columns are to be coated inside and out with a rust inhibiting coating. Steel floor jacks/ splits jack columns are acceptable only if used as additional or temporary support as rated.

Location: Basement

Notes : Appears to be a W8 steel girder. Girder span requires a non-split column of custom size or jack style one piece.

RECOMMENDATION:

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

PLUMBING

Domestic Hot Water (DHW)

DHW Valves

Tempering Valve Not Installed On Tankless Coil Combined w/Hydronic Heating System

Hydronic heating systems typically heat water to 180 to 200 degrees. In turn, the potable hot water coming out of the tankless coil combined with the boiler is going to be 180 to 200 degrees. A tempering valve mixes some of the incoming domestic cold water with the hot water to bring it down to a suggested 120 degrees or lower to suite the individual. It is to have a qualfied specialist make corrections as needed.

Location: Boiler

RECOMMENDATION:

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

HEATING

General Conditions

Heating System Appears Due For Cleaning and Servicing

The heating system appears due for routine cleaning and servicing. Regular maintenance may help improve system performance, efficiency, reliability, and identify potential concerns before they become more significant.

RECOMMENDATION:

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

Controls & Regulators

Pressure Relief Overflow Pipe Missing

Hydronic heating systems should have a pressure relief valve discharge (overflow) pipe installed. The discharge pipe helps direct hot water released by the pressure relief valve to a safer location and commonly extends to within approximately 6 inches of the floor.

Location: Boiler

RECOMMENDATION:

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

Service Switch Inspector's Remarks

Improper use of wiring. Permanent wiring used with a plug end. Suggest qualified specialist evaluate and install proper Permanent wiring with a proper service switch per standard.

Location: Boiler

RECOMMENDATION:

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

Distribution

Hydronic Zone Valve Not Functional

The hydronic zone valve did not appear to function properly at the time of inspection. Zone valves regulate the flow of water or steam through separate heating zones to improve efficiency and occupant comfort.

Location: Boiler

Notes : Major corrosion and valve stuck fast. Replacement needed. White-Rodgers zone valve.

RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Inspector's Remarks

Suggest qualified specialist evaluate and service boiler system.

Location: Boiler

ELECTRICAL

Service Drop or Service Lateral

Location: Right side

Exposed Service Drop Connectors

Location: Service drop

RECOMMENDATION:

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

Electrical Service Main Panel

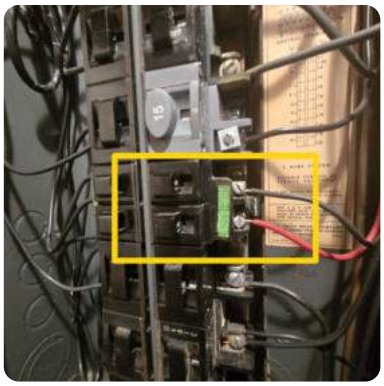
Circuit Breaker & Wiring Condition

Multi Wire Branch Circuits (MWBC) Connected To Single Pole Breakers

A MWBC is two or more circuits that is served by a a set of hot wires connected to different phases (all with the same voltage between them) and a common neutral wire (all of the hots also have the same voltage with respect to the neutral). This arrangement saves on wire costs and can also reduce raceway fill. The NEC in paragraph 210.4 (b) requires a means to disconnect all of the hot wires simultaneously. Typically this would be a single multi-pole circuit breaker. The simultaneous disconnect requirement serves to protect against the possibility that someone working on the circuit wouldn't notice that it was a MWBC and would disconnect the neutral while another wire in the circuit was energized.

Location: Main panel

Notes : Also connected to a tandem breaker. This is a fire hazard.



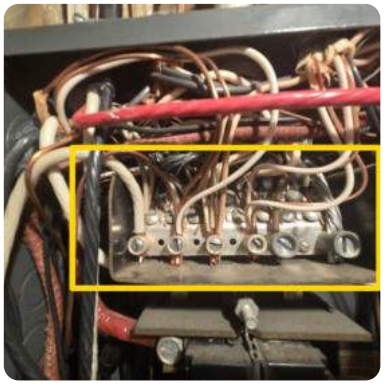
RECOMMENDATION:

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

Multiple Ground and/or Neutral Wires Under Same Lug/Set-Screw

Each neutral (white) & ground connector wire should be secured separately under its own lug/set-screw terminal in an electric panel.

Location: Main panel



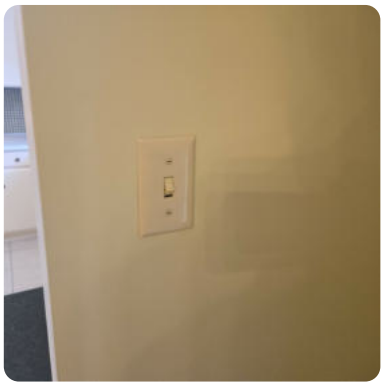
RECOMMENDATION:

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

Switches & Receptacles

3-Way Switch Improperly Wired

Location: Dining room



RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Smoke Detectors

Smoke Detectors Not Installed At Every Floor Level

Smoke detectors were not present on every floor level of the home. Modern safety standards recommend installation on each level and near sleeping areas.

RECOMMENDATION:

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

Carbon Monoxide (CO) Detectors

Carbon Monoxide (CO) Detectors Not Installed

The NFPA recommends that you install a carbon monoxide (CO) alarm, like smoke alarms, on every level of your home, inside every bedroom, and outside each sleeping area. Make sure carbon monoxide detectors are also installed near attached garages in case a car is left running, and anywhere else the manufacturer recommends.

RECOMMENDATION:

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

LAUNDRY

Gas Piping

Open Gas Pipe – Missing Cap/Plug

An open gas line was observed without a proper cap or plug. Open gas piping may allow gas to escape, creating a potential hazard. The open gas line should be properly capped or sealed.

Location: Laundry

Notes : Gas valve off. Appliance connector cut. Suggest qualified specialist properly cap gas line if not in use.

RECOMMENDATION:

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

KITCHEN

Dishwasher Inspector's Remarks

Not functional. Standing water inside unit. Suggest qualified specialist evaluate and make corrections

Location: Kitchen

RECOMMENDATION:

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

Switches & Receptacles

GFCI Protection Not Present

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

Location: Kitchen

BATHROOM

Sink

Low Water Volume Observed

Low water flow can be caused by a partially closed main shutoff valve, a small (1/2 inch) supply main, galvanized pipes with heavy corrosion inside, etc.

Location: Sinks. Hot water

RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Shower

Low Water Volume Observed

Low water flow can be caused by a partially closed main shutoff valve, a small (1/2 inch) supply main, galvanized pipes with heavy corrosion inside, etc.

Location: 2nd floor shower

RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Bathtub

Bathtub Faucet Handle(s) Leakage Observed

Location: 2nd floor bathroom

RECOMMENDATION:

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

Switches & Receptacles

GFCI Protection Not Present

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

Location: 2nd floor bathroom

BATHROOM #2

Switches & Receptacles

GFCI Protection Not Present

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

Location: Lower main level bathroom

Inspectors Signature: Alex Murog Date: 06/25/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

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

GROUNDS

Driveway

Satisfactory

Type : Asphalt

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

Walkway

Satisfactory

Type : Concrete

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

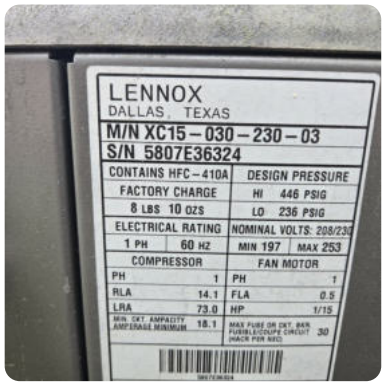
Grading and Landscape

Satisfactory

- **Minor Slope**

Outdoor Structure Location

Front



Outdoor Structure Type

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

Type : Concrete

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

Porch-Concrete General Conditions

Satisfactory

Porch Cover

Satisfactory

OUTDOOR STUCTURE #2

Outdoor Structure Location

Rear

Outdoor Structure Type

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

Type : Wood Structure With PVC (polymer) Decking

The structure features wood framing with a cellular PVC decking surface. Cellular PVC decking is composed of 100% PVC (no wood fillers), making it low-maintenance and resistant to moisture, decay, and insect damage.

Deck-Cellular Composite (PVC) General Conditions

Satisfactory

Visual Access Only Underneath Deck

The inspection under the deck/porch was limited to a visual inspection due to limited access.

Deck Guardrail

Satisfactory

Exterior Stairway(s)

Location: Front

Type : 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.

Exterior Stairway(s) #2

Location: Front porch

Type : 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.

Exterior Stairway(s) #3

Satisfactory

Type : Cellular Composite (PVC)

PVC decking requires no painting, staining or resealing. It is fade-resistant and gives the aura of wood. It is important to note that PVC decking is constructed in tandem with wood structural materials.

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.

Location: Front

RECOMMENDATION

This condition presents a potential safety concern and should be addressed by a qualified specialist.

Exterior Stairway Handrail(s) #2

Location: Front at porch

Handrail(s) Not Required

Handrails may not be required for interior stairs under OSHA rules if they have three or fewer risers, but local building codes or other regulations may still require them.

RECOMMENDATION

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

Exterior Stairway Handrail(s) #3

Satisfactory

Location: Rear

EXTERIOR

Wall Coverings Type

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.

Type : Brick

Bricks can come in a variety of shapes, sizes, materials and finishes. Some bricks in older buildings are both visible siding and part of the structure. Some bricks in newer buildings are a siding over the structure of the building. There are even veneer bricks used over building structures; a thinner style that come as individual or as part of panels that interlock during install to create a finished wall. Regular maintenance and inspection suggested monitoring the mortar joints, any cracking or loose bricks.

Wall Coverings Vinyl

Satisfactory

Wall Coverings Brick

Satisfactory

Wall Coverings Inspector's Remarks

General exterior images




Eaves, Soffits & Fascia

Satisfactory

Foundation Exterior Perimeter

Satisfactory

Main Entry Door

Satisfactory

Exterior Door(s)

Satisfactory

Exterior Windows

Satisfactory

Switches & Receptacles (Electrical)

Functional

Exterior Light Fixture(s)

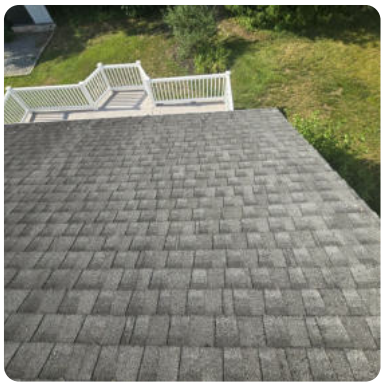
Satisfactory

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

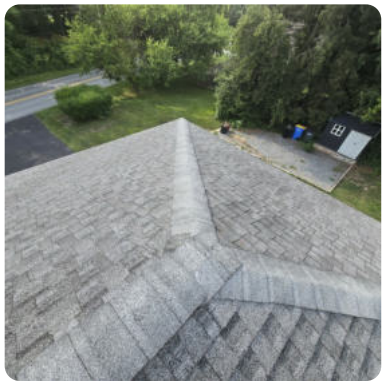
ROOF

Roof Location

Main throughout






Inspection Method

- **Walked The Roof**

Roof Style

Type : 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.

Type : Hip/Hip-Roof/Hipped

A hip roof is a common roof structure where all sides slope downwards from the ridge to the walls. There are no gable end walls or other vertical sides. There are many designs of roof that take their cues from a hip roof such as a Dutch Roof, Half Hipped, or a Pyramid Hip.

Roof Materials

Type : Asphalt Composition Shingles

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

 # Of Roof Material Layers

1

Asphalt Composition Shingles

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

Location: Throughout

Notes : Also exposed nail heads and a damaged shingle







RECOMMENDATION

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

Roof Inspector's Remarks

Deicing tape observed. Not tested. Exposed nail heads.

Flashing Types

Type : 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.

Type : Vertical Surface Flashing

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

Type : Drip Edge Flashing

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

Penetration Flashing

Satisfactory

Vertical Surface Flashing

Loose Flashing Observed

Location: Left chimney

Notes : Also deteriorated sealant

RECOMMENDATION

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

Drip Edge Flashing

Satisfactory

Gutters & Downspouts

Satisfactory

ATTIC

Attic Location

Main

Attic Access Location

- **Hallway Closet Ceiling**
- **Top Of Stairs**

How Attic Was Inspected

Type : Entered & Traversed Accessible Areas

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

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

Satisfactory

Type : Rafters

Roof rafters aresloped beams that form the skeletal structure of a roof, supporting the roof deck and transferring loads to the walls, and are typically installed at an angle from the ridge to the eaves.Typical roof rafters are often cut from2x8, 2x10, or 2x12 lumber, with 2x10s being common for standard roof structures, and spacing between rafters typically ranges from 12 to 24 inches, with 16 inches being the standard.

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)

Satisfactory

Type : Attic Floor Joists

In a two-story home, these are thejoists that support the attic floor are the same as the ceiling joists of the room below.An actual floor joist is only used on a two story structure and homes that have pier and beam foundations.

Roof Vent Types

Type : 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.

Type : 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.

Type : Gable Vents

A gable vent isa vent that's installed in the gable of a house to allow air to flow in and out of the attic.Gable vents help regulate temperature, prevent mold growth, and extend the life of your roof.

Missing Vent Screen(s) Observed

Location: Gable vents

RECOMMENDATION

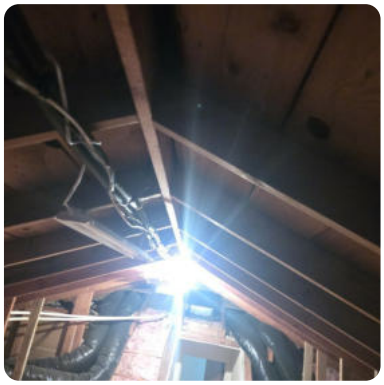
Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Attic Ventilation

Satisfactory

Attic General Conditions

Satisfactory











Attic Insulation Type

Satisfactory

Type : Fiberglass

Fiberglass insulation is made of meltedglass fibers. Fiberglass insulation is ypically a lighter, fluffy material, often pink or white in color.

Attic Insulation Installation Method

Type : Batt

These are pre-cut sections of insulation that are usually fiberglass, although cellulose, mineral wool, natural fibers and plastic versions are also available. Best for unfinished walls, floors and ceilings.

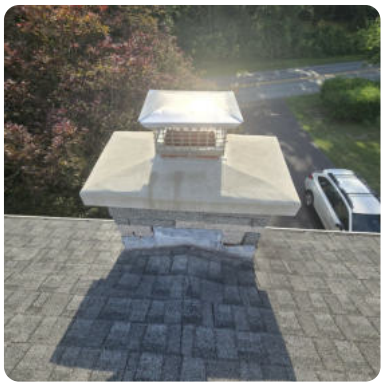
Attic Insulation Depth (In Inches)

Type : 5-8

CHIMNEY

Chimney Location

Left side



Inspection Method

• Inspected From The Roof

Chimney Type

Type : Brick Veneer

A brick veneer chimney isa chimney where a layer of brick (or brick-like material) is applied to the outside of a structure, rather than being an integral part of the chimney's structural support. Generally, the structure of a brick veneer chimney is concrete block.

Flue Type & Condition

Satisfactory

Type : Clay

A clay flue liner isa conduitmade of clay that runs through the inside of a chimney to remove smoke, gas, and moisture from a fireplace or gas appliance.Clay flue liners can also protect the chimney from heat and corrosion.

Brick Veneer

Satisfactory

CHIMNEY #2

Chimney Location

Left side

Inspection Method

• Inspected From The Roof

Chimney Type

Type : Brick Veneer

A brick veneer chimney isa chimney where a layer of brick (or brick-like material) is applied to the outside of a structure, rather than being an integral part of the chimney's structural support. Generally, the structure of a brick veneer chimney is concrete block.

Flue Type & Condition

Satisfactory

Type : Clay

A clay flue liner isa conduitmade of clay that runs through the inside of a chimney to remove smoke, gas, and moisture from a fireplace or gas appliance.Clay flue liners can also protect the chimney from heat and corrosion.

Type : Inspection of the chimney flue was limited and could not be fully completed due to conditions such as height, roof configuration, roof slope/pitch, and/or weather.

It is suggested to have a qualified specialist further evaluate.

Chimney Cap Not Installed

A chimney cap was not installed at the top of the flue. Chimney caps help prevent water intrusion, animal entry, and debris accumulation within the chimney system. Recommend installation of a properly fitted chimney cap, preferably equipped with a spark arrestor.

Brick Veneer

Satisfactory

Deteriorated Mortar

Deteriorated mortar was observed at the chimney. Open or deteriorated mortar joints can allow water entry and accelerate masonry deterioration.

Location: Mortar cap

STRUCTURE

Foundation Types

- **Utility Basement**
- **Slab On Grade**

UTILITY BASEMENT

Inspection Method

- **Entered Area**

Foundation Material

Satisfactory

Type : Concrete Blocks (CMUs)

Individual concrete masonry units (CMUs) are laid and mortared together to form the wall.

Efflorescence on Walls Observed

Efflorescence is a result of water carrying dissolved salts to the surface of the wall and evaporating, leaving the crystalline salts on the surface. Generally there is no cause for concern with efflorescence and it can be cleaned with various products sold by home improvement entities. It is also suggested to insure that moisture is routed away from the structure as much as possible to help reduce efflorescence.

Location: Rear

RECOMMENDATION

Routine maintenance is recommended.

Foundation Material Inspector's Remarks

Unable to fully view

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

Satisfactory

Type : Wood Frame

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

Type : Solid Brick

A solid brick frame exterior wall isa structural wall that is made entirely of multiple layers (wythes) of bricks and mortar, with no internal frame or void, to act as the primary load-bearing and stabilizing support for the entire building.This differs from brick"veneer" or cladding, which is a non-structural outer layer of brick applied to a conventional wall frame made of wood or steel.

Floor Joists

Satisfactory

Type : Dimensional Lumber

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

Beams

Satisfactory

Type : Steel Girder

A steel girder isa large, load-bearing horizontal beam, often made from rolled steel or welded steel plates, that serves as a primary support structure in buildings to carry significant vertical loads over a span.Key types include I-beams (or H-beams).

Columns

Type : Floor Jacks/Split Jacks

These are columns rated for temporary use or for additional support, not for use as a permanent main support. They are designed in multiple pieces that slip together and locked at set heights by steel pins. There is an adjustable screw end to fine tune heights. If this type of column is installed as additional support, suggest monitoring for any movement or degradation of the column and correct/ replace as necessary. This type of column is not to be installed as a permanent main support.

Improper Columns

Wood columns should be protected from moisture/ decay and not less than 4 x 4 inches in nominal size. Permanent steel support columns are to be 3 inch in diameter, schedule 40 pipe manufactured in accordance with ASTMA A 53 Grade B or approved equivalent. Steel columns are to be coated inside and out with a rust inhibiting coating. Steel floor jacks/ splits jack columns are acceptable only if used as additional or temporary support as rated.

Location: Basement

Notes : Appears to be a W8 steel girder. Girder span requires a non-split column of custom size or jack style one piece.

RECOMMENDATION

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

Subfloor (Floor Sheathing) Above The Joists

The Subfloor (Floor Sheathing) Was Not Visible For Inspection

Due to the presence of insulation, a fixed ceiling, and/or a suspended ceiling, the subfloor was not inspected.

Location: Finished ceiling areas

Floor

Moisture Stains Dry

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. It is suggested to check with the current occupant(s) as to any knowledge of past and/or present moisture in the structure. It is also suggested to have a qualified specialist further evaluate and make any corrections needed.

Location: Rear

Notes : Suggest consulting with seller regarding any knowledge of prior water infiltration

RECOMMENDATION

Monitor this condition and address if changes occur.

Stairway

Satisfactory

Stairway Handrail(s)

Satisfactory

SLAB ON GRADE

Location

Ground level and garage

Slab Foundation Types

Satisfactory

Type : Slab-On-Grade

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

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

Satisfactory

Type : Wood Frame

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

Type : Solid Brick

A solid brick frame exterior wall isa structural wall that is made entirely of multiple layers (wythes) of bricks and mortar, with no internal frame or void, to act as the primary load-bearing and stabilizing support for the entire building.This differs from brick"veneer" or cladding, which is a non-structural outer layer of brick applied to a conventional wall frame made of wood or steel.

Floor

Satisfactory

PLUMBING

Water Supply Source

• Public

Sewage Disposal Source

• Public

Water Meter

Functional

Main Water Supply Pipe & Shut Off Valve

Satisfactory

Type : 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.

The Property Was Vacant At The Time Of Inspection

The Inspector will be operating plumbing related items during the course of the building inspection. It is important to note that the property was vacant at the time of the inspection and future water usage and plumbing usage will increase upon your living in the property. Due to the property being vacant it is possible that plumbing pipe leaks, sewer pipe blockages, waste & drain pipe leaks, and/or other plumbing related issues might occur with increased usage.

RECOMMENDATION

Monitor this condition and address if changes occur.

Main Water Supply Pipe & Shut Off Valve Inspector's Remarks

Copper water supply pipe enter structure through masonry wall without visible protective sleeve. Possibility of future corrosion and leakage. Suggest monitoring over time or suggest qualified specialist evaluate and make corrections

Water Supply Piping

Satisfactory

Type : 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.

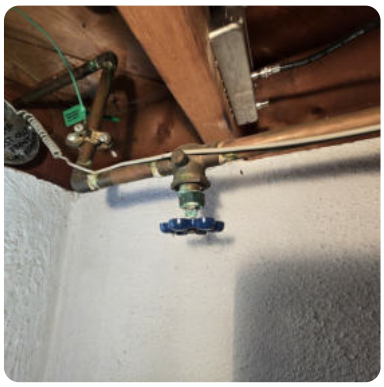
• Inspection Limitations: Portions of the water supply were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Hose Bib/Sillcock

Functional

Hose Bib/Sillcock Inspector's Remarks

Exterior hose bib not frost proof type. Suggest winterizing prior to freezing weather. Interior shutoff valve corrosion observed. Not tested. Suggest qualified specialist evaluate and make correction



DWV (Drain-Waste-Vent) Piping

Satisfactory

Type : Cast Iron

Cast Iron was used through history to transport water, gas, and sewage from the 17th to the 21stcenturies, many of which are still in functional condition today. Cast iron is still used to this day on manysewage installs in residential and commercial properties where specified by designers and engineers.These systems are distinguished by their tell-tale leaded joints, where new installs use rubber and metalclamping joints. Exterior surface rusting is not harmful. Rusting from the inside out should be monitored.

Type : 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.

Type : Copper

From the 1960's thought the early 1970's copper piping was installed in houses for waste and vent pipe systems. Copper piping is distinguished by its dark brown color and soldered fittings. Copper waste systems are durable and have smooth interior surfaces.

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

Unable to Fully View Vent Pipes

Some of the vent pipes were inaccessible for inspection and therefore not inspected.

Energy Source

Type : Electricity

Electricity is considered analternative fuelunder the Energy Policy Act of 1992. Electricity can be produced from a variety of energy sources, including natural gas, coal, nuclear energy, wind energy, hydropower, as well as solar energy and stored as hydrogen or in batteries. The energy source, electricity, is not an electrical inspection. It merely describes the energy source itself.

Type : NG (Natural Gas)

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

Electricity

Satisfactory

NG (Natural Gas)

Satisfactory

Domestic Hot Water (DHW)

DHW (Domestic Hot Water) Location

Basement

DHW Type

Type : Combination Boiler

Combination, or Combi, boilersprovide high efficiency space heating and domestic hot water(DHW) in a compact footprint that is easy to install and maintain. ... Heated boiler water, supplied from the fire tube heat exchanger, prioritizes heating the domestic water to the desired temperature.

DHW Valves

Tempering Valve Not Installed On Tankless Coil Combined w/Hydronic Heating System

Hydronic heating systems typically heat water to 180 to 200 degrees. In turn, the potable hot water coming out of the tankless coil combined with the boiler is going to be 180 to 200 degrees. A tempering valve mixes some of the incoming domestic cold water with the hot water to bring it down to a suggested 120 degrees or lower to suite the individual. It is to have a qualfied specialist make corrections as needed.

Location: Boiler

RECOMMENDATION

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

HEATING

Unit Location

Basement

Heating Type

Type : Hydronic (Hot Water Boiler)

A hydronic heating system uses a boiler to heat water and distribute it throughout the structure to radiators, baseboard convectors, radiant floor tubing, or other heating units. Boilers can be fueled by natural gas, propane, oil, wood, or other approved fuel sources. The boiler heats the water, which is then circulated through supply piping to the heating units and returned to the boiler for reheating. Older hydronic systems relied on gravity circulation, while most modern systems use one or more circulating pumps to move heated water through the system. Larger systems can utilize multiple heating zones controlled by pumps or zone valves, allowing different areas of the structure to be heated independently.

Hydronic systems are typically equipped with automatic controls, safety devices, and expansion components designed to maintain proper operating pressure and temperature.

HYDRONIC

Energy Source

- **Natural Gas**

System Brand

Type : Weil-Mclain

Model # and/or Serial #

Thermostat

Functional

General Conditions

Heating System Appears Due For Cleaning and Servicing

The heating system appears due for routine cleaning and servicing. Regular maintenance may help improve system performance, efficiency, reliability, and identify potential concerns before they become more significant.

RECOMMENDATION

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

Rust and Corrosion Observed On The Heating Unit

Surface rust and corrosion was observed on portions of the heating system at the time of inspection. No significant operational concerns associated with this condition were observed during the inspection

RECOMMENDATION

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

Controls & Regulators

Pressure Relief Overflow Pipe Missing

Hydronic heating systems should have a pressure relief valve discharge (overflow) pipe installed. The discharge pipe helps direct hot water released by the pressure relief valve to a safer location and commonly extends to within approximately 6 inches of the floor.

Location: Boiler

RECOMMENDATION

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

Service Switch Inspector's Remarks

Improper use of wiring. Permanent wiring used with a plug end. Suggest qualified specialist evaluate and install proper Permanent wiring with a proper service switch per standard.

Location: Boiler

RECOMMENDATION

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

Burners

Heat Exchanger Not Fully Inspected

The heat exchanger could not be fully inspected. Heat exchangers in boilers and furnaces are often largely concealed, and complete inspection frequently requires partial system disassembly beyond the scope of a visual home inspection.

Rust Flakes & Debris Observed in Burn Chamber

Rust flakes and debris were observed within the combustion chamber/burner area. Accumulated corrosion products and debris may interfere with proper burner operation and could indicate moisture intrusion, prolonged deterioration, or combustion-related concerns.

RECOMMENDATION

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

Venting

Satisfactory

Metal Vent Stack

Satisfactory

Combustion Air

Satisfactory

Expansion Tank

Satisfactory

Distribution

Hydronic Zone Valve Not Functional

The hydronic zone valve did not appear to function properly at the time of inspection. Zone valves regulate the flow of water or steam through separate heating zones to improve efficiency and occupant comfort.

Location: Boiler

Notes : Major corrosion and valve stuck fast. Replacement needed. White-Rodgers zone valve.

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Inspector's Remarks

Suggest qualified specialist evaluate and service boiler system.

Location: Boiler

COOLING

Cooling Unit Location

Outside and attic

Cooling Type

Type : Central Air Conditioning (Central A/C)

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

CENTRAL A/C

System Brand

Type : Lennox

Thermostat

Functional

(Indoor Unit) Model # and/or Serial #

General Conditions

Functional

Air Handler (Indoor) Unit

Functional

Location: Attic

Air Filter

Dirty Air Filter Observed

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

Location: 2nd floor hallway

RECOMMENDATION

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

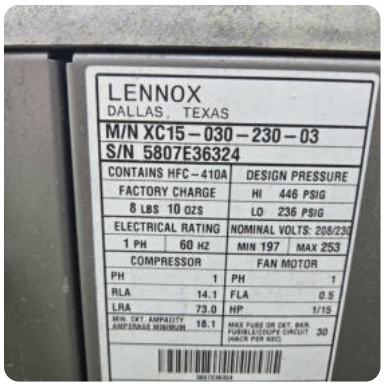
Air Filter Size Other

14x30x1

Condensate System

Satisfactory

Condenser (Outdoor) Unit # and/or Serial #



Condenser (Outdoor) Unit

Functional

Condenser (Outdoor) Unit Service Switch

Functional

Refrigerant Line

Satisfactory

Distribution

Satisfactory

Delta T (Delta T is the difference between two temperatures)

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

23

Delta T Analysis

Type : Standard (between 15-23° F)

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

ELECTRICAL

Service Entrance

Type : Overhead

There are two types of overhead service drops, mast, and clevis. The term mast refers to the conduit and weather head that extend upward from the roof. The service drop is attached to the mast at the mast knob. A clevis service drop has fasteners that secure the power lines (or triplex cable) to the side of the residence. The term clevis refers to the connectors that fasten the conductors to the building. Note that the weather head and conduit are secured to the side of the residence below the roof line. This distinguishes the clevis service drop from the mast service drop.

Service Drop or Service Lateral

Location: Right side



Exposed Service Drop Connectors

Location: Service drop


RECOMMENDATION

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

Uninsulated Service Drop Connectors

RECOMMENDATION

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

Service Meter

Satisfactory

Service Amperage & Voltage

- 100 Amps
- 120/240 Volt Single-Phase

Main Panel Location

Basement

Brand/Model

- ITE/Siemens Bulldog Pushmatic

Type

- Circuit Breaker

Total Amps

Type : 100

Grounding

Satisfactory

Condition

Satisfactory

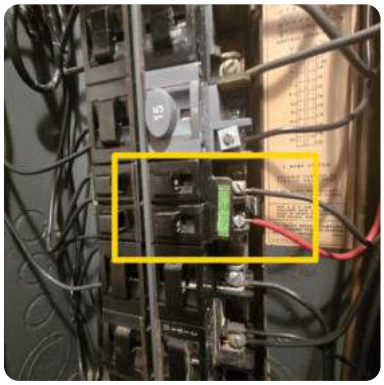
Circuit Breaker & Wiring Condition

Multi Wire Branch Circuits (MWBC) Connected To Single Pole Breakers

A MWBC is two or more circuits that is served by a a set of hot wires connected to different phases (all with the same voltage between them) and a common neutral wire (all of the hots also have the same voltage with respect to the neutral). This arrangement saves on wire costs and can also reduce raceway fill. The NEC in paragraph 210.4 (b) requires a means to disconnect all of the hot wires simultaneously. Typically this would be a single multi-pole circuit breaker. The simultaneous disconnect requirement serves to protect against the possibility that someone working on the circuit wouldn't notice that it was a MWBC and would disconnect the neutral while another wire in the circuit was energized.

Location: Main panel

Notes : Also connected to a tandem breaker. This is a fire hazard.



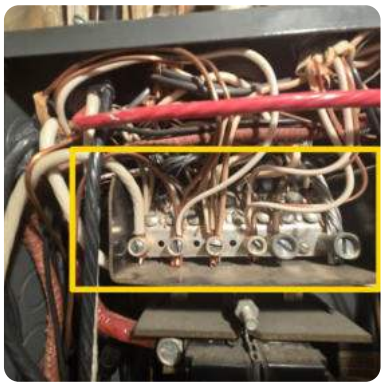
RECOMMENDATION

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

Multiple Ground and/or Neutral Wires Under Same Lug/Set-Screw

Each neutral (white) & ground connector wire should be secured separately under its own lug/set-screw terminal in an electric panel.

Location: Main panel



RECOMMENDATION

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

Subpanel Location

Basement

Brand/Model

• Square D

Type

• Circuit Breaker

Total Amps

Type : 60

Condition

Satisfactory

Grounding

Satisfactory

Circuit Breaker & Wiring Condition

Satisfactory

Wiring Type(s)

- Copper
- Multistrand Copper
- Multistrand AL

General Wiring (Visible) Condition

Satisfactory

Lighting, Fan(s) & Fixtures

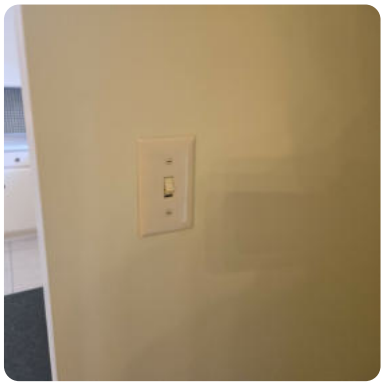
Functional

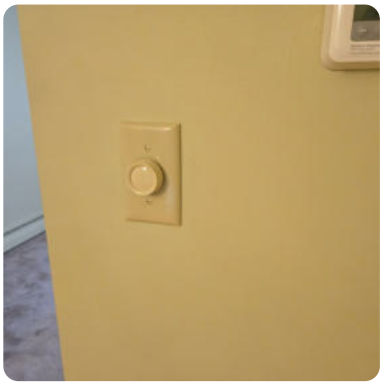
- Interior lighting, ceiling fans, and related fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, remote controls, smart controls,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

Switches & Receptacles

3-Way Switch Improperly Wired

Location: Dining room





RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

GFCI's Are Suggested To Be Installed In The Following Locations:

- **Outdoor Receptacles**
- **Garage and Accessory Building Receptacles**
- **Receptacles That Serve Kitchen Countertops**
- **Laundry Area Receptacles**
- **Receptacles That Are Located Within Six Feet Of The Outside Edge Of A Sink, Shower, or Bathub**



Smoke Detectors

Functional


Smoke Detectors Not Installed At Every Floor Level

Smoke detectors were not present on every floor level of the home. Modern safety standards recommend installation on each level and near sleeping areas.

RECOMMENDATION

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

Carbon Monoxide (CO) Detectors

Carbon Monoxide (CO) Detectors Not Installed

The NFPA recommends that you install a carbon monoxide (CO) alarm, like smoke alarms, on every level of your home, inside every bedroom, and outside each sleeping area. Make sure carbon monoxide detectors are also installed near attached garages in case a car is left running, and anywhere else the manufacturer recommends.

RECOMMENDATION

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

Carbon Monoxide (CO) Detector's Remarks

CO detector observed on basement window sill. Not attached to property. Not considered installed.

Carbon Monoxide (CO) Detector's Remarks

INTERIOR

Door(s)

Door(s) Rub and/or Stick

Door(s) that rub can often be repaired by applying candle wax over the edge that is sticking. For metal sliding doors apply a coating silicone aerosol to the tracks. If rubbing candle wax over them does not work - try physically removing the door and adjusting or planning it.

Location: 2nd floor hallway closet

RECOMMENDATION

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

Wall Material

Satisfactory

- **Drywall**
- **Skim Coat Plaster**

Prior Patching and/or Repair Observed

It is suggested to consult with the current occupant(s) as to their knowledge about the prior patching and/or repair made to the wall.

Location: 2nd floor bathroom

RECOMMENDATION

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

Wall(s) Damage Observed

Location: Living room

RECOMMENDATION

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

Ceiling Material

Satisfactory

- **Drywall**
- **Skim Coat Plaster**

Floors

Satisfactory

• 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.

• Hardwood: Solid wood flooring uses solid wood throughout the thickness of the plank. One benefit to solid wood flooring is that it can be sanded down and refinished. Solid wood floors can last from 30 to 100 years with appropriate care, depending on the type of wood.

• Tile

Windows

Type : Fixed Sash

Fixed sash windows do not operate. There function is to allow natural light into the structure. Fixed sash windows can be constructed out of aluminum, steel, wood or vinyl.

Type : Double Hung

Double hung windows allow for movement of both the lower and upper sashes.

Type : 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.

IGU (Insulated Glass Unit) Failure Observed

Although double-paned & triple-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. Sunlight heats the airspace between the panes and causes the gas there to heat up and expand, pressurizing the space between the panes. At night, the window cools and the space between the panes contracts. This motion acts like the bellows of a forge and is called thermal pumping. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal. Eventually, the seal will develop small fractures that will slowly grow in size, allowing increasing amounts of infiltration and exfiltration of air from the space between the panes.

Location: Front left bedroom

RECOMMENDATION

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

Stairway

Satisfactory

Stairway Handrail(s) & Guardrail(s)

Satisfactory

Fireplace Location

Family room

Types Of Fireplace Designs

Type : Open Hearth

The open-hearth fireplace is built directly into the wall or in middle of a room. This traditional fireplace design uses a flue and chimney for direct ventilation. Some options feature a fireplace mantel (shelving or beam) on top of the fireplace for decoration.

Facing Type & Condition

Satisfactory

- **Brick**

Mantel Condition

Satisfactory

Firebox Fuel Type

- **Wood**

Firebox Type & Condition

Satisfactory

Type : Masonry

A masonry firebox is built on-site using stone, bricks, refractory mortar, and blocks.

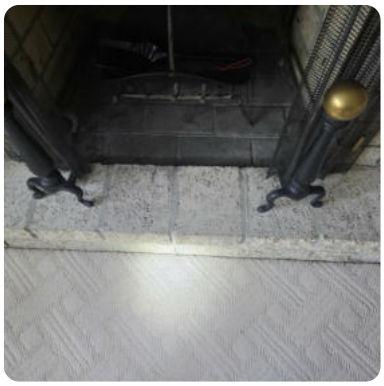
Firebox Damper

Functional

Hearth Condition

Hearth Extension W/Fireplace Opening Less Than 6 ft. Not Sized Properly

Hearth extensions shall extend as follows: (1) At least 16 in. in front of the facing material. (2) At least 8 in. beyond each side of the fireplace opening.



RECOMMENDATION

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

Fireplace Doors and/or Screens

Functional

VEHICLE STORAGE

Vehicle Storage Type

Type : Garage

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

Garage Location

- **Attached**

Dwelling-Garage Fire Separation

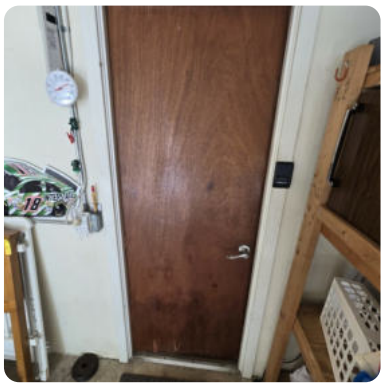
Satisfactory

Garage-To-Dwelling Entry Door

Improper Entry Door

Entry doors between a dwelling and a garage should be one of four types: Solid wood, a least 1-3/8" thick Solid or honeycomb-core steel, at least 1-3/8" thick Fiberglass 20-minute fire-rated

Notes : Hollow core door



RECOMMENDATION

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

Side/Rear Entry Door

Functional

Overhead Door(s) Type & General Condition

Functional

Type : Sectional

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

Overhead Door(s) Operators

Functional

Overhead Door(s) Safety Reverse System

Functional

Type : Automatic Reverse Mechanism Installed

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

Garage Floor

Satisfactory

Switches & Receptacles (Electrical)

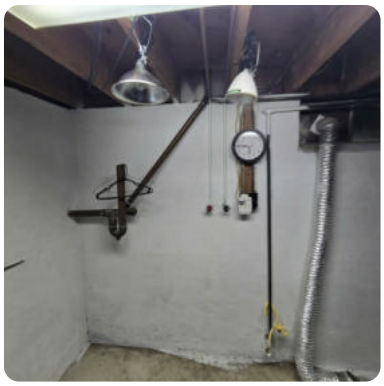
GFCI Protection Not Present

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

LAUNDRY

Location

Basement



Supply Pipe(s)

Satisfactory

Waste Pipe(s)

Laundry Waste Pipe Drainage Not Tested & Inspected

The waste pipe(s) could not be properly tested and inspected because there was not a washing machine present at the time of the inspection or do to the currant occupants belongings being inside the washing machine. It is important to note that your inspector does not test the laundry appliances for proper functionality as part of your inspection. Your inspector is only inspecting the waste piping for proper drainage and signs of leakage.

Switches & Receptacles (Electrical)

GFCI Protection Not Present

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

Switches & Receptacles (Electrical) Inspector's Remarks

3-prong dryer receptacle installed

Gas Piping

Open Gas Pipe – Missing Cap/Plug

An open gas line was observed without a proper cap or plug. Open gas piping may allow gas to escape, creating a potential hazard. The open gas line should be properly capped or sealed.

Location: Laundry

Notes : Gas valve off. Appliance connector cut. Suggest qualified specialist properly cap gas line if not in use.

RECOMMENDATION

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

Dryer Exhaust Duct

Dryer Vent Appears To Have Debris Accumulation

Debris or lint accumulation was observed within the dryer vent system. Excessive accumulation may restrict airflow and create a potential fire hazard.

RECOMMENDATION

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

KITCHEN

Location

1st floor

Counter(s)

Satisfactory

• Laminate

Cabinets

Satisfactory

Sink General Condition

Satisfactory

Sink Faucet

Functional

Sink Supply Pipes

Satisfactory

Sink Waste Pipes

Satisfactory

Garbage Disposal

Functional

Garbage Disposal Wiring

Satisfactory

Range Energy Source

Type : Electricity

Range General Condition

Functional

Fan-Ventilation

Functional

Dishwasher Inspector's Remarks

Not functional. Standing water inside unit. Suggest qualified specialist evaluate and make corrections

Location: Kitchen

RECOMMENDATION

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

Switches & Receptacles

GFCI Protection Not Present

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

Location: Kitchen

Light Fixture(s)

Satisfactory

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

BATHROOM

Location

2nd floor

Toilet

Functional

Sink

Low Water Volume Observed

Low water flow can be caused by a partially closed main shutoff valve, a small (1/2 inch) supply main, galvanized pipes with heavy corrosion inside, etc.

Location: Sinks. Hot water

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Counters and Cabinets

Satisfactory

Shower

Low Water Volume Observed

Low water flow can be caused by a partially closed main shutoff valve, a small (1/2 inch) supply main, galvanized pipes with heavy corrosion inside, etc.

Location: 2nd floor shower

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Bathtub

Bathtub Faucet Handle(s) Leakage Observed

Location: 2nd floor bathroom

RECOMMENDATION

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

Switches & Receptacles

GFCI Protection Not Present

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

Location: 2nd floor bathroom

Light Fixture(s)

Satisfactory

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

Mechanical Exhaust Vents

Functional

HVAC Distribution

Functional

BATHROOM #2

Location

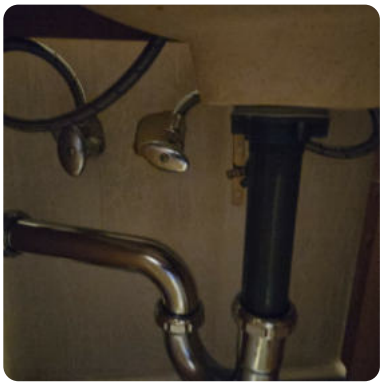
Lower main level

Toilet

Functional

Sink

Functional



Counters and Cabinets

Satisfactory

Switches & Receptacles

GFCI Protection Not Present

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

Location: Lower main level bathroom

Light Fixture(s)

Satisfactory

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

Mechanical Exhaust Vents

Lack Of Mechanical Ventilation Observed

Mechanical ventilation was not present where typically recommended or expected. Lack of ventilation may contribute to excessive moisture accumulation, condensation, and indoor air quality concerns.

HVAC Distribution

Functional