



VALUEGUARD INSPECTIONS

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<https://valueguardinspections.com>



RESIDENTIAL SAMPLE REPORT

1234 Main Street
Philadelphia, PA 19107

Buyer Name

04/15/2025 9:00AM



Inspector

Chase Millard

ASHI #232324 / PA700000

(215) 860-3150

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Agent

Agent Name

555-555-5555

agent@spectora.com

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Prepared for: ValueGuard Client

100 E Penn Square, Philadelphia, PA 19107

Date of inspection: 01/01/2025

SUMMARY



Prepared for: ValueGuard Client

100 E Penn Square, Philadelphia, PA 1

Date of inspection: 01/01/2025

- 🔧 2.1.1 Structure - Foundation: Foundation: Mortar Deterioration
- 🔧 2.2.1 Structure - Floor/Wall/Ceiling Structure: Joist: Altered
- 🔧 3.3.1 Roof - Roof Observations: Condition: Near End of Life
- 🔧 3.3.2 Roof - Roof Observations: Metal Roof Maintenance Needed
- 🔧 3.4.1 Roof - Flashings: Roof Cement Flashing(s)
- 🔧 3.6.1 Roof - Roof Drainage: Downspout: Damaged
- 🔧 3.6.2 Roof - Roof Drainage: Gutter: Damaged
- 🔧 5.2.1 Exterior - Masonry Exterior: Cracking And Pointing/Mortar
- 🔧 5.2.2 Exterior - Masonry Exterior: Lintel Corrosion
- 🔧 5.3.1 Exterior - Wood Siding: Damage/Rot
- 🔧 5.4.1 Exterior - Trim/Soffit/Fascia/Eaves: Trim: Damage
- 🔧 5.4.2 Exterior - Trim/Soffit/Fascia/Eaves: Eaves: Peeling/Damaged Paint
- ⚠️ 5.5.1 Exterior - Exterior Electrical: GFCI: Absent
- 🔧 5.7.1 Exterior - Hose Bib(s): Hose Bib: Seal To Wall
- 🔧 5.8.1 Exterior - Grading: Grade: Negative
- 🔧 5.8.2 Exterior - Grading: Grade: Mulch Excessive
- 🔧 5.9.1 Exterior - Exterior Window(s): Frame: Damage/Rot
- 🔧 5.9.2 Exterior - Exterior Window(s): Caulking: Damaged
- 🔧 5.9.3 Exterior - Exterior Window(s): Debris In Window Well(s)
- 🔧 5.10.1 Exterior - Exterior Door(s): Door: Damage/Rot
- 🔧 5.10.2 Exterior - Exterior Door(s): Frame: Rot/Damage
- 🔧 5.10.3 Exterior - Exterior Door(s): Caulking: Absent
- 🔧 5.10.4 Exterior - Exterior Door(s): Caulking: Damaged
- 🔧 5.11.1 Exterior - Exterior Stairs: Stairs: Damaged Masonry
- ⚠️ 5.11.2 Exterior - Exterior Stairs: Stairwell Cover - Deteriorated
- ⚠️ 5.12.1 Exterior - Handrail(s)/Guardrail(s): Handrail(s): Absent
- 🔧 5.13.1 Exterior - WDI/Pest: Carpenter Ant Activity/Damage (WDI Inspection NOT Performed)

- 🔧 6.2.1 Landscaping/Hardscaping - Walkway: Walkway: Settlement
- 🔧 6.3.1 Landscaping/Hardscaping - Driveway: Driveway: Cracking
- 🔧 6.4.1 Landscaping/Hardscaping - Patio: Patio: Cracking
- 🔧 6.4.2 Landscaping/Hardscaping - Patio: Patio: Masonry Damage
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- 🔧 8.3.2 Plumbing - Waste and Drain Piping: Waste: Corrosion
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- 🔧 20.8.1 Bathroom - 2nd Floor (Hallway) - Sink: Drain: Slow
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- 🔧 20.10.1 Bathroom - 2nd Floor (Hallway) - Toilet: Operation: Flush Slow
- 🔧 20.11.1 Bathroom - 2nd Floor (Hallway) - Tub/Shower: Stopper: Inoperable

- 🔧 20.11.2 Bathroom - 2nd Floor (Hallway) - Tub/Shower: Grout: Improvements
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- 🔧 21.12.1 Bathroom - 2nd Floor (En Suite) - Shower: Grout: Improvements
- 🔧 21.12.2 Bathroom - 2nd Floor (En Suite) - Shower: Tile: Prior Repairs
- 🔧 21.12.3 Bathroom - 2nd Floor (En Suite) - Shower: Shower Drain Cover - Absent
- 🔧 22.3.1 Laundry Area at Basement - Clothes Washer: Drip Pan: Advised
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- ⚠️ 26.2.1 Basement - Ceiling/Walls/Floors: Floor: Floor Sloping
- ⚠️ 26.4.1 Basement - Handrail(s)/Guardrail(s): Handrail(s): Loose
- 🔧 26.4.2 Basement - Handrail(s)/Guardrail(s): Installation: Openings > 4" - Railing System
- 🔧 26.6.1 Basement - Door(s) Interior: Hardware: Damaged
- 🔧 26.8.1 Basement - Basement Moisture Intrusion: Typical/Staining/Efflorescence
- 🔧 26.9.1 Basement - Interior Electrical: Receptacle: Loose
- ⚠️ 26.9.2 Basement - Interior Electrical: GFCI: Absent
- 🔧 26.9.3 Basement - Interior Electrical: Wire: Loose
- ⚠️ 26.11.1 Basement - Mold/Fungal Growth: Mold/Fungal Growth

1: INSPECTION DETAILS & SCOPE

Information

Inspection Details: Inspected for ValueGuard Client	Inspection Details: Inspection Address 1234 Main Street, Philadelphia, PA 19107	Inspection Details: Inspected By ValueGuard Inspector
Inspection Details: Property Type Single Family	Inspection Details: Year built, estimate 1940	Inspection Details: In Attendance Client's Agent, Listing Agent
Inspection Details: Occupancy Occupied, Furnished During the inspection, accessibility to some systems and components, such as electrical outlets and windows, may be restricted in occupied homes, where furniture, clothing, and other personal items are not moved by the inspector; evaluation of these limited access areas is recommended when conditions permit and prior to settlement. Conversely, if the home was vacant at the time of the inspection, possibly for an unknown duration, latent issues may not be immediately apparent and could surface only after regular use of plumbing, electrical, heating and cooling systems, and appliances begins.		
Inspection Details: Approximate Square Feet 1736	Inspection Details: Current Weather Clear	Inspection Details: Recent Weather Heavy Rain, Cloudy
	Inspection Details: Exterior Temp 50 Degrees	

Inspection Details: Inspection Information

Inspection Scope & Purpose

Client Attendance: ValueGuard encourages clients to attend and participate in the home inspection process.

Standards of Practice: The scope of the inspection is defined and limited by the American Society of Home Inspectors (ASHI®) Standards of Practice, the Pennsylvania Home Inspection Law, the Pre-Inspection Agreement, and the limitations outlined in this report. The inspection provides a snapshot of the condition of accessible systems and components at the time of the inspection. Per ASHI Standards, it is not technically exhaustive and does not require identifying or reporting concealed conditions, latent defects, consequential damages, or cosmetic imperfections that do not significantly impact a component's performance or intended function.

Purpose of Inspection: The inspection is a non-invasive, visual examination of accessible mechanical, electrical, plumbing, structural, and essential components of a residential dwelling. Its goal is to identify material defects—conditions that significantly affect the property's value or pose an unreasonable risk to occupants—in connection with a residential real estate transfer. A representative sample of building components is inspected in accessible areas. No destructive testing, dismantling, or movement of components is performed. Items or conditions behind walls, ceilings, floors, ceramic tile, carpet, soil, or other finishes/coverings are excluded.

Limitations: Not all defects or repairs will be identified during the inspection or noted in this report. Items listed beyond material defects are provided for informational or maintenance purposes only. Repairs may reveal hidden damage or deficiencies upon further investigation.

Scope of Inspection: The inspection does not address the presence of, damage from, or risks related to asbestos, radon gas, lead paint, urea-formaldehyde, fungi, mold, mildew, vermin, soil contamination, or other indoor/outdoor pollutants. It also excludes evaluation of wood-destroying insects, underground tanks and wells, waste pipes, septic systems, swimming pools, spas, alarm systems, air and water quality, tennis courts, playground equipment, toxic chemicals, pollutants, or environmental hazards.

Not a Code Compliance Inspection: The inspection and report do not assess compliance with building codes or regulations.

No Guarantee or Warranty: The inspection and report are not a guarantee or warranty of the home's condition, nor do they substitute for legally required real estate transfer disclosures.

Non-Transferable Report: This inspection was conducted solely for the client named in the report. No other individuals or parties may rely on it for any purpose.

Radon Notice: Radon is an invisible, odorless, tasteless gas identified by the EPA and Surgeon General as the second leading cause of lung cancer in the U.S. Prolonged exposure to elevated radon levels increases lung cancer risk. Radon testing is outside the scope of this inspection. We recommend testing if not already completed.

Lead Paint Notice: Homes built before 1978 may contain lead-based paint, a neurotoxin particularly hazardous to young children. Testing for lead is beyond the scope of this inspection and was not performed. Deteriorating lead paint (e.g., peeling, chipping, cracking, or damp) poses a safety risk. For more information, visit www.epa.gov/lead.

Action Definitions

Immediate Action. A system or component that is markedly deficient in performance and/or deemed unsafe due to its condition or operation.

Safety Concern. In the inspector's professional opinion, the observed defect or condition is deemed unsafe. This refers to an area, system, component, or procedure that poses a significant risk of injury during normal, day-to-day use. The risk may result from damage, deterioration, improper installation, or a deviation from currently accepted residential construction standards.

Repair Item. A component, system, or condition in the home that is not functioning as intended, is damaged, or fails to meet acceptable safety or performance standards.

Cost Estimate Disclaimer

Cost estimates, if provided, are not an exhaustive list of repair or replacement expenses, nor do they include general annual maintenance costs. These estimates are presented as a range and are not intended to represent or influence the property's value. ValueGuard derives these figures from the National Renovation & Insurance Repair Estimator and the inspector's professional experience.

For precise pricing, we recommend obtaining quotes from qualified contractors specializing in the relevant repairs. Repair costs may vary depending on the scope of work, required parts, or additional issues uncovered during professional evaluation, such as hidden damage or deficiencies. Material defects without a cost range may involve unknown variables or fall beyond the inspector's ability to accurately estimate based on the visible conditions at the time of inspection.

While this limitation may be inconvenient, our aim is to ensure you are as informed as possible moving forward. Cost estimates are not provided for cosmetic items. To prepare for unexpected repairs and routine maintenance, we suggest budgeting approximately one percent of the home's value annually.

2: STRUCTURE

Information

Foundation: Type

Basement, Slab on Grade

Inspection is limited to visible and accessible areas, excluding concealed or obstructed portions.

Foundation: Material(s)

Stone, Poured Concrete

Floor/Wall/Ceiling Structure: Ceiling

Unknown/Not Visible, Wood Joist

Inspection of ceiling framing is limited by finished surfaces, preventing full evaluation behind walls.

Floor/Wall/Ceiling Structure: Floor

Wood Joist

Inspection of floor framing is limited by finished surfaces, preventing full evaluation behind walls.

Floor/Wall/Ceiling Structure: Wall

Masonry

Inspection of wall framing is limited by finished surfaces, preventing full evaluation behind walls.

Roof Structure: Roof

Wood Rafter

Inspection is confined to what can be seen from the ground or accessible attics, not including areas covered by roofing materials or insulation.

Prior Structural Repair?:

Observed prior structural repair?

No

Deficiencies

2.1.1 Foundation

FOUNDATION: MORTAR DETERIORATION

LEFT EXTERIOR

Mortar deterioration observed at the foundation. Recommend necessary repair/replacement.

Estimated Cost

\$250 - \$500



2.2.1 Floor/Wall/Ceiling Structure

JOIST: ALTERED

BASEMENT

Joist(s) appear to have been improperly altered. Observed condition may risk structural damage. Professional evaluation by a contractor familiar with structural repair along with necessary repair/replacement is advised.

Estimated Cost

\$250 - \$350

 Repair Item



3: ROOF

Information

Roof: Photos



Roof: Method of Inspection
Ladder

Roof: Material Type
Asphalt Shingle, Metal

Roof: Disclosed Age
Not Disclosed

Roof: Disclosed Age Source
Not Disclosed

Roof: Estimated Age
0-5 Years

Disclaimer Regarding Roof Age Estimate: The age of the roof provided in this report is an estimate based on visual observations and available documentation at the time of inspection. This estimate may not be accurate due to factors like undocumented repairs or variations in material quality. No warranty is implied regarding the remaining lifespan or condition of the roof. A more precise assessment requires consultation with a roofing specialist or review of original installation records. This estimate should not be used for legal, financial, or contractual decisions without further verification.

Roof: Prior Repairs Observed

Evidence of prior roofing repairs observed possibly indicating previous issues. Recommend obtaining relevant information regarding repairs along with warranties which may be applicable.



Roof: Inspection Information

The inspection of the roofing system is based on visual observations made at the time of the inspection only and represents the professional opinion of ValueGuard and the inspector. Inspection is not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable. Not all of the underside of the roof sheathing is inspected and evidence of leakage may be disguised by interior finishes. Leakage can develop at any time and may be dependent on rain intensity, wind direction, ice build up etc. This report does not guarantee or warrantee against future defects, or does the company assume financial responsibility in the event of differing professional assessment advising repair and/or replacement. Regular maintenance will be necessary. Any relevant documentation containing the date of installation, exact product installed, and warranty information should be obtained prior to settlement.

Roofing Material: Asphalt Shingle

Expected useful life of an asphalt shingles, when professionally installed and maintained, is 12-25 years for a three-tab shingle and 15-30 years for a dimensional (architectural) shingle. Differences in weather, the slope of the roof, geographical location, drainage and the quality of the roof installation can reduce the expected useful service life. Any estimates of roof age are approximations only and should not be considered a guarantee or warranty of remaining serviceable life. Routine professional inspection and maintenance is advised until roof replacement is desired/advised.



Roofing Material: Metal Roof

Expected useful life of a metal roofing membrane, when professionally installed and maintained, is 20-50 years. Differences in weather, the slope of the roof, geographical location, drainage and the quality of the roof installation can reduce the expected useful service life. Any estimates of roof age are approximations only and should not be considered a guarantee or warranty of remaining serviceable life. Routine professional inspection and maintenance is advised until roof replacement is desired/advised.



Roof Observations: Serviceable Condition


The asphalt shingle roofing observed to be in Serviceable Condition.

The designation of the roof as being in "serviceable condition" is based on a visual inspection at the time of this report, reflecting that no significant issues were observed that would impair its current function. This assessment does not guarantee future performance, longevity, or that hidden defects do not exist.

Flashings: Flashing Material(s) Metal, Silicone	Vents: Roof Vent Type(s) Passive Roof Vents, Plumbing, Soffit	Roof Drainage: Roof Drainage Conventional Gutters
		Roof Drainage: Drainage Location Above and Below Grade

Deficiencies

3.3.1 Roof Observations


 Repair Item

CONDITION: NEAR END OF LIFE

The metal roof appears to be near the end of its serviceable life. Routine professional inspection and along with necessary maintenance is recommended until roof replacement is desired/advised.

Estimated Cost
\$1,000 - \$1,500


3.3.2 Roof Observations

 Repair Item


METAL ROOF MAINTENANCE NEEDED

Maintenance is needed at the metal roofing. Evaluation and repair by a qualified, licensed roofer is recommended.

Estimated Cost
\$500 - \$750




3.4.1 Flashings

 Repair Item

ROOF CEMENT FLASHING(S)

Roofing cement was observed to be used as a flashing material. Roofing cement should be considered temporary at best. A higher level of maintenance should be expected in this area until more permanent flashing is installed.

Estimated Cost
\$250 - \$500



3.6.1 Roof Drainage

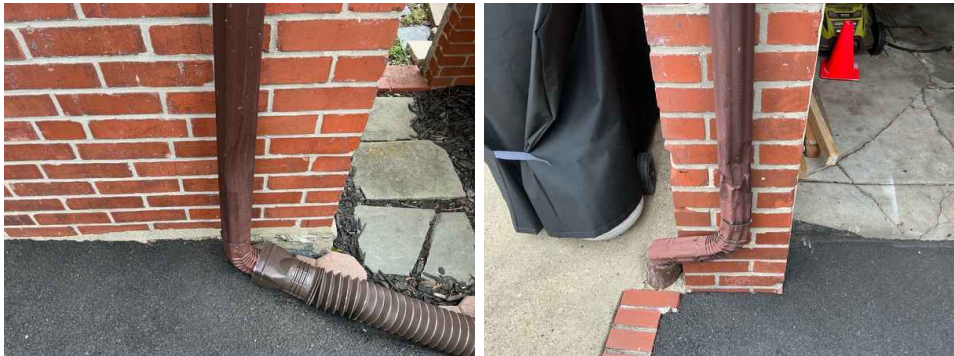
 Repair Item

DOWNSPOUT: DAMAGED

REAR EXTERIOR

Damaged downspout(s) observed. Repair/replacement is advised to ensure proper function.

Estimated Cost
\$100 - \$250



3.6.2 Roof Drainage

GUTTER: DAMAGED

RIGHT EXTERIOR AND REAR EXTERIOR

One or more sections of gutter were observed to be damaged. Damaged gutters may not perform as intended. Repair/replacement is advised.

Estimated Cost
\$250 - \$500

 Repair Item



4: CHIMNEY

Information

Chimney: Photos



Chimney: Chimney Type

Masonry

Chimney: Chimney Liner?

Yes, Metal, Unknown

Inspection is limited to visible and accessible portions only, without tools or entering the flue.

Chimney: Cleanout Present?

No

Chimney: Spark Arrestor Present?

Yes

Chimney: Inspection Information

The inspection of chimneys involves a visual examination from readily accessible vantage points like the ground or roof. Inspectors look for obvious signs of damage or deterioration, such as cracks, loose or missing bricks, and the condition of the chimney cap, crown, and flashing. They will note any visible evidence of water penetration or staining that might suggest internal issues but do not enter the flue or chimney to inspect the interior. The inspection does not include evaluating the operational functionality of the chimney, checking for draft, or investigating for blockages beyond what can be seen from the outside.

To ensure the chimney is safe and functional, professional inspection and cleaning is advised by a chimney specialist prior to use.

Limitations

Chimney

SPARK ARRESTOR/CAP INSTALLED

Installation of a spark arrestor/chimney cap limited inspection of flue interior.

Chimney

HEIGHT RESTRICTIONS

Limited access due to the height of the chimney was noted at the time of the inspection limiting inspection of the chimney.

Chimney

ROOF SLOPE

Limited access due to the steep slope of the roof limited inspection of the chimney.

5: EXTERIOR

Information

Exterior: Front Exterior Photos



Exterior: Rear Exterior Photos



Exterior: Left Exterior Photos



Exterior: Right Exterior Photos



Exterior: Exterior Clading Types:
Masonry, Wood

Exterior: Inspection Information

During a home inspection, the inspector will examine the exterior wall coverings, flashing, trim, and exterior doors. They will also check attached and adjacent decks, balconies, stoops, steps, porches, and their railings, along with eaves, soffits, and fascias that can be seen from ground level. Vegetation, grading, surface drainage, and retaining walls that might negatively impact the building will be evaluated, as well as entryways, walkways, patios, and driveways. However, the inspector is not required to inspect items like screening, shutters, awnings, fences, boundary walls, geological or soil conditions, recreational facilities, outbuildings (except for garages and carports), seawalls, break-walls, docks, or erosion control measures.

Masonry Exterior: Masonry Type

Right Exterior and Rear Exterior
Brick



Wood Siding: General

Wood siding gives your home a beautiful, timeless look, but it needs regular care to keep it in top shape and avoid issues like rot or insect damage. As a homeowner we recommend looking out for any signs of wear such as cracks, peeling paint, or changes in color which might suggest water damage or decay. To keep your siding in good condition, clean it yearly with a mild mildewcide, repaint or restain it every 3-5 years, and fix or replace any damaged parts as soon as you notice them to ensure the longevity of your home's exterior.



Trim/Soffit/Fascia/Eaves:
Inspected?

Yes

Exterior Electrical: Inspected?

Yes

Vent(s): General

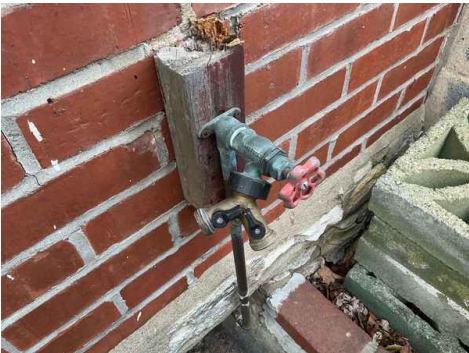
Exterior vents are crucial for maintaining good air quality and preventing moisture buildup inside your home. They should be checked regularly for blockages like debris or insect nests, which can obstruct airflow.

Hose Bib(s): Hose Bib Information

Front Exterior and Left Exterior

Inspections includes checking for leaks, wear, or damage. In colder climates, we recommend draining the hose bib and consider using insulated covers to prevent freezing during winter. Regularly disconnecting the hose after use and checking for corrosion or mineral buildup can also extend the life of the bib. In spring, ensure all winterization measures are reversed, and inspect for any winter damage.

Winterizing the hose bibs is advised during winter months to prevent freeze damage.



Grading: Grading Information

General Grading Recommendations: The ground should slope away from the foundation by at least 6 inches over the first 10 feet to prevent water accumulation. Vegetation should be trimmed back and mulch should not be piled against the foundation to avoid moisture retention. Proper drainage systems like gutters and downspouts should direct water away from the house, ideally extending 5 to 10 feet from the foundation. Improper grading is often cause for moisture intrusion into basements and crawl spaces.

Grading: Inspected?

Yes

Exterior Window(s): Inspected?

Yes

Exterior Door(s): Inspected?

Yes

Exterior Stairs: Inspected?

Yes

WDI/Pest: Evidence of WDI

No

Please note that the identification of specific wood-destroying insects is outside the scope of this general home inspection. This inspection does not include a detailed analysis or diagnosis of pest issues. If evidence or signs suggestive of wood-destroying insects are observed, it is recommended that you engage a licensed pest control professional for a specialized inspection and identification.

WDI/Pest: Bait Stations/Rodent Control

Front Exterior Right Exterior Left Exterior

Bait stations and/or other pest/rodent control measures have been observed. We recommend that you obtain all relevant information regarding any prior infestations, as well as details on any existing warranties or contracts related to pest control services.



Limitations

Hose Bib(s)

HOSE BIB: WATER OFF

Water was off at the hose bibb preventing operational testing. Recommend confirming proper function.

WDI/Pest

WDI LIMITATION

Please note that the identification of specific wood-destroying insects is outside the scope of this general home inspection. This inspection does not include a detailed analysis or diagnosis of pest issues. If evidence or signs suggestive of wood-destroying insects are observed, it is recommended that you engage a licensed pest control professional for a specialized inspection and identification.

Deficiencies

5.2.1 Masonry Exterior

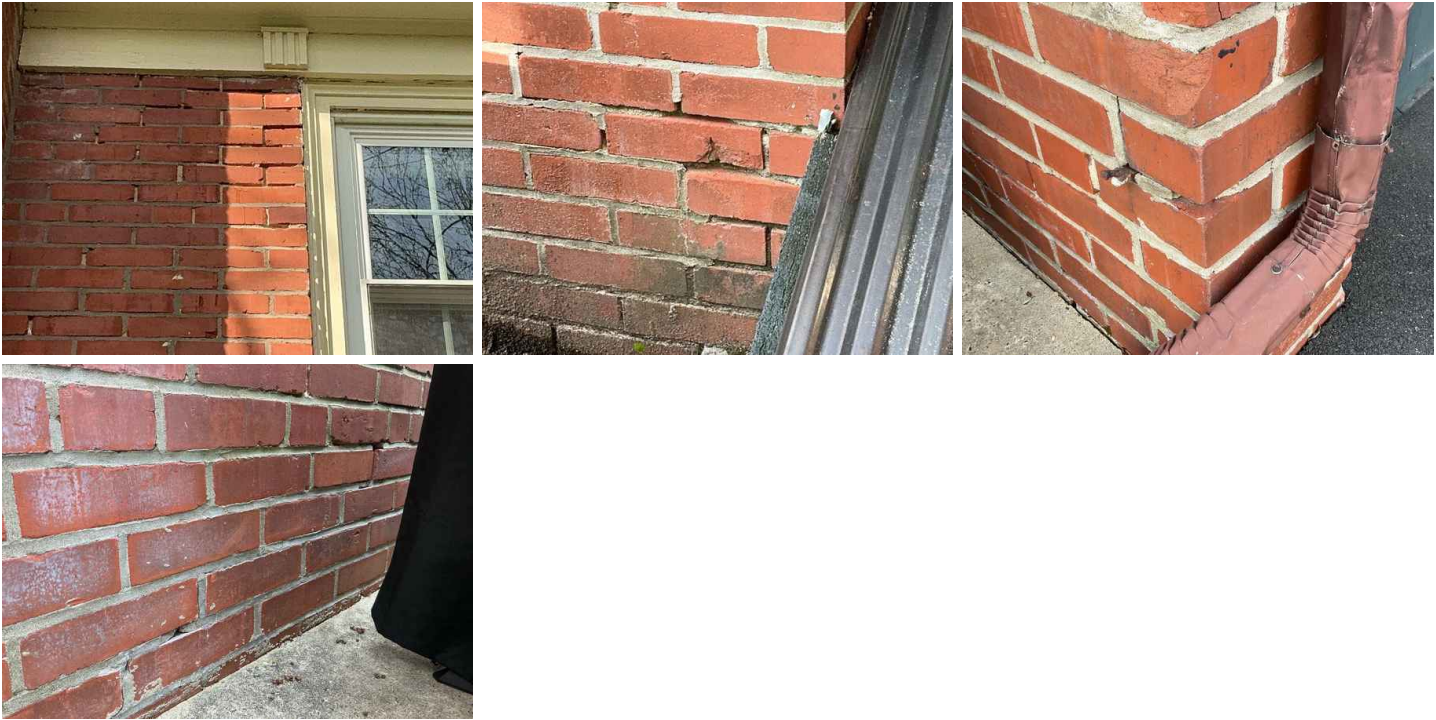
CRACKING AND POINTING/MORTAR

RIGHT EXTERIOR REAR EXTERIOR

Areas of cracking and mortar joint deterioration observed. Repairs are advised to prevent additional deterioration and moisture intrusion/damage.

Estimated Cost
\$1,000 - \$1,500

 Repair Item



5.2.2 Masonry Exterior

LINTEL CORROSION

RIGHT EXTERIOR, LEFT EXTERIOR, AND FRONT EXTERIOR

Rusted and/or corroded lintels above the windows and/or doors observed. If corrosion is allowed to progress the support strength of the lintel could become compromised. Painting of the lintels is advised with a rust inhibitive paint to prevent rust/corrosion.

Estimated Cost
\$500 - \$1,000



5.3.1 Wood Siding

DAMAGE/ROT

REAR EXTERIOR

Damage/rot observed in the wood siding. Damaged areas should be repaired/replaced as required. Condition risks moisture intrusion and property damage.

Estimated Cost
\$250 - \$500





5.4.1 Trim/Soffit/Fascia/Eaves

TRIM: DAMAGE

FRONT EXTERIOR

Damage observed at the trim. Corrective action is advised.

 Repair Item



5.4.2 Trim/Soffit/Fascia/Eaves

EAVES: PEELING/DAMAGED PAINT

FRONT EXTERIOR RIGHT EXTERIOR REAR EXTERIOR LEFT EXTERIOR

Peeling/damaged paint observed at the eave(s). Allow for possible repairs discovered during painting.

Estimated Cost

\$500 - \$750

 Repair Item



5.5.1 Exterior Electrical

GFCI: ABSENT

RIGHT EXTERIOR

Absent GFCI receptacle protection observed in an advised location. Installation is advised.

Estimated Cost

\$100 - \$150

 Safety Concern



5.7.1 Hose Bib(s)

HOSE BIB: SEAL TO WALL

FRONT EXTERIOR

Bibb should be properly sealed to the exterior wall.

Estimated Cost

\$100 - \$150

 Repair Item



5.8.1 Grading

GRADE: NEGATIVE

RIGHT EXTERIOR

Grading was observed to be negatively pitched toward the property. Grading improvements are recommended to ensure proper water management away from the building foundation and exterior. Improper grading can cause moisture intrusion in basements and crawlspaces. It is generally advised that a positive slope of at least six inches within the first ten feet from the building be maintained.

Estimated Cost

\$1,000 - \$1,500

 Repair Item



5.8.2 Grading

GRADE: MULCH EXCESSIVE

FRONT EXTERIOR AND LEFT EXTERIOR

High mulch levels risk cladding and structural damage. Removal of organic matter is advised typically 6-8 inches between grade and exterior cladding. Hidden damage is possible. Allow for necessary grading improvements and repair of any damage discovered.

 Repair Item



5.9.1 Exterior Window(s)

FRAME: DAMAGE/ROT

RIGHT EXTERIOR

Window frame rot/damage observed. There is risk of hidden damage. Corrective action is advised.

Estimated Cost
\$250 - \$500



5.9.2 Exterior Window(s)

CAULKING: DAMAGED

FRONT EXTERIOR RIGHT EXTERIOR LEFT EXTERIOR

Window/wall caulk observed to be damaged. Condition risks moisture intrusion and damage.

Estimated Cost
\$100 - \$150



5.9.3 Exterior Window(s)

DEBRIS IN WINDOW WELL(S)

FRONT EXTERIOR LEFT EXTERIOR

Removal of debris within window well(s) advised. Debris can contribute to poor drainage and possible moisture intrusion and damage.

Estimated Cost
\$100 - \$150



5.10.1 Exterior Door(s)

DOOR: DAMAGE/ROT

RIGHT EXTERIOR



Damage/rot to the exterior door observed. Repair/replacement is advised.

Estimated Cost
\$250 - \$500



5.10.2 Exterior Door(s)

FRAME: ROT/DAMAGE

RIGHT EXTERIOR

Exterior door frame rot/damage observed. There is risk of hidden damage. Corrective action is advised.

Estimated Cost
\$150 - \$250

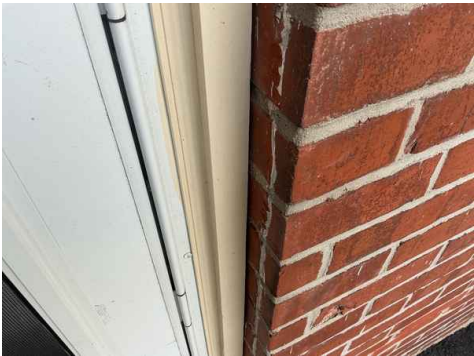


5.10.3 Exterior Door(s)

CAULKING: ABSENT

REAR EXTERIOR

Door caulk/sealant observed to be absent. Condition risks moisture intrusion and damage. Sealant improvement is advised.



5.10.4 Exterior Door(s)

CAULKING: DAMAGED

FRONT EXTERIOR

Door caulk observed to be damaged. Condition risks moisture intrusion and damage.

Estimated Cost
\$100 - \$150



5.11.1 Exterior Stairs

STAIRS: DAMAGED MASONRY

RIGHT EXTERIOR



Masonry damage observed at the stairs. Repairs are advised to prevent additional cracking and further damage.

Estimated Cost
\$500 - \$750



5.11.2 Exterior Stairs

STAIRWELL COVER - DETERIORATED

RIGHT EXTERIOR

The stairwell cover is damage/ deteriorate. Replacement is advised.

 Safety Concern



5.12.1 Handrail(s)/Guardrail(s)

HANDRAIL(S): ABSENT

RIGHT EXTERIOR

Absent handrail(s) observed. Graspable handrail(s) are advised at stairs which have 4 or more risers for safety.

Estimated Cost
\$250 - \$500

 Safety Concern



5.13.1 WDI/Pest

CARPENTER ANT ACTIVITY/DAMAGE (WDI INSPECTION NOT PERFORMED)

RIGHT EXTERIOR

 Repair Item

Evidence of suspected carpenter ant activity/damage observed. This inspection not a wood destroying insect/organism inspection and should not be relied upon as such. Hidden activity/damage is possible. Further professional evaluation by a licensed pest control specialist is advised. Allow for professional treatment and repairs as advised.



6: LANDSCAPING/HARDSCAPING

Information

Vegetation: Inspected?

Yes

Vegetation: Vegetation On/Against Wall

Right Exterior

Vegetation was noted to be growing adjacent to or on the exterior wall. Vegetation that is too close to the exterior of the building can hold moisture and promote rot, harbor vermin and insects, and create physical damage during windy weather. Removal of vegetation to create a 6-12 inch clearance between the vegetation and the wall is recommended.



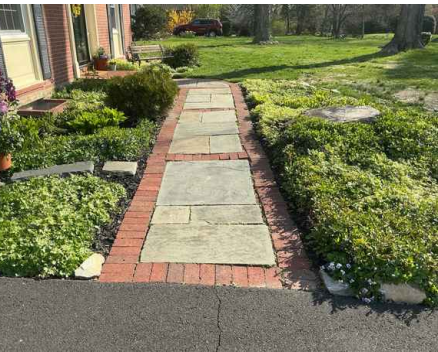
Vegetation: Tree Proximity

Right Exterior

One or more trees were noted to be located close to the building elevation. Trees that have close proximity to buildings can affect the foundation, pipes and electric laterals with their roots.



Walkway: Photos



Driveway: Photos



Driveway: Sealcoating Advised

Application of asphalt sealcoating of the driveway is advised.



Patio: Photos



Masonry Wall: Photos



Deficiencies

6.2.1 Walkway

WALKWAY: SETTLEMENT

Settlement was observed in the walkway. Recommend necessary repair/replacement.

Estimated Cost
\$150 - \$250

 Repair Item



6.3.1 Driveway

DRIVEWAY: CRACKING

 Repair Item

Cracking in the driveway observed. Sealing the cracks is advised to prevent additional cracking and damage.

Estimated Cost
\$250 - \$500



6.4.1 Patio

PATIO: CRACKING

 Repair Item

Cracking in the patio observed. Sealing the cracks is advised to prevent additional cracking and damage.

Estimated Cost
\$100 - \$250



6.4.2 Patio

PATIO: MASONRY DAMAGE

 Repair Item

Masonry damage to the patio observed. Recommend necessary repair/replacement.

Estimated Cost
\$250 - \$350



6.4.3 Patio

PATIO: SEALANT ADVISED

 Repair Item

Sealant is advised at the transition of the patio and property exterior to prevent moisture intrusion and damage.

Estimated Cost
\$100 - \$150



6.5.1 Masonry Wall

WALL: DAMAGE

Damage observed at the masonry wall. Necessary repair is advised.

Estimated Cost






\$150 - \$250

 Repair Item



7: ELECTRICAL

Information

Electric Service: Service Type Service Drop	Electric Service: Service Location Left Exterior	Electric Service: Meter Location Left Exterior
		
Electric Service: Service Disconnect Location Main Panel	Predominant Branch Circuit Wire Method(s): Predominant Branch Circuit Wire Method(s): Romex, BX, Cloth Covered	Main Service Panel: Service Panel Photo
		
	Main Service Panel: Cover Removed Photo	Main Service Panel: Panel Location Basement
		Main Service Panel: Manufacturer Siemens
		Main Service Panel: Panel Labeled? Partially Labeled
		Main Service Panel: Size Of Electrical Service 200 Amps 120/240V
Main Service Panel: Disconnect Size 200 Amp	Main Service Panel: Ground Connection(s) Metal Water Pipe	Main Service Panel: Service Conductor Stranded Aluminum

Main Service Panel: Overcurrent Protection Devices?	Main Service Panel: GFCI's In Panel?	Main Service Panel: AFCI's In Panel?
Circuit Breakers	No	Recommend

Main Service Panel: Information

The main electrical service panel, often called the breaker box, is the central point where electricity enters your home, distributing power to various circuits through individual breakers or fuses. Inspection includes inspecting for signs of overheating, rust, or corrosion, ensure that there's proper labeling, and verify that all breakers or fuses are functional without any signs of tampering or unauthorized modifications. They also look for any double-tapped breakers, improper wire sizes, or other safety hazards that could pose risks.

Sub-Panel - Basement Laundry Area: Sub-Panel Photo	Sub-Panel - Basement Laundry Area: Cover Removed Photo	Sub-Panel - Basement Laundry Area: Panel Location
---	---	--



Basement

Sub-Panel - Basement Laundry Area: Manufacturer
Siemens

Sub-Panel - Basement Laundry Area: Panel Labeled?
Yes

Sub-Panel - Basement Laundry Area: Overcurrent Protection Devices?
Circuit Breakers

Sub-Panel - Basement Laundry Area: Panel Rating?	Sub-Panel - Basement Laundry Area: GFCIs in Panel?	Sub-Panel - Basement Laundry Area: AFCI's in Panel?
125 Amp	No	Recommended

Sub-Panel - Basement Laundry Area: Sub-Panel Information

A sub-panel, akin to an extension of your home's main electrical service panel, serves to distribute electricity to additional circuits, often located in areas like a garage or a separate living unit. During an inspection, focus is placed on checking for evidence of overheating, rust, or corrosion. It's crucial to confirm that the labeling is clear and accurate, and that all breakers or fuses are in good working order, showing no signs of tampering or unauthorized modifications. Inspectors will also check for double-tapped breakers, where two wires are connected to a single breaker, which can be hazardous, along with verifying correct wire sizes and identifying any other potential safety issues that might compromise electrical safety.

Sub-Panel - Basement Stairwell: Sub-Panel Photo	Sub-Panel - Basement Stairwell: Cover Removed Photo	Sub-Panel - Basement Stairwell: Panel Location
--	--	---



Basement

Sub-Panel - Basement Stairwell: Manufacturer
Murray

Sub-Panel - Basement Stairwell: Panel Labeled?
Yes

Sub-Panel - Basement Stairwell: Overcurrent Protection Devices?
Fuses

Sub-Panel - Basement Stairwell:	Sub-Panel - Basement Stairwell:	Sub-Panel - Basement Stairwell:
Panel Rating?	GFCIs in Panel?	AFCI's in Panel?
50 Amp	No	No

Sub-Panel - Basement Stairwell: Sub-Panel Information

A sub-panel, akin to an extension of your home's main electrical service panel, serves to distribute electricity to additional circuits, often located in areas like a garage or a separate living unit. During an inspection, focus is placed on checking for evidence of overheating, rust, or corrosion. It's crucial to confirm that the labeling is clear and accurate, and that all breakers or fuses are in good working order, showing no signs of tampering or unauthorized modifications. Inspectors will also check for double-tapped breakers, where two wires are connected to a single breaker, which can be hazardous, along with verifying correct wire sizes and identifying any other potential safety issues that might compromise electrical safety.

Deficiencies

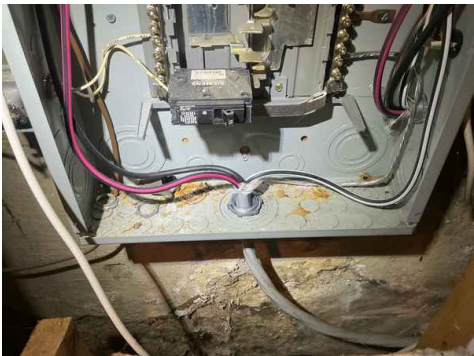
7.3.1 Main Service Panel

PANEL: RUST/CORROSION

 Safety Concern

Rust/corrosion was noted in the electric service panel and/or panel components. This is a potential safety issues which requires further evaluation and necessary corrective action. The moisture source should be determined and necessary corrective action undertaken. Replacement of affected electric panel components may be advised.

Estimated Cost
\$100 - \$250



7.5.1 Sub-Panel - Basement Stairwell

GROUND/BOND: NEUTRALS NOT SEPARATED

 Safety Concern

The neutral and ground wires were noted to be bonded in the sub panel. This configuration presents a potentially unsafe condition. Further evaluation and necessary corrective action is advised.

Estimated Cost
\$100 - \$150



7.5.2 Sub-Panel - Basement Stairwell

SCREW: INCORRECT

 Repair Item

Incorrect screw(s) was noted attaching the sub panel cover. Coarse threaded screws with pointed tips can penetrate the wiring in the panel and energize the panel, create wire damage and/or cause a short circuit. Incorrect screws should be replaced with appropriate size and type (blunt tip screws).

Estimated Cost
\$25 - \$50



8: PLUMBING

Information

Water Supply, Meter & Shut-Off:
Water Supply
Public

Water Supply, Meter & Shut-Off:
Water Supply Material(s)
Copper, Pex

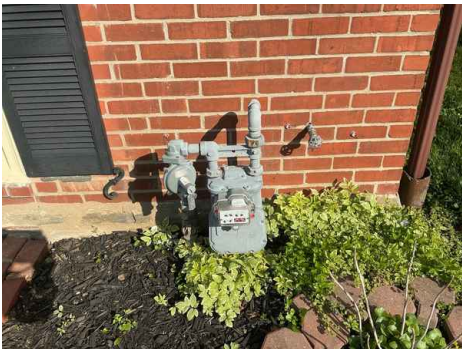
Water Supply, Meter & Shut-Off:
Water Shutoff Location
Basement



Water Supply, Meter & Shut-Off:
Water Meter Location
Basement

Gas Supply, Meter & Shut-Off:
Gas Meter And Shut-Off Location
Front Exterior

Waste and Drain Piping: Waste
System Type
Public



Waste and Drain Piping: Waste
and Drain Piping
Cast Iron

Waste and Drain Piping: Sewer
Cleanout
Not Located

Waste and Drain Piping: Recommend Further Evaluation of Waste Pipe

Recommend further professional evaluation of the main waste pipe by a qualified inspector/plumber. Evaluation will likely involve a video scope of the main waste pipe to determine its condition.

Water Heater: Location
Basement



Water Heater: Manufacturer? Bradford White	Water Heater: Type? Tank	Water Heater: Fuel Source? Gas
Water Heater: Age (Years)? 8	Water Heater: Capacity (Gal/Gal/Hr) 40 Gallons	Water Heater: Vent Material Metal Single Wall
Water Heater: Gas Leak Detected? No Inspection for gas leaks at the water heater was limited to a visual check for obvious signs of leakage. For a more comprehensive assessment of gas leaks, it's recommended to have a professional gas technician perform a detailed check.		
Water Heater: Evidence of Leakage? No		

Water Heater: Inspection Information

Inspection of the water heater was limited to a visual examination of accessible components. We do not light pilot flames, measure water temperature or pressure, evaluate combustion air adequacy, or operate safety controls like the temperature/pressure-relief valve. The interior of flues, chimneys, or the heat exchanger was not inspected, and the capacity, age, or life expectancy of the water heater could not be determined.

Water heater expected service life:

Conventional Tank Water Heaters:

- Gas: Typically last about 8 to 12 years.
- Electric: Can last a bit longer, around 10 to 15 years.

Tankless (On-Demand) Water Heaters:

- Gas: Expected lifespan of 20 years or more.
- Electric: Also around 20 years, sometimes less due to scale buildup.

Deficiencies

8.1.1 Water Supply, Meter & Shut-Off

WATER SHUT-OFF: CORROSION

BASEMENT

Corrosion observed at shut-off valve(s). NOTE: Valves are not operationally tested during a home inspection. Corroded valves should be monitored for leakage and future repairs undertaken as necessary.

Estimated Cost
\$100 - \$250

 Repair Item



8.3.1 Waste and Drain Piping

WASTE: CRACKED

BASEMENT BASEMENT

Waste pipe observed to be cracked. Further professional evaluation along with necessary repair/replacement is advised.

 Immediate Action

Estimated Cost
\$250 - \$500



8.3.2 Waste and Drain Piping

WASTE: CORROSION

BASEMENT

Corrosion observed on the waste piping. The presence of corrosion typically suggests that the waste piping is old and is beginning to deteriorate. Further professional evaluation along with necessary repair/replacement is advised.



8.4.1 Water Heater

WATER HEATER - NEAR END OF LIFE

BASEMENT

The water heater is near the end of its serviceable life. Budget for replacement of the water heater.

Estimated Cost
\$1,500 - \$2,500



9: HEATING & COOLING

Information

Heating and Cooling Details:
Central Heating and Cooling
Central Heating Present, Central
Cooling Present

Furnace: Location
Basement



Furnace: Fuel/Type
Natural Gas

Furnace: Vent Material
Metal Single Wall

Furnace: Manufacturer
Frigidaire

Furnace: Age (Years)
22

Furnace: Efficiency
Standard Efficiency

Standard Efficiency Furnaces: Standard efficiency furnaces operate with an Annual Fuel Utilization Efficiency (AFUE) rating of 80% to 89%. These furnaces use traditional draft methods, where combustion gases exit through a chimney or flue, which means some of the heat is lost in the process. They are generally less expensive to purchase but can lead to higher energy bills over time due to their lower efficiency in converting fuel into heat. Maintenance involves checking for proper venting, ensuring there's no soot or carbon buildup, and addressing any corrosion or wear that could compromise safety or efficiency.

High Efficiency Furnaces: High efficiency furnaces, with an AFUE rating of 90% or higher, employ advanced technology like condensing heat exchangers to capture more heat from the combustion process. They work by condensing water vapor from the exhaust gases, extracting additional heat that would otherwise be lost, thus significantly reducing waste. These units require a different type of venting, often through PVC pipes, which are more space-efficient and less costly to install than traditional flues. While the initial investment for high-efficiency models is higher, they offer substantial savings on energy costs over their lifespan, and maintenance includes managing the condensate drainage and ensuring the heat exchanger remains clean for optimal performance.

Furnace: Operated By
Thermostat?
Yes

Furnace: Electrical Disconnect?

Yes



Furnace: Gas Leak Detected?

No

Furnace: Furnace Information

Inspection of the furnace is performed using normal operating controls. Inspector is not required to determine uniformity, temperature, flow, balance, distribution, size, capacity, BTU or supply adequacy. Inspection of heating system may be limited by ambient temperatures or other circumstances which are not conducive to safe operation or may damage the equipment. Inspection is not a warranty or guarantee against future defects, nor does the inspector/company assume financial responsibility in the event of differing professional assessment advising repair and/or replacement.

The expected service life of a furnace can vary based on several factors including the type of furnace, usage, maintenance, and the quality of installation.

Standard Efficiency Furnaces

- Typically last between 15 to 20 years. With good maintenance, some might reach up to 25 years.

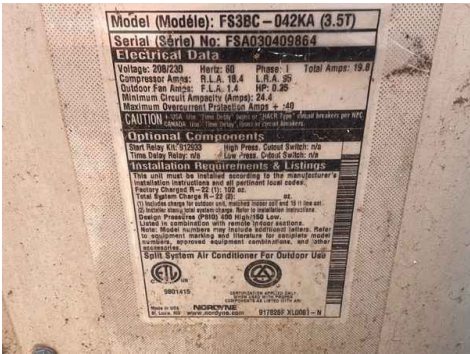
High Efficiency Furnaces

- Often have a lifespan of 20 to 25 years or more due to better materials and technology. Regular maintenance can extend this further.

Professional yearly servicing of the furnace is advised.

Condenser: Photos

Right Exterior



Condenser: Location

Right Exterior

Condenser: Manufacturer

Frigidaire

Condenser: Capacity

3.5 Ton (42000 BTU)

Condenser: Age (Years)

22

Condenser: Condenser Information

Inspection of the AC condenser includes operation of normal operation controls, checking for signs of physical damage, rust, or corrosion, ensuring its level and the fins are not excessively bent or clogged with debris. Electrical and line set connections are examined for safety and proper function, although a detailed electrical analysis is beyond a standard inspection's scope. Inspection does not include determining cooling supply adequacy and distribution balance.

AC Condenser: The expected service life of an AC condenser is generally between 12 to 15 years.

Professional yearly servicing of the condenser is advised.

Limitations

Heating and Cooling Details

TEMP DIFF NOT MEASURED < 60 DEGREES

The temperature differential was not measured at time of inspection due to exterior temperature being below 60 degrees in the past 24 hours (air conditioning not operated).

Condenser

BELOW 60 DEGREES

Air conditioning was not operationally tested due to low ambient temperature. To avoid possible damage to the compressor, most manufacturers do not recommend operation of the condenser when the outside temperature for the previous 24 hours is below 60F. Recommend confirming proper operation when conditions permit.

Deficiencies

9.2.1 Furnace

AT/BEYOND LIFE EXPECTANCY



The furnace appears to have reached/exceeded the typically expected service life. Professional servicing is advised prior to settlement. Replacement may be advised.

Estimated Cost
\$8,000 - \$9,000

9.2.2 Furnace

CABINET: CORROSION INTERIOR



Corrosion observed at the interior of the furnace cabinet. Further evaluation is advised.



9.2.3 Furnace

DUCTWORK - DAMAGE/ CORROSION

 Safety Concern

Damage and corrosion noted at the ductwork. Evaluation and repairs by a qualified, licensed HVAC contractor are recommended.

Estimated Cost
\$250 - \$500



9.3.1 Condenser

AT/BEYOND LIFE EXPECTANCY

 Repair Item

The condenser appears old and has reached/exceeded the typically expected service life. Professional servicing is advised prior to settlement. Replacement may be advised.

Estimated Cost
\$4,000 - \$5,000

9.3.2 Condenser

LACK OF SERVICE

 Repair Item

Due to observed lack of maintenance of the condenser, professional servicing is advised prior to settlement.

Estimated Cost
\$150 - \$250

9.3.3 Condenser

CONDENSER: CORROSION

Corrosion was observed at the condenser. Further evaluation and professional servicing is advised.

 Repair Item



10: KITCHEN

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected? Yes	Window(s) Interior: Inspected? Yes
Window(s) Interior: Evidence of Moisture? No	Door(s) Interior: Inspected? Yes
Room Heating/Cooling: Heat/AC Source Ductwork	Interior Electrical: Inspected? Yes
	Room Heating/Cooling: Ductwork: Serviceable Condition Ductwork appeared to be in serviceable condition.

Kitchen Sink: Inspected?
Yes



Kitchen Sink: Information

The standard home inspection for a sink includes checking for leaks, proper drainage, and fixture stability, but does not involve operationally inspecting the water shut-off valves. Inspectors visually assess the valves but do not turn them to verify functionality.

Waste Disposer: Inspected?
Yes



Waste Disposer: Waste Disposer Information

The typical service life of a waste disposer, commonly known as a garbage disposal, is around 8 to 12 years.

Range Exhaust Hood: Type

Re-Circulation

**Range Exhaust Hood: Re-Circulating Vent**

The exhaust has been installed as a ductless system and re-circulates cooking odors back into the kitchen. Venting to the exterior of the building is the most desirable configuration but may not always be possible. The installation of an activated charcoal filter may help to reduce cooking odors for 2-3 months before filter replacement becomes necessary.

Refrigerator: Refrigerator Age?

Old(er)

The average service life of a refrigerator is generally considered to be around 10 to 15 years.

**Dishwasher: Inspected?**

Yes

**Dishwasher: Dishwasher Age?**

Old(er)

The average service life of a dishwasher is typically estimated to be between 9 to 12 years.

Electric Range: Electric Range Age?
Middle Aged

The service life of an electric range is typically estimated to be around 13 to 15 years.



Appliance Inspection Information

Inspection of appliances focuses on those that are built-in or installed. This includes checking the operation of kitchen appliances like ovens, ranges, cooktops, dishwashers, and food waste disposers using normal operating controls to activate their primary functions. Inspectors do not verify appliance thermostats' calibration, the adequacy of heating elements, self-cleaning oven cycles, or other specialized features like timers or clocks. Although not required installed refrigerators are inspected for basic operation.

Appliances are designated as new/newer/older based on visual observation. We do not look for or document data plates during inspections for appliances. unless specifically requested, and even then, the inspection is limited to basic functionality rather than an exhaustive appliance-specific evaluation. Appliance age estimates are influenced by factors such as usage, maintenance, and the quality of the range itself. We don't offer a guarantee of the life of any appliance regardless of age. Appliances of all ages can and will fail at some point.

Deficiencies

10.5.1 Interior Electrical

RECEPTACLE: UNGROUNDED 3 PRONG

Ungrounded 3 prong receptacle(s) were observed. Further evaluation and corrective action is advised.

Estimated Cost
\$100 - \$250

 Repair Item



10.7.1 Cabinet/Countertop

CABINET: DOOR ADJUSTMENT

Adjustment of cabinet door(s) is advised for proper operation.

Estimated Cost
\$100 - \$150

 Repair Item



10.8.1 Kitchen Sink

FLOW: LOW PRESSURE

Low water flow was noted at the sink faucet. Recommend further evaluation along with necessary corrective action.

Estimated Cost

\$100 - \$250



10.8.2 Kitchen Sink

SUPPLY: CORROSION

Corrosion observed at the water supply to the sink. Recommend repair/replacement.

Estimated Cost

\$100 - \$250



10.12.1 Dishwasher

DOOR: SPRING/COUNTERBALANCE DAMAGED

Dishwasher counterbalance/springs did not function as intended. Condition risks damage to the dishwasher as well as personal injury. Recommend evaluation by a qualified appliance technician along with necessary repair.

Estimated Cost

\$100 - \$250



11: DINING ROOM

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected? Yes	Window(s) Interior: Inspected? Yes
Window(s) Interior: Evidence of Moisture? No	Interior Electrical: Inspected? Yes
Room Heating/Cooling: Ductwork: Serviceable Condition Ductwork appeared to be in serviceable condition.	Room Heating/Cooling: Heat/AC Source Ductwork

Limitations

Interior Electrical

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

12: LIVING ROOM

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected?
Yes

Window(s) Interior: Evidence of Moisture?
No

Window(s) Interior: Inspected?
Yes

Interior Electrical: Inspected?
Yes

Room Heating/Cooling: Heat/AC Source
Ductwork

Room Heating/Cooling:
Ductwork: Serviceable Condition
Ductwork appeared to be in serviceable condition.

Limitations

Interior Electrical

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

Deficiencies

12.4.1 Interior Electrical

RECEPTACLE: UNGROUNDED 3 PRONG

Ungrounded 3 prong receptacle(s) were observed. Further evaluation and corrective action is advised.

Estimated Cost
\$100 - \$250

 Repair Item



13: ENTRANCE

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected?
Yes

Window(s) Interior: Evidence of Moisture?
No

Window(s) Interior: Inspected?
Yes

Interior Electrical: Inspected?
Yes

Room Heating/Cooling: Heat/AC Source
Ductwork

Limitations

Photos

STORAGE/BELONGINGS

Personal belongings/storage restricted visual access and inspection.

Interior Electrical

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

Deficiencies

13.4.1 Interior Electrical

RECEPTACLE: UNGROUNDED 3 PRONG

Ungrounded 3 prong receptacle(s) were observed. Further evaluation and corrective action is advised.

 Repair Item



14: INTERIOR STAIRS

Information

Photos: Photos



Ceiling/Walls/Floors: Inspected?
Yes

Deficiencies

14.4.1 Handrail(s)/Guardrail(s)

HANDRAIL(S): LOOSE

Loose handrail(s) observed. Repair/replacement is advised for safety.

Estimated Cost
\$100 - \$250

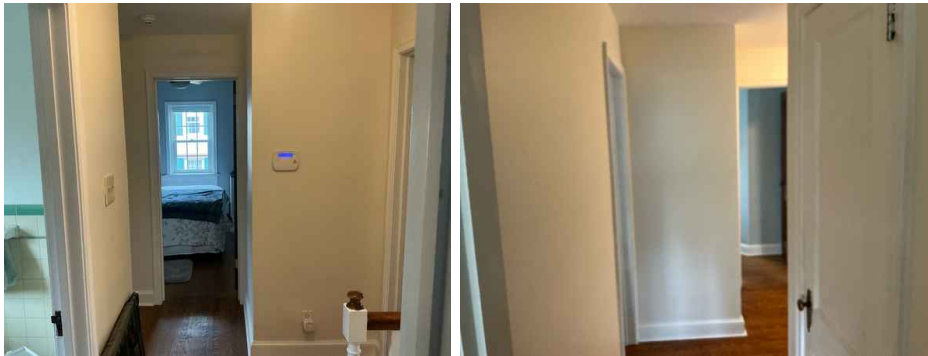
 Safety Concern



15: HALLWAY - 2ND FLOOR

Information

Photos: Photos



Ceiling/Walls/Floors: Inspected?
Yes

Door(s) Interior: Inspected?
Yes

Interior Electrical: Inspected?
Yes

Deficiencies

15.4.1 Interior Electrical

RECEPTACLE: UNGROUNDED 3 PRONG

Ungrounded 3 prong receptacle(s) were observed. Further evaluation and corrective action is advised.

 Repair Item



16: BEDROOM - REAR RIGHT 2ND FLOOR

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected?
Yes

Window(s) Interior: Evidence of Moisture?
No

Room Heating/Cooling: Heat/AC Source
Ductwork

Window(s) Interior: Inspected?
Yes

Door(s) Interior: Inspected?
Yes

Interior Electrical: Inspected?
Yes

Room Heating/Cooling: Ductwork: Serviceable Condition
Ductwork appeared to be in serviceable condition.

Smoke and CO Detectors: Smoke Detector
Yes

Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

Smoke and CO Detectors: CO Detector: Present Within 15'
Yes

Carbon monoxide detector are typically required 15 feet of bedroom entrance. Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

Limitations

Interior Electrical

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

Deficiencies

16.5.1 Closet Door(s)

CLOSET DOOR: ADJUSTMENT ADVISED

Closet door adjustment(s) are advised for proper operation.

Estimated Cost
\$100 - \$250



17: BEDROOM - MIDDLE RIGHT 2ND FLOOR

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected? Yes	Window(s) Interior: Inspected? Yes
Window(s) Interior: Evidence of Moisture? No	Door(s) Interior: Inspected? Yes
Room Heating/Cooling: Heat/AC Source Ductwork	Interior Electrical: Inspected? Yes
	Room Heating/Cooling: Ductwork: Serviceable Condition Ductwork appeared to be in serviceable condition.

Smoke and CO Detectors: Smoke Detector

No
Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

Smoke and CO Detectors: CO Detector: Present Within 15'

No
Carbon monoxide detector are typically required 15 feet of bedroom entrance. Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

Limitations

Photos

STORAGE/BELONGINGS

Personal belongings/storage restricted visual access and inspection.

Interior Electrical

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

Deficiencies

17.5.1 Closet Door(s)

CLOSET DOOR: ADJUSTMENT ADVISED

Closet door adjustment(s) are advised for proper operation.

 Repair Item

Estimated Cost
\$100 - \$250



17.6.1 Interior Electrical

RECEPTACLE: UNGROUNDED 3 PRONG

Ungrounded 3 prong receptacle(s) were observed. Further evaluation and corrective action is advised.

 Repair Item



18: BEDROOM - FRONT RIGHT 2ND FLOOR

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected? Yes	Window(s) Interior: Inspected? Yes
Window(s) Interior: Evidence of Moisture? No	Door(s) Interior: Inspected? Yes
Room Heating/Cooling: Heat/AC Source Ductwork	Interior Electrical: Inspected? Yes
	Room Heating/Cooling: Ductwork: Serviceable Condition Ductwork appeared to be in serviceable condition.

Smoke and CO Detectors: Smoke Detector

Yes
Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

Smoke and CO Detectors: CO Detector: Present Within 15'

No
Carbon monoxide detector are typically required 15 feet of bedroom entrance. Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

Limitations

Photos

STORAGE/BELONGINGS

Personal belongings/storage restricted visual access and inspection.

Deficiencies

18.6.1 Interior Electrical

RECEPTACLE: UNGROUNDED 3 PRONG

Ungrounded 3 prong receptacle(s) were observed. Further evaluation and corrective action is advised.



19: BEDROOM - LEFT 2ND FLOOR

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected? Yes	Window(s) Interior: Inspected? Yes
Window(s) Interior: Evidence of Moisture? No	Door(s) Interior: Inspected? Yes
Room Heating/Cooling: Heat/AC Source Ductwork	Interior Electrical: Inspected? Yes

Smoke and CO Detectors: Smoke Detector
No

Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

Smoke and CO Detectors: CO Detector: Present Within 15'
No

Carbon monoxide detector are typically required 15 feet of bedroom entrance. **Routine testing and replacement advised every 5-7 years.** If age is unknown, replacement is advised.

Limitations

Photos

STORAGE/BELONGINGS

Personal belongings/storage restricted visual access and inspection.

Photos

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

Interior Electrical

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

Deficiencies

19.5.1 Closet Door(s)

CLOSET DOOR: ADJUSTMENT ADVISED

Closet door adjustment(s) are advised for proper operation.

Estimated Cost

\$100 - \$250



19.7.1 Room Heating/Cooling

RADIATOR: NO HEAT

No heat noted at the radiator. Further professional evaluation and necessary repair is advised.

Estimated Cost

\$100 - \$250



20: BATHROOM - 2ND FLOOR (HALLWAY)

Information

Photos: Bathroom Photos



Ceiling/Walls/Floors: Inspected?
Yes

Window(s) Interior: Inspected?
Yes

Door(s) Interior: Inspected?
Yes

Room Heating/Cooling:
Ductwork: Serviceable Condition

Ductwork appeared to be in serviceable condition.

Bathroom Ventilation: Type
Window, Exhaust Fan

Window(s) Interior: Evidence of Moisture?
No

Room Heating/Cooling: Heat/AC Source
Ductwork

Interior Electrical: Inspected?
Yes

Sink: Inspected?
Yes



Sink: Information

The standard home inspection for a sink includes checking for leaks, proper drainage, and fixture stability, but does not involve operationally inspecting the water shut-off valves. Inspectors visually assess the valves but do not turn them to verify functionality.

Toilet: Inspected?
Yes



Toilet: Information

The standard home inspection for a toilet involves checking for leaks, proper flushing, and secure mounting, but water shut-off valves are not operationally inspected. Inspectors will visually evaluate the valves but do not turn them to check their functionality.

Tub/Shower: Inspected?

Yes



Tub/Shower: Information

The standard home inspection for a tub/shower includes checking for leaks, water flow, and drain functionality, but the water shut-off valves are not operationally inspected. Inspectors visually assess the valves but do not turn them to verify their operation.

Tub/showers/stalls by their nature, have a limited life expectancy. The life of a shower usually varies depending on the quality of the installation (usually not verifiable during a visual inspection), materials, age, and maintenance.

Deficiencies

20.3.1 Bathroom Ventilation

BATHROOM VENT: UNCONFIRMED LOCATION

 Repair Item

Exhaust termination could not be determined during this inspection. Exhaust should discharge to the building exterior. Recommend confirming location of the exhaust. Allow for corrective action as necessary.

Estimated Cost
\$100 - \$250

20.5.1 Door(s) Interior

FUNCTION: LATCH ADJUSTMENT

 Repair Item

Latch adjustment/repair is advised for proper operation of the door. All interior doors should perform as intended.

Estimated Cost
\$100 - \$250



20.7.1 Interior Electrical

GFCI: TESTED FAULTY

 Safety Concern

GFCI receptacle(s) did not respond properly to test. Replacement is advised.

Estimated Cost
\$100 - \$150



20.8.1 Sink

DRAIN: SLOW

Sink was observed to drain slowly typically indicating a restriction and/or venting issue. Recommend professional corrective action along with confirmation of proper operation.

Estimated Cost
\$100 - \$150



20.8.2 Sink

SINK: LOOSE

The sink is loose and should be secured.

Estimated Cost
\$100 - \$150



20.10.1 Toilet

OPERATION: FLUSH SLOW

Toilet flush was observed to be slower than typical. Recommend necessary corrective action and confirmation of proper function.

Estimated Cost
\$100 - \$150



20.11.1 Tub/Shower

STOPPER: INOPERABLE

Tub stopper was inoperable. Repair/replacement is advised for proper operation.



Estimated Cost
\$100 - \$250



20.11.2 Tub/Shower

GROUT: IMPROVEMENTS

Grout improvement is advised at the shower to prevent moisture intrusion and damage.

Estimated Cost
\$250 - \$350



20.11.3 Tub/Shower

SEALANT/CAULK: IMPROVEMENTS

Improved sealant/caulk is advised at the shower to prevent moisture damage.

Estimated Cost
\$100 - \$150



21: BATHROOM - 2ND FLOOR (EN SUITE)

Information

Photos: Bathroom Photos



Ceiling/Walls/Floors: Inspected?

Yes

Window(s) Interior: Inspected?

Yes

Door(s) Interior: Inspected?

Yes

Interior Electrical: Inspected?

Yes

Bathroom Ventilation: Type

Exhaust Fan, Window

Window(s) Interior: Evidence of Moisture?

No

Room Heating/Cooling: Heat/AC Source

None

Sink: Inspected?

Yes



Sink: Information

The standard home inspection for a sink includes checking for leaks, proper drainage, and fixture stability, but does not involve operationally inspecting the water shut-off valves. Inspectors visually assess the valves but do not turn them to verify functionality.

Toilet: Inspected?

Yes



Toilet: Information

The standard home inspection for a toilet involves checking for leaks, proper flushing, and secure mounting, but water shut-off valves are not operationally inspected. Inspectors will visually evaluate the valves but do not turn them to check their functionality.

Shower: Inspected?

Yes



Shower: Information

The standard home inspection for a shower includes checking for leaks, water flow, and drain functionality, but the water shut-off valves are not operationally inspected. Inspectors visually assess the valves but do not turn them to verify their operation.

Shower stalls and shower pans, by their nature, have a limited life expectancy. The life of a shower stall and shower pan usually varies depending on the quality of the installation (usually not verifiable during a visual inspection), materials, age, and maintenance. Depending on the length of ownership, rebuilding the tile shower stall and/or replacing the shower pan may become necessary.

Deficiencies

21.3.1 Bathroom Ventilation

BATHROOM VENT: UNCONFIRMED LOCATION

 Repair Item

Exhaust termination could not be determined during this inspection. Exhaust should discharge to the building exterior. Recommend confirming location of the exhaust. Allow for corrective action as necessary.

Estimated Cost
\$100 - \$250

21.8.1 Interior Electrical

GFCI: TESTED FAULTY

 Safety Concern

GFCI receptacle(s) did not respond properly to test. Replacement is advised.

Estimated Cost
\$100 - \$150



21.11.1 Toilet

INSTALLATION: LOOSE

 Repair Item

Toilet was observed to be loose, a condition that risks leakage and moisture damage. Recommend re-installation of the toilet and seal. The toilet should be secure and stable.

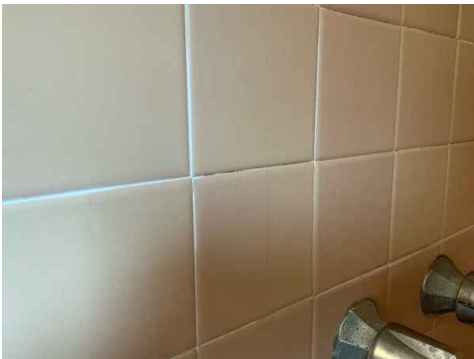
Estimated Cost
\$100 - \$250



21.12.1 Shower

GROUT: IMPROVEMENTS

Grout improvement is advised at the shower to prevent moisture intrusion and damage.



21.12.2 Shower

TILE: PRIOR REPAIRS

Evidence of prior tile repair observed at the shower. Recommend obtaining relevant information regarding repairs.



21.12.3 Shower

SHOWER DRAIN COVER - ABSENT

Fixed shower drain cover absent. Installation is recommended.

Estimated Cost
\$100 - \$150



22: LAUNDRY AREA AT BASEMENT

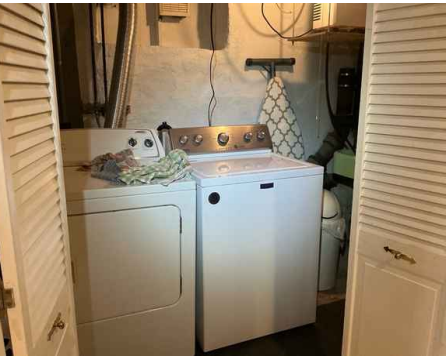
Information

Photos: Inspection Information

When visible, inspection of laundry hookups involves checking the plumbing for secure connections, absence of leaks, and ensuring proper drainage to avoid backflow. NOTE: clothes washing machine connections are not required to be inspected and valves are not operationally inspected. Clothes dryer exhaust systems are inspected for proper installation and free of obstructions. Inspector may run washers and dryers as a courtesy to ensure their operating function at the time of the inspection.

Appliances are designated as new/newer/older based on visual observation. We do not look for or document data plates during inspections for appliances. unless specifically requested, and even then, the inspection is limited to basic functionality rather than an exhaustive appliance-specific evaluation. Appliance age estimates are influenced by factors such as usage, maintenance, and the quality of the range itself. We don't offer a guarantee of the life of any appliance regardless of age. Appliances of all ages can and will fail at some point.

Professional cleaning of the dryer vent/duct is advised.



Laundry Hookup: Laundry Hookup Inspected?
Yes

Laundry Hookup: Dryer Vent Material
Semi-Rigid Metal

Routine professional cleaning of the dryer vent/duct is advised.

Laundry Hookup: Dryer Vent Termination Location
Exterior

Clothes Washer: Inspected?
Yes



Clothes Washer: Clothes Washer Age?
Middle Aged
Washing machine has an average service life is about 10 to 14 years.

Clothes Washer: Cycle Completed

The clothes washer was noted to complete the cycle selected. Not all cycles were tested due to time constraints. The cycles that were not tested may or may not be completed by this washer.

Clothes Dryer: Inspected?

Yes



Clothes Dryer: Clothes Dryer Age?

Middle Aged

Average service life of a dryer is typically around 10-13 years.

Clothes Dryer: Energy Source

Electric

Laundry Sink: Inspected?

Yes



Laundry Sink: Information

The standard home inspection for a sink includes checking for leaks, proper drainage, and fixture stability, but does not involve operationally inspecting the water shut-off valves. Inspectors visually assess the valves but do not turn them to verify functionality.

Deficiencies

22.3.1 Clothes Washer

DRIP PAN: ADVISED

The clothes washer is located in an area where leaks could create interior damage. Recommend the installation of an auxiliary drip pan under the clothes washer. The pan should be plumbed to waste or have an alarm installed as a warning system for leaks.

Estimated Cost
\$100 - \$250

 Repair Item



22.5.1 Laundry Sink

DRAIN: TRAP ABSENT

A trap was not visible for the sink drain. Professional evaluation and corrective action is advised.

Estimated Cost
\$100 - \$250

 Repair Item



23: GARAGE

Information

Photos: Room Photos



Ceiling/Walls/Floors: Inspected?
Yes

Garage Vehicle Door/Frame: Photos



Garage Vehicle Door Operation : Inspection Information

Inspecting a garage door during a home inspection includes visually examining the garage door, including its weather stripping, safety sensors, and automatic opener. The inspector operates the door, if possible, by opening and closing it to assess its function, checking for smooth, balanced operation, and listening for any unusual noises that might indicate wear or misalignment. The safety reverse mechanisms, both contact and non-contact, are tested to confirm they work properly, ensuring the door reverses upon encountering an obstruction or when the safety sensors are interrupted. The inspection covers the condition of hardware such as springs, cables, rollers, hinges, and tracks for signs of damage, wear, or improper installation. The inspector is not required to determine the force required to manually operate the door or to operate the door when it's disconnected from its opener.

Interior Electrical: Inspected?
N/A

WDI/Pest: Evidence of WDI
No

Please note that the identification of specific wood-destroying insects is outside the scope of this general home inspection. This inspection does not include a detailed analysis or diagnosis of pest issues. If evidence or signs suggestive of wood-destroying insects are observed, it is recommended that you engage a licensed pest control professional for a specialized inspection and identification.

Limitations

Photos

STORAGE/BELONGINGS

Personal belongings/storage restricted visual access and inspection.

WDI/Pest

WDI LIMITATION

Please note that the identification of specific wood-destroying insects is outside the scope of this general home inspection. This inspection does not include a detailed analysis or diagnosis of pest issues. If evidence or signs suggestive of wood-destroying insects are observed, it is recommended that you engage a licensed pest control professional for a specialized inspection and identification.

Deficiencies

23.2.1 Ceiling/Walls/Floors

 Safety Concern

GARAGE: CEILING OPENINGS

Openings were observed in the garage ceiling which may compromise the fire rating and may permit noxious gases to enter the living space. Repairs are advised for the safety of building inhabitants.

Estimated Cost
\$150 - \$250



23.2.2 Ceiling/Walls/Floors

 Immediate Action

GARAGE: FLOOR CRACKING EXTENSIVE

Extensive cracking observed in the garage floor. Professional repair/sealing the cracks is advised to prevent additional cracking and damage. Areas of cracking should be monitored. Further professional consultation is advised if cracks worsen or additional cracking is discovered.

Estimated Cost
\$500 - \$750



23.2.3 Ceiling/Walls/Floors

 Repair Item

GARAGE: MASONRY WALL CRACKING

Cracking observed at the masonry wall. Recommend necessary repair.

Estimated Cost
\$150 - \$250



23.3.1 Garage Vehicle Door/Frame

 Repair Item

CAPPING CAULK ABSENT/DAMAGED

Garage vehicle door caulk observed to be absent/damaged. Condition risks moisture intrusion and damage.

Estimated Cost
\$100 - \$150



23.3.2 Garage Vehicle Door/Frame

 Repair Item

WEATHER STRIPPING IMPROVEMENTS

Garage vehicle door weather stripping improvements are advised for improved weather and thermal performance.

Estimated Cost
\$100 - \$250



24: FIREPLACE

Information

Fireplace: Photos	Fireplace: Location	Fireplace: Fireplace Type
	Living Room	Brick




Fireplace: Inspection Information

The fireplace inspection is limited to visible and accessible components only, excluding internal flue conditions and pilots which are not lit during the inspection unless specifically noted.

Cleaning and inspection by a qualified chimney sweep to ensure a safe and functional fireplace.

Deficiencies

24.1.1 Fireplace

Safety Concern

CLEANING/EVALUATION PRIOR TO USE


Due to conditions observed at the fireplace/stove, further evaluation, cleaning and professional inspection is advised prior to use.

Estimated Cost

\$150 - \$250



24.1.2 Fireplace

Safety Concern

FIREBOX: MORTAR DETERIORATION

Damaged and/or absent mortar was noted at the interior of the masonry firebox. The mortar should be repaired or replaced as needed. Additional evaluation and necessary repairs should be undertaken by a qualified chimney sweep.

Estimated Cost

\$250 - \$350



25: ATTIC

Information

Photos



Ceiling/Walls/Floors: Inspected?
Yes

Access: Attic Access
Stairs

Window(s) Interior: Inspected
Yes



Window(s) Interior: Evidence of
Moisture?
No

Interior Electrical: Inspected?
Yes

Deficiencies

25.6.1 Attic Moisture Intrusion?

H2O DAMAGE - DRY

Moisture damage observed. Moisture meter testing measured non-elevated. Identification of the damage source and obtaining relevant historical information is advised. Further professional evaluation and repair should include, not limited to: interior finish damage, potential hidden damage, and damage source(s).

 Repair Item



25.7.1 Mold/Fungal Growth

MOLD/FUNGAL GROWTH

 Safety Concern

Unknown biological substance/staining (suspected mold growth) observed. Air quality, testing and identification is outside the scope of this inspection and was not performed. Further professional consultation is advised by a qualified individual to determine the source and available remediation options.

Estimated Cost

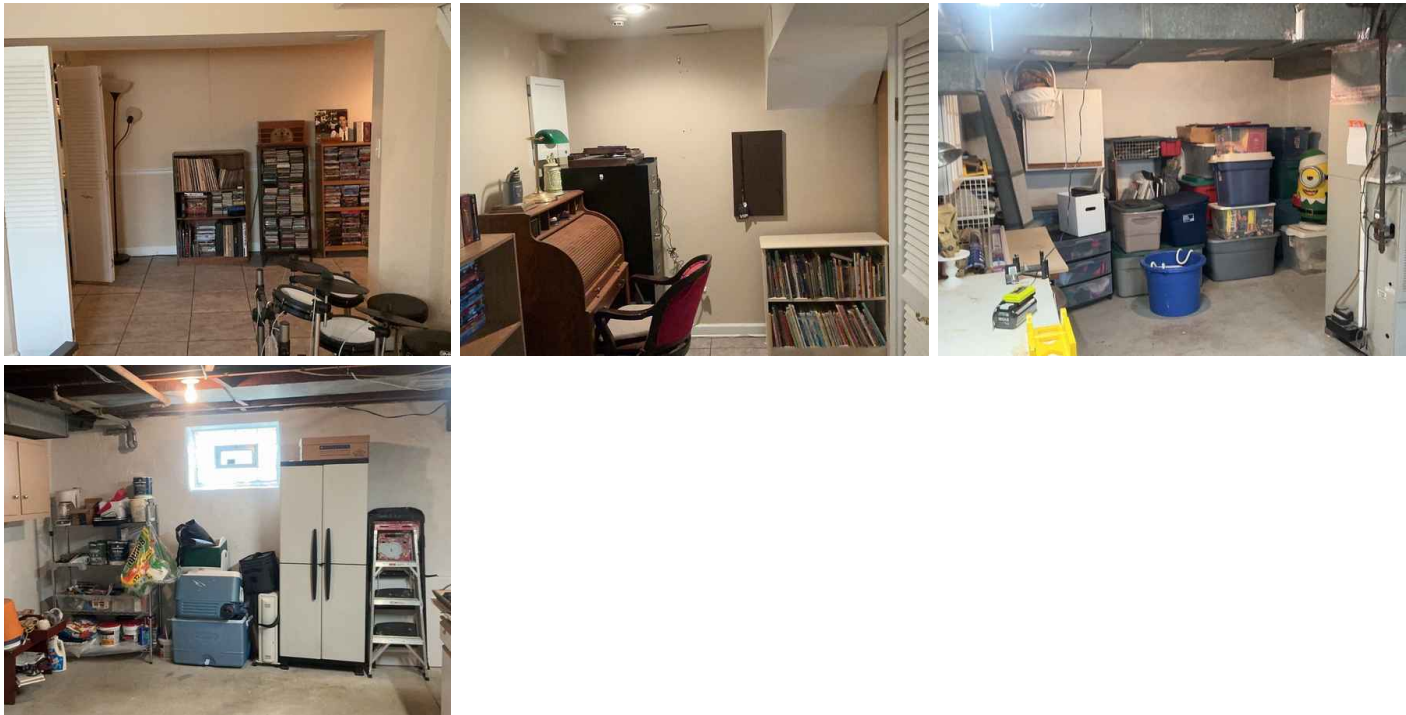
\$2,000 - \$2,500



26: BASEMENT

Information

Photos: Photos



Photos: Inspection Information

Virtually all basements exhibit signs of moisture related issues or will at some point in time experience moisture intrusion. Predicting the severity or frequency of future moisture penetration is outside the scope of this inspection, and does not preclude or warranty against the possibility of future moisture related issues. If such issues are experienced subsequent to this inspection, we recommend further professional evaluation to identify the source and to undertake advised corrective action.

Ceiling/Walls/Floors: Inspected?
Yes

Basement Stairs: Photos



Window(s) Interior: Inspected
Yes

Window(s) Interior: Evidence of Moisture?
No

Door(s) Interior: Inspected?
Yes

Basement Moisture Intrusion: Evidence of moisture intrusion?
Yes

If no selected, no significant visible or accessible signs of moisture intrusion were observed.

Interior Electrical: Inspected?
Yes

Room Heating/Cooling: Heat/AC**Source**

Ductwork

Room Heating/Cooling:**Ductwork: Serviceable Condition**

Ductwork appeared to be in serviceable condition.

Mold/Fungal Growth: Mold Fungal Growth Information

Inspection for and identification of mold and/or fungus is outside the scope of this general home inspection. If suspected mold growth is observed during the inspection, it is advised to seek further professional consultation for evaluation, repair, and remediation options.

Smoke Detector: Smoke Detector

No

Routine testing and replacement advised every 5-7 years. If age is unknown, replacement is advised.

WDI/Pest: Evidence of WDI

No

Please note that the identification of specific wood-destroying insects is outside the scope of this general home inspection. This inspection does not include a detailed analysis or diagnosis of pest issues. If evidence or signs suggestive of wood-destroying insects are observed, it is recommended that you engage a licensed pest control professional for a specialized inspection and identification.

Limitations

Photos

PERSONAL BELONGINGS/STORAGE

Personal belongings/storage restricted visual access.

Photos

PARTIALLY FINISHED

Partially finished or recently finished basements restrict inspector access and visibility; not limited to historical evidence of past/ongoing moisture intrusion, system defects and structural concerns.

Interior Electrical

ELECTRICAL TESTING LIMITED

Testing of the electrical system (i.e. receptacles) was limited due to personal belongings/storage. Professional inspection is advised when conditions permit.

WDI/Pest

WDI LIMITATION

Please note that the identification of specific wood-destroying insects is outside the scope of this general home inspection. This inspection does not include a detailed analysis or diagnosis of pest issues. If evidence or signs suggestive of wood-destroying insects are observed, it is recommended that you engage a licensed pest control professional for a specialized inspection and identification.

Deficiencies

26.2.1 Ceiling/Walls/Floors

FLOOR: FLOOR SLOPING

Floor sloping was apparent. Access is limited due to interior finishings. Issues may exist in areas that are not visible or accessible. Monitor for any signs of additional settlement and allow for further professional evaluation/repair as necessary.

Estimated Cost

\$500

 Safety Concern



26.4.1 Handrail(s)/Guardrail(s)

HANDRAIL(S): LOOSE

Loose handrail(s) observed. Repair/replacement is advised for safety.

Estimated Cost

\$100 - \$250

 Safety Concern



26.4.2 Handrail(s)/Guardrail(s)

INSTALLATION: OPENINGS > 4" - RAILING SYSTEM

Openings greater than 4 inches observed in the railing system. Condition presents a potential fall/entrapment risk, especially for young children. Repair/replacement is advised for safety.

Estimated Cost

\$150 - \$250

 Repair Item



26.6.1 Door(s) Interior

HARDWARE: DAMAGED

Door hardware was observed to be damaged or inoperative. Corrective action is advised.

Estimated Cost

\$100 - \$150

 Repair Item



26.8.1 Basement Moisture Intrusion

TYPICAL/STAINING/EFFLORESCENCE

The basement shows evidence of moisture penetration (staining and efflorescence in areas). It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. Further monitoring of the basement will be required to determine what improvements, if any, will be required. Inspection of the basement is based on what is accessible and visible at the time of the inspection only. It does not preclude or warranty against the possibility of future moisture intrusion/penetration.

Estimated Cost

\$500 - \$1,000



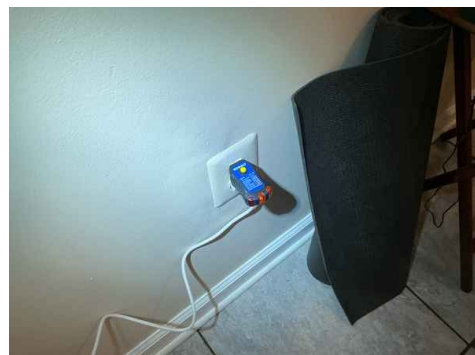
26.9.1 Interior Electrical

RECEPTACLE: LOOSE

Receptacle(s) observed to be loose. Re-securing is advised.

Estimated Cost

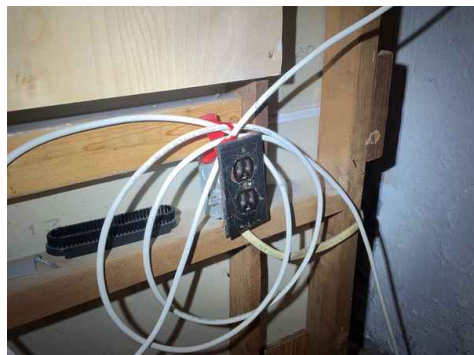
\$100 - \$150



26.9.2 Interior Electrical

GFCI: ABSENT

Absent GFCI receptacle protection observed in an advised location. Installation is advised.



26.9.3 Interior Electrical

WIRE: LOOSE

Loose wiring observed. Securing is advised.

Estimated Cost

\$150 - \$250



26.11.1 Mold/Fungal Growth

MOLD/FUNGAL GROWTH

BELOW BASEMENT STAIRS

Unknown biological substance/staining (suspected mold growth) observed. Air quality, testing and identification is outside the scope of this inspection and was not performed. Further professional consultation is advised by a qualified individual to determine the source and available remediation options.

Estimated Cost

\$250 - \$500

 Safety Concern

