3.2 Roof > Flashing and Valleys

Proper Care And Maintenance Informational

It is recommended that the sealant around any chimney, roof vents, and flashing material be inspected and touched up on an annual basis. Removing any rust and corrosion is recommended to prevent deterioration and damage. Also, any exposed nails at roof vents/flashing should be sealed. Rainwater leaking into the main structure from the roof is a common and avoidable condition if the roofing system is maintained routinely.

3.3 Roof > Roof Vents and Penetrations

Roof Penetrations Evaluated Functional

All accessible roof penetrations, such as roof vents, vent covers, and plumbing vents, were inspected and appeared functional.

3.4 Roof > Gutters, Downspouts, and Drainage

Gutter Maintenance Recommendation Informational

It is recommended to inspect and clean the gutter system and roof surface on an annual basis. Typically, gutters have a life span of approximately 20-25 years, depending on the type of material. If the current gutter system is approaching or over this life span, budgeting for replacement is recommended. Also, if overhanging trees are present, there are gutter screen materials that help keep leaves and other debris out of the gutter system to prevent clogging of the gutters, downspouts, and drain system.

3.5 Roof > Evaluation Method

About the Evaluation Method

Method of Inspection: Roof Edge

Roof Edge Functional

The roof was inspected from the roof edge.

4.1 Garage > Garage Vehicle Door

About the Garage Vehicle Door

Size of Garage: 1 Car

Type of Garage Door: Metal

Garage Vehicle Door Evaluated Functional

The garage door was inspected and appeared to be functional at the time of the inspection.

4.2 Garage > Garage Door Opener and Safety

Maintenance Recommendations Informational

Periodic inspections, greasing, adjustments, and tightening of brackets are suggested as part of normal preventative maintenance. We recommend contacting the manufacturer or an overhead door company for proper installation and maintenance questions.

4.3 Garage > Garage Floor and Surfaces

Garage Floor Functional Functional

The garage floor appears to be in satisfactory condition. Minor cracking is the result of normal curing of the concrete and possible minor settlement. Consideration may be given to patching these areas with a mortar patch to prevent moisture penetration.

5.1 Electrical > Service Entrance and Grounding

About the Service Entrance and Grounding

Main Service: Overhead

Main Service Conductor: Multi-Stranded Aluminum

Service Entrance And Grounding Evaluated Functional

The service entrance components and grounding system were in serviceable condition at the time of the inspection.

5.2 Electrical > Main Service Panels and Disconnects

About the Main Service Panels and Disconnects

Main Panel Location: Basement

Main Panel Capacity: 100 amps/240 Volt

Service Panels Evaluated Informational

The service panels and main disconnects have been evaluated and covers removed.

5.3 Electrical > Interior Components of Main Service Panels

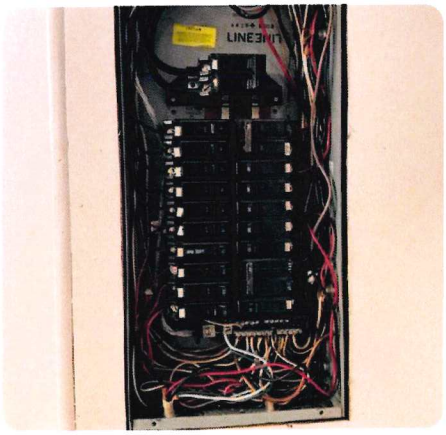
About the Interior Components of Main Service Panels

Panel Cover Removed: Yes

Brand of Electric Service Panel: General Electric (GE)

Interior Components Evaluated Functional

The interior components of the service panels were evaluated during the inspection, and they were found to be in working condition. It is always recommended to conduct regular maintenance and/or evaluation on the electrical panels to ensure continued performance.



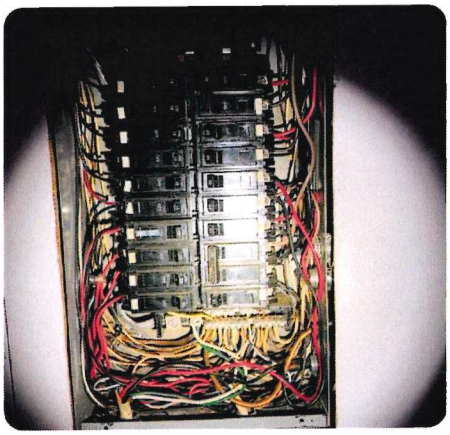
5.4 Electrical > Breakers/Fuses

Over Current Protection Devices Evaluated Functional

The overcurrent protection devices in the electrical system were evaluated and found to be without visible flaws. It is essential to ensure these devices are kept in good working condition to protect the electrical system from overloads and short circuits. Note: The inspector does not operate or physically test any of the breakers during this visual examination.

Double Tap Disconnect *(Included in Summary)* Repairs Recommended

The double tap arrangement of multiple wires connected to a single circuit breaker, also known as a double tap disconnect, is not up to current electrical code standards. This setup can lead to overheating, potential arcing, and poses a fire hazard. It is recommended to have a qualified electrician evaluate and repair this issue by installing a separate circuit breaker for each wire. Ensure proper connections to enhance safety and prevent electrical hazards in the home.



5.5 Electrical > Wiring

About the Wiring

Wire Type: BX Armored Cable, Non-Metallic Sheathed (Romex)

Wire Material: Copper

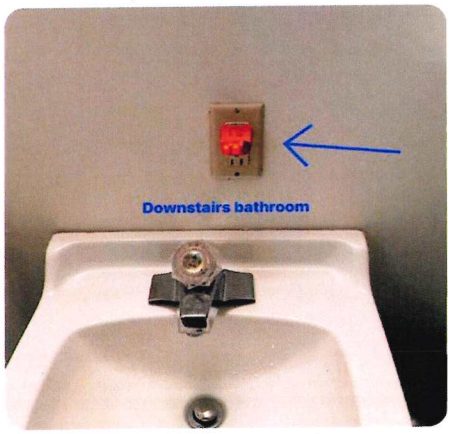
Electrical Wiring Evaluated Functional

The visible and accessible electrical wiring was evaluated. Properly maintained wiring is crucial for the safety and functionality of the home's electrical system. Much of the wiring in the home is enclosed behind walls or ceilings, and is not visible to inspect. It is recommended to conduct regular inspections to ensure the system is compliant with electrical safety standards.

5.6 Electrical > GFCIs

GFI Receptacle Not Functional *(Included in Summary)* Repairs Recommended

The GFI receptacle did not trip when tested. All receptacles in wet locations, on the exterior of a house or in the garage should be protected by a GFI circuit. The inspector recommends a qualified licensed electrician further evaluate the GFI and make recommendations for proper repair.



No GFCI Installed *(Included in Summary)* Repairs Recommended

No Ground Fault Circuit Interrupters (GFCI Circuits) were found at the structure. It is advised to install GFCIs in areas with a potential danger of electrical shock (living spaces and internal rooms, garages, exterior outlets, etc.) As a safety enhancement measure. We suggest contacting a qualified electrician for assessment and necessary repairs.

5.7 Electrical > AFCIs

No AFCI Breakers Informational

There are no AFCI (Arc Fault Circuit Interrupters) breakers/outlets installed for this location. This is a newer electrical standard (2002), which protects the living spaces and internal rooms from a short in an outlet from various issues related to plug-in electrical devices and light fixtures. AFCIs are now recommended on all circuits throughout the home. This home may predate this standard; however, a newer electrical panel has been installed. We recommend you contact a qualified electrician for more information and possible upgrades/modifications. When changing electrical outlets, updating to AFCI outlets is recommended.

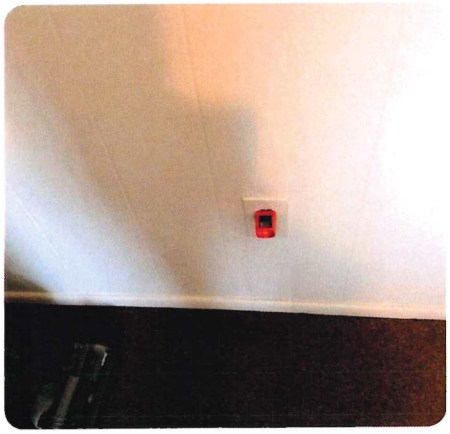
5.8 Electrical > Fixtures, Switches, and Receptacles

Electrical Fixtures & Switches Evaluated Functional

A representative number of installed outlets, switches, and fixtures were tested in the structure and found to be functional. Testing of every light outlet and a full measure of each outlet or switch's amperage, voltage, or impedance is beyond the standards of practice.

Open Ground Outlets *(Included in Summary)* Repairs Recommended

The outlets throughout the property have an open ground. It is recommended to evaluate and repair the open grounds by ensuring proper grounding for the safety of the electrical system. Qualified electrician should be hired to address and repair the open ground outlets. Replacing with proper grounded outlets or correcting the wiring can help rectify this issue.



6.1 HVAC > Heating Equipment

About the Heating Equipment

Location of Heating System: Basement

Heating Method: Forced Air

Heating System Energy Source: Natural Gas

Approximate Manufactured Date of Heating System: Over 20 Years Old

Service Notes: Not Recently Serviced

Heating System Average Life Expectancy

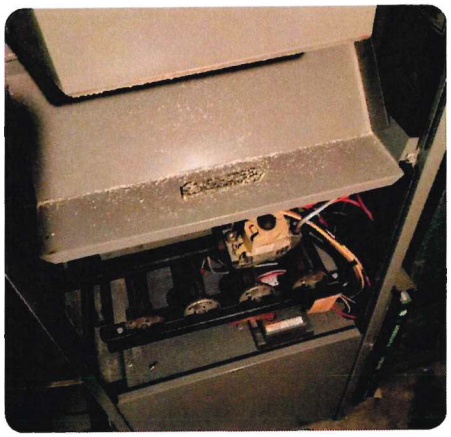
Informational

The average life expectancy of a heating system is approximately 15-25 years depending on the type and maintenance of the system. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. The inspector is not required to remove flame guards or view/identify the condition of the heat exchanger. This inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability, or efficiency. It is also recommended you contact an HVAC company annually, or as needed, to perform servicing and maintenance on the unit.

Operational Furnace

Functional

The heating system was on/off tested and found to be operational under normal operating procedures. A conventional gas-fired forced air furnace contains a heat exchanger with an average life expectancy of twenty to twenty-five years from the date of installation, though there have been exceptions on both sides. If a heat exchanger develops a crack, small hole, or fails, carbon monoxide can leak into the heating air stream, creating an unsafe condition. If there are not current service notes at the time of the inspection the inspector recommends. to have the furnace professionally serviced according to the manufacturer's specifications before the closing.



No Service Notes *(Included in Summary)* Repairs Recommended

There are no visible posted service notes attached to the heating unit. It is recommended to inquire with the seller about the last servicing of the unit. If not serviced recently, a qualified technician should perform a service cleaning, tune-up, full unit evaluation, and review of the entire unit. Heating units require annual service and cleaning for health and safety reasons. A service/evaluation is advised at this time.

6.2 HVAC > Cooling Equipment

AC Not Tested Too Cold Limitation

The A/C system was not able to be tested. It is recommended to inquire the seller about the unit's operation and have a qualified HVAC technician evaluate the unit before closing.

6.3 HVAC > Thermostats and Controls

About the Thermostats and Controls

Thermostat Location: Hallway

6.4 HVAC > Distribution/Return Ducts and Systems

About the Distribution/Return Ducts and Systems

Location of Filter: At Appliance

Number of Filters Present: 1

Ducts And Returns Evaluated Functional

Evaluated the ducts and returns in the home, and no issues were found. Properly functioning ducts and returns are crucial for efficient heating and cooling throughout the home. Regular maintenance such as cleaning and sealing can help ensure optimal performance.

6.5 HVAC > Exhaust Vents and Flues

Vents And Flues Evaluated Functional

The homes vents and flues were evaluated during the inspection and were found to be in working condition. Proper functioning vents and flues are crucial for the efficient operation of the heating system, ensuring the safety and comfort of the occupants. To ensure continued performance and reliability, regular maintenance and inspections are strongly recommended

7.1 Plumbing > Water Supply and Piping

About the Water Supply and Piping

Structure Pipe Material: Copper

Incoming Water Line Pipe Material: Copper

Water Source: City Water

Water Supply System Evaluated Functional

The water supply and piping were found to be functional during the inspection, with no visible signs of leaks or damage. To maintain the plumbing system's efficiency and prevent potential issues, regular maintenance and periodic inspections by a qualified professional are strongly recommended.

7.2 Plumbing > Main Water Shutoff

About the Main Water Shutoff

Water Meter Location: Basement

Water Shut-off Location: At Meter

Water Main Shut-Off Functional

The water main shut-off valve was located and evaluated during the inspection. It is important to know the location and condition of the shut-off valve in case of emergencies or repairs. We recommend testing the shut-off valve periodically to ensure proper functionality.

7.3 Plumbing > Drain, Waste, and Vent Systems

About the Drain, Waste, and Vent Systems

Waste Pipe Material: PVC

Main Sewer Clean-Out Location: Basement

Sewer Type: Public

Visual Inspection Of Drain Pipes

Informational

This is a visual examination of the exterior piping. We recommend questioning the seller regarding their knowledge of any slow draining or other plumbing-related issues. Also, a video examination of your waste system is recommended to determine if any obstructions exist inside the waste lines.

7.4 Plumbing > Fuel Supply

About the Fuel Supply

Fuel Service: Natural Gas

Natural Gas: Gas line inspections are typically conducted only if problems are suspected. Corrosion on visible lines should prompt an inspection by the utility provider.

Fuel Shut Off Location: At Gas Meter and Appliances

Visible Gas Supply Lines Inspected

Functional

The gas plumbing system was evaluated during the home inspection and was found to be in functional working condition. No issues were identified with the gas plumbing system, assuring its functionality and safety for the occupants. Regular maintenance and inspection are recommended to ensure continued optimal performance.

7.5 Plumbing > Toilets

Toilets Inspection General Information

Informational

The toilets were flushed and inspected for cracks, leaks, and serviceability. The toilets should be inspected periodically for indications of cracking in the toilet bowl, tank, or base. Also, periodic replacement of flapper valves and water towers should be expected as typical homeowner maintenance.

7.6 Plumbing > Tubs, Showers, and Fixtures

Plumbing Fixtures Maintenance Information Informational

Routine preventive maintenance and/or replacement of fixtures is needed periodically. Faucets and valves have a typical life expectancy of 5-15 years. General wear, depending on the quality of fixture, is expected. Preventative measures, such as the installation of a soft water or water conditioning unit is recommended.

Water Exposed Areas Informational

Routine preventive maintenance should include applying and maintaining caulking in and around tubs and shower surrounds to prevent moisture penetration behind tub and shower wall/floor cover materials.

Sink Drain Pipe Leak *(Included in Summary)* Repairs Recommended

The drain is leaking underneath the sink. It is recommended to evaluate and repair the leak to prevent water damage to the surrounding areas. A qualified professional should be contacted to properly repair the leak and ensure that the drainage system is functioning effectively. Regularly checking for leaks in sink drains can help avoid costly water damage in the future.

7.7 Plumbing > Sewage Ejectors, Sump Pumps, and Piping

Sump Pump Functional

The sump pump installed at the property appeared to be serviceable at the time of inspection. Periodic inspections of the sump pump are recommended. It is recommended to keep the bottom of the sump pit free of debris that can clog the intake ports of the pump and checking the pump discharge line after heavy rain for proper drainage. Consideration should be given to a backup pump and/or battery backup for power failures if the pump cycles on and off frequently during damp periods. This inspection is not an assurance that the sump pump will continue to work in the future. Sump pumps can fail at any time.

Waste Ejector Functional

The waste ejector appeared to be functional at the time of the inspection. We recommend periodic inspections of the system for long term functional use.

8.1 Water Heating Equipment > Water Heater

About the Water Heater

Water Heater Location: Basement

Water Heater Type: Gas

Water Heater Capacity : Approximately 40 Gallons

Approximate Manufactured Date of Water Heater: 6-8 Years Old

Approximate Water Temperature: Under 120 Degrees

Water Heater Informational

The water heater was visually inspected. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides. As a preventative maintenance recommendation, the water heater should be drained periodically to remove sediment buildup in the tank. The recommended setting for a residential water heater is under 120 degrees Fahrenheit. for safety.

8.2 Water Heating Equipment > TPR Valve/Discharge Pipe

TPR Valve And Discharge Pipe Functional

The water heater's temperature/pressure relief valve is equipped with an approved discharge pipe. The pipe serves the purpose of preventing someone from being sprayed with scalding water in the event that the valve were to discharge. These components were in satisfactory condition at the time of the inspection.

8.3 Water Heating Equipment > Exhaust Flue Piping

Exhaust Flue Piping Evaluated Functional

The exhaust flue piping of the water heater was visually examined to ensure it was properly installed. The piping appeared secure, free from obstruction, and correctly venting exhaust gases outside.

9.1 Interior > Walls, Ceilings, and Floors

Walls Repair/Paint Needed *(Included in Summary)* Repairs Recommended

The bathroom downstairs has water stains and some mold which should removed and replaced. Repair/paint is needed at multiple locations on the walls, enhancing the aesthetic appeal of the interior space and preventing further damage. Evaluating and repairing these areas will contribute to maintaining the overall condition of the walls.

Storage *(Included in Summary)* Repairs Recommended

Furnishings and/or storage items in this home are more than normal. There were furnishings and/or stored items inside the home that limited the inspector's ability to visually inspect all areas of this home. Notation is made that the inspector does not move furniture or stored items in order to perform the inspection. Re-inspecting the home prior to closing is recommended as certain issues may become visible once the structure is vacated.

9.2 Interior > Steps, Stairways, and Railings

Steps, Stairways, And Railings Evaluated Functional

The steps, stairways, and railings were visually inspected for any signs of damage or wear, ensuring all components were securely attached and stable. Regular inspections are advised to maintain safety over time.

9.3 Interior > Doors

Interior Doors - Functional Functional

All accessible doors were inspected to ensure proper alignment, secure fitting, and smooth operation. No functional defects or issues were observed during the inspection, and the doors were found to be in satisfactory working condition.

9.4 Interior > Smoke Alarms

Old Smoke Detectors *(Included in Summary)* Repairs Recommended

The smoke detectors in the home appear to be old. It is recommended to evaluate the age of the smoke detectors and consider replacing them if they are past their recommended lifespan, typically 8-10 years. Older smoke detectors may not function effectively, risking the safety of occupants in case of a fire. Newer smoke detectors are now equipped with a 10 year battery.

No Smoke Alarms Identified *(Included in Summary)* Repairs Recommended

The property does not have smoke alarms installed at required areas of the home. It is recommended to have smoke alarms installed in each sleeping area, outside each sleeping area, and on every level of the home to ensure adequate fire safety protection. Consult a qualified handyman or contractor for corrective action.

9.5 Interior > Carbon Monoxide Alarms

Carbon Monoxide Alarms Evaluated Functional

Carbon monoxide (CO) alarms were located in the home. The inspector does not test these alarms; however, verifies that they are installed near sleeping areas and on each level of the home. For continued protection, regular manual testing and battery maintenance are recommended.

9.6 Interior > Countertops and Installed Cabinets

Countertops And Cabinets Evaluated Functional

The accessible countertops and installed cabinets were evaluated to assess their stability, surface condition and functionality. No significant signs of wear or damage were observed on the inspected components, confirming their suitability for continued use at the time of the inspection.

9.7 Interior > Caulking, Grout, and Enclosures

Caulking, Grout & Enclosures Evaluated Functional

The caulking, grout, and enclosures in wet areas were evaluated for signs of cracking, wear, and general deterioration. The inspected areas were found to be intact and functional, showing no immediate need for repair.

9.8 Interior > Windows

Interior Windows Tested Functional

A representative number of accessible windows were evaluated to assess their condition and functionality. Each window in this sample was tested for ease of operation, including opening, closing, and locking mechanisms. Frames and seals were also checked for any signs of damage or potential air leakage. The windows inspected were found to be in working order (unless otherwise noted).

10.1 Fireplace > Flues and Dampers

Flue Inspection Exclusion Informational

The flue for the furnace and hot water tank are not part of this home inspection.

11.1 Structural Components > Foundation and Slab

About the Foundation and Slab

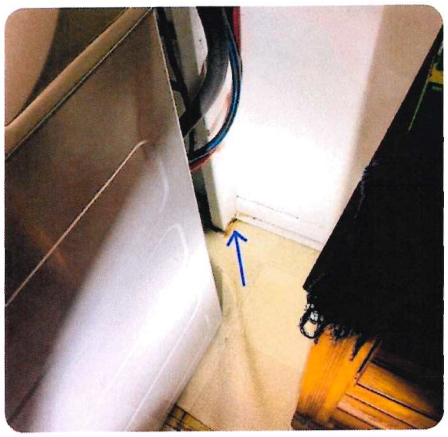
Foundation Type: Concrete Block

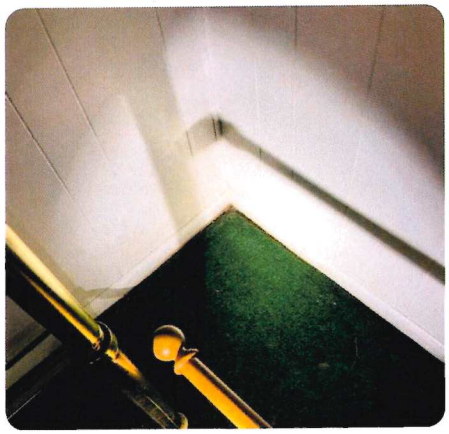
Foundation/Slab Evaluated Functional

The foundation/slab was visually assessed during the inspection and appeared to be in functional condition with no immediate concerns noted. As part of routine maintenance, we recommend regularly monitoring the foundation for any signs of cracks, shifting, or water intrusion to address potential issues promptly and ensure long-term structural integrity.

Evidence Of Moisture Intrusion *(Included in Summary)* Repairs Recommended

Evidence of moisture intrusion on the wood baseboard was observed, looks to be from the past. The areas should be cleaned and painted.

11.2 Structural Components > Beams, Columns, and Posts

Beams, Columns, And Posts Evaluated Functional

The visible and accessible beams, columns, and posts were evaluated during the inspection. It is important to note that some structural components are often not fully visible during a standard home inspection. Based on the areas that were accessible, all inspected structural elements appeared to be in functional condition at the time of the evaluation.

11.3 Structural Components > Joists and Framing

About the Joists and Framing

Wall Structure: Wood

Floor Structure: Wood

Ceiling Structure: Wood Framing

Joists And Framing Evaluated Functional

Joists and framing members are typically concealed within the construction and are not fully visible during a standard home inspection. However, the accessible portions that were inspected appeared to be in satisfactory condition, with no significant issues or concerns identified at the time of the evaluation.

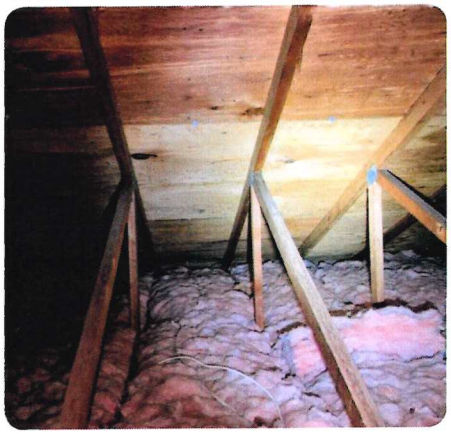
11.4 Structural Components > Roof Structure and Attic Components

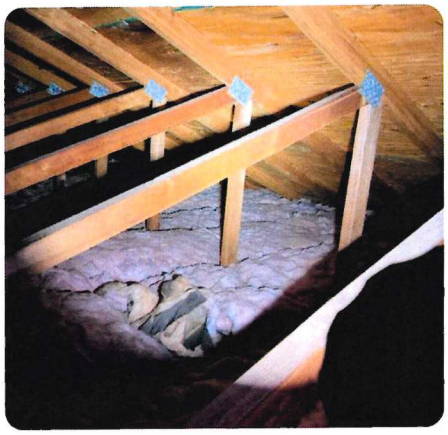
About the Roof Structure and Attic Components

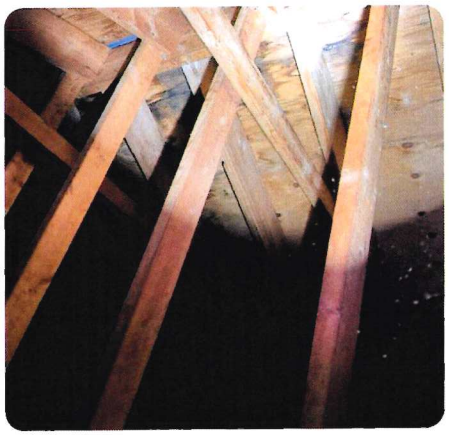
Roof Structure Type: Trusses

Roof Structure And Components Evaluated Functional

The accessible internal roof components - including trusses, rafters, and sheathing, were examined and found to be functional. The inspection focused on identifying signs of deflection, deterioration, or damage, such as water staining or wood decay, and these items were serviceable at the time of the inspection.





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HOME INSPECTION

12.1 Insulation and Ventilation > Insulation and Ventilation in Attic

About the Insulation and Ventilation in Attic

Attic Access Location: Bedroom

Attic Evaluation Method: Entered

Insulation Type: Battens

Attic Insulation Approximate Depth: 3-6 Inches

Ventilation Recommendations

Informational

Adequate attic ventilation is essential for proper energy efficiency and the health of the structure. Half of the ventilating area should be near the roof's high point, and the other half near the eaves. Precise measurement of ventilation space is outside the scope of this home inspection. We recommend you contact a qualified professional trade for further evaluation.

Blocked Soffit Vents By Insulation

(Included in Summary)

Repairs Recommended

The soffit vents in the attic are blocked by insulation. This can restrict proper airflow in the attic, leading to inadequate ventilation. It is recommended to evaluate and repair this issue by clearing away any insulation blocking the soffit vents to ensure sufficient ventilation in the attic. A qualified insulation contractor can help in this repair process.