Inspection report for the property at

99 Big Tree Lane, Jackson, TN 38301

This report is prepared exclusively for **John Smith**
Inspected On: **04-16-2026**

Company Information

Inside Out Home Inspections
(731) 410-7111

www.inside-outhomeinspections.com
Published Report

Overall, this is a great example of 1970's construction. The house has been well-cared for to date with a number of systems that are new in approximately the last 10 years: roof, furnace, water heater, electric panel, supply piping, windows and a lot of branch wiring have been updated or mostly updated here. The house is built from solid materials and seems to have generally performed well to date. Please see the full report for specific details.

SAMPLE REPORT: NOT REPRESENTATIVE OF A SPECIFIC PROPERTY OR ALL ITEMS COVERED DURING A ROUTINE INSPECTION

Inspected By:

Emily Murray, Tennessee State License #3124

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection, and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging, or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden, or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking, they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing, which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction, process structures are inspected for code compliance by municipal inspectors. Framing is open at this time, and conditions can be fully viewed. Framing is not open during inspections of finished homes, limiting the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all disciplines. Municipalities can adopt and phase in sections of the codes on their timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical, and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate for the house

you having inspected. To this end, we assist with the discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect in a building. Such inspections are available, but they are generally cost-prohibitive to most homebuyers.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get the critical information for important decision-making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos, and hot links to additional information.

The best way to get the layers of information presented in this report is to read your report online, which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with additional information.

This report can also be printed to a PDF file and printed on paper as desired.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left-side margin.

Most sections will contain some descriptive information in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there might be no narrative observation comments in that section, and it may simply say “tested” or “inspected.”

Observation Labels

All narrative observations are colored, numbered, and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

⚠ **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

Repair: Repair and maintenance items noted during inspection.

Recommended Maintenance: These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

Improve or Upgrade: Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons. These are often items which reflect changes in building codes or standards.

Due Diligence: Observation that may require further investigation to determine the severity and / or urgency of repair.

Recommended Disclosure Items: These are observations for which we recommend that sellers disclose more information to buyers so that buyers can better understand recent servicing, repairs or maintenance or even construction history or building and site design.

Monitor: Items that should be watched to see if correction may be needed in the future.

Future Project: A repair that may be deferred for some time but should be on the radar for repair or replacement in the near future.

Inspection Notes: Aside information and /or comments elaborating on descriptions of systems in the home that the inspector might find useful.

Limitations: Conditions present at the time of inspection which limited the scope of this visual inspection

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during the inspection. This helpful overview is not a substitute for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report, as the Summary Page does not include photographs or photo captions.

Summary

Major Concerns

⚠ **E-10 Exterior - Exterior Electric Receptacles and Fixtures: GFCI PROTECTION RECOMMENDED**

Since the 1970s, requirements for GFCI (Ground Fault Circuit Interruption) protection have changed, and locations requiring GFCI protection seem to get added with every code cycle. It is common for older residential buildings to have some or even many electric receptacles that do not meet modern safety standards. GFCIs have proven successful at reducing electrocutions, and it seems likely that someday, every circuit, receptacle, and appliance in the building will require GFCI protection. The first chart below shows how successful GFCIs have been at reducing risks from electrocution. The second illustration shows where GFCI protection is required as of the 2020 NEC and WAC. As a general best practice for safety. For improved safety, I always recommend bringing GFCI protection up to modern safety standards.

During inspection today, I noted that GFCI protection is inconsistent with modern minimum standards for safety in the following locations: carport

⚠ **RCG-3 Roof, Chimney and Gutters - Chimneys: CHIMNEY REPAIRS NEEDED**

Repairs are needed to the masonry chimney cap. The cracks noted here could increase the risk of moisture control problems related to the chimney. Neglecting maintenance on masonry chimneys can also lead to loose or damaged bricks and eventually a failing masonry system.

Recommendation

Hire a licensed masonry contractor to further evaluate and repair the masonry chimney as recommended.

Repairs

🛠 **G1-4 Grounds - Driveways/Walkways/Flatwork: CRACKS NOTED IN FLATWORK**

Cracks were noted in the driveway and patio flatwork. This is common in flatwork, especially as it ages. Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork. Large cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.

Previous repairs in the driveway that are now failing were noted.

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🛠 **G1-6 Grounds - Exterior Stairs: OLDER STYLE GUARDRAIL**

An older style of guardrail was noted with openings between balusters larger than 4 inches. Openings no larger than 4-inches are recommended especially for child safety. Hire a qualified contractor to repair / update as needed.

🛠 **E-1 Exterior - Siding and Trim: VINYL SIDING REPAIRS NEEDED**

A few areas of vinyl siding damage were noted on the east side of the house. These should be repaired to prevent water intrusion.

Recommendation
Have the siding further evaluated and repaired as recommended by a qualified contractor.

E-2 Exterior - Siding and Trim: Caulking needed around light to protect electrical wires from moisture exposure.

E-4 Exterior - Exterior Vent and Exhaust Terminations: The dryer vent on the side of the house was not attached to the siding and does not have a backdraft damper. Repair is recommended to keep cold air, insects and vermin from entering the house through the vent.

E-5 Exterior - Exterior Doors: Peeling paint around the wood front door frame was noted. Repair is recommended to keep wood from being compromised by sun and moisture.

E-7 Exterior - Exterior Window Frames: All windows appeared to be newer vinyl windows with the exception of the window on the front of the house for the carport. This carport window had paint peeling. Repair is recommended to prevent the wood window frame from being compromised by moisture.

E-8 Exterior - Exterior Hose Bibs: REPAIRS ARE NEEDED TO THE EXTERIOR HOSE BIBS
The following observations were noted:

- Hose bibs leak from the handle when turned on and under pressure. Tightening the packing often fixes this.

Recommendation
Repair exterior hose bibs as needed.

FSD-1 Fuel Storage and Distribution - Gas Meter: The gas meter is too close to the electric meter. It must be 3 feet to the side or 3 feet above. Consult with your gas provider to further evaluate and repair.

ES-1 Electric Service - Electrical Bonding System: Have the electrical bonding system checked by a licensed electrician. Adequate bonding could not be verified at the main water pipe or the pipes by the water heater. This is an important safety feature to ensure safe control of stray voltage on metal systems in the house.

HCFV-1 Heating, Cooling, Fireplaces and Ventilation - Heating Systems: SERVICE THE HEATING SYSTEM
Annual servicing of gas forced air furnaces is recommended for safe and reliable heat. I could not find recent service records on the furnace. A servicing is recommended if one has not been done in the last year. The furnace was tested during the inspection and was operational.

HCFV-3 Heating, Cooling, Fireplaces and Ventilation - Heating and Cooling Distribution Systems: HVAC DUCTWORK REPAIRS
A number of problems were noted with the heating and cooling ducts during inspection.
Recommendation
I recommend additional inspection and repair of the heating ductwork system by a qualified heating and cooling contractor. Implement repairs as recommended to ensure reliable performance.
Examples of Observations Noted During Inspection Include:

- The ductwork is not well-supported in the crawl space – additional support is needed.
- The ductwork insulation is damaged and requires repair

HCFV-4 Heating, Cooling, Fireplaces and Ventilation - Mechanical Ventilation Systems: FAN EXHAUST VENTS INTO ATTIC

The exhaust ductwork for the bathroom fans are disconnected in the attic. This can lead to seasonal condensation and moisture control problems.

Recommendation

Repair to ensure proper discharge of air to the exterior, and ensure exhaust ductwork is insulated to R-8 or better to reduce risks of seasonal condensation.

WH-1 Water Heaters - Water Heater: WATER HEATER SEISMIC RESTRAINTS

Install listed seismic straps to restrain the water heater in the event of an earthquake; none were noted during inspection. Two straps should be located on the water heater: one on upper 1/3rd of tank and one at the lower 1/3rd.

B-2 Bathroom - Toilet: TOILET NOT CAULKED TO THE FLOOR- MAIN FLOOR BATH

The toilet in the upstairs bath has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains un-caulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.

A-1 Attic - Attic Fan Exhaust Vents: FAN EXHAUST VENTS INTO ATTIC

The exhaust ductwork for the bathroom fans are disconnected in the attic. This can lead to seasonal condensation and moisture control problems.

Recommendation

Repair to ensure proper discharge of air to the exterior, and ensure exhaust ductwork is insulated to R-8 or better to reduce risks of seasonal condensation.

CS-2 Crawl Space - Vapor Barrier: THE VAPOR BARRIER IS INADEQUATE IN THE CRAWL SPACE

The vapor barrier in this crawl space is missing. Vapor barriers are used to contain the moisture in the ground. Inadequate control of ground moisture is conducive to wood-destroying organisms and can lead to high moisture conditions in the building.

Recommendation

Insure a 6 mil. black plastic vapor barrier is covering all exposed earth.

Recommended Maintenance

G1-5 Grounds - Grounds, Trees and Vegetation: TREE AND VEGETATION PRUNING

Pruning trees, branches, and vegetation away from the building is recommended. Where trees, branches, and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended. All vegetation, including smaller landscaping such as grasses, flowers, and shrubs should be kept 1 foot off the house to eliminate contact which could trap moisture against the

building.

C-1 Carport - Carport Electric Receptacles and Fixtures: GFCI PROTECTION RECOMMENDED

Since the 1970s, requirements for GFCI (Ground Fault Circuit Interruption) protection have changed, and locations requiring GFCI protection seem to get added with every code cycle. It is common for older residential buildings to have some or even many electric receptacles that do not meet modern safety standards. GFCIs have proven successful at reducing electrocutions, and it seems likely that someday, every circuit, receptacle, and appliance in the building will require GFCI protection. The first chart below shows how successful GFCIs have been at reducing risks from electrocution. The second illustration shows where GFCI protection is required as of the 2020 NEC and WAC. As a general best practice for safety. For improved safety, I always recommend bringing GFCI protection up to modern safety standards.

During inspection today, I noted that GFCI protection is inconsistent with modern minimum standards for safety in the following locations:

WH-3 Water Heaters - Water Temperature: WATER TESTED HOT

Testing of the plumbing system today, the water tested as too hot - 130 degrees F. This is a scald hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees. There is some evidence that hot water temperatures should be greater than 130 degrees to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot water tank. Have this further evaluated and repaired by a licensed plumber, or simply turn down the temperature as desired to eliminate a scald hazard. Please note that during the inspection, it is difficult to accurately test the water temperature as it can vary between fixtures.

Improve Or Upgrade Items

E-6 Exterior - Exterior Doors: DOOR GLAZING IS NOT SAFETY GLASS

The door glazing did not appear to be safety glass. No logo or tempered bug was visible. All glazing greater than 3 inches in exterior doors should be safety glass. Updating with tempered or laminated glass is recommended for improved safety.

E-9 Exterior - Exterior Hose Bibs: OLDER HOSE BIBS NOTED

Older hose bibs were noted on this building. Updating the hose bibs is recommended. Modern hose bibs are typically "frost free," which are (arguably) more resistant to bursting in cold weather. They also have important vacuum breakers installed which can prevent water from your hoses backing into your water supply system. In the meantime, be sure to winterize your hose bibs during cold weather to prevent from freezing and consider adding a vacuum breaker to the end of the hose bib. The following video shows a vacuum breaker.

RCG-1 Roof, Chimney and Gutters - Roof Materials: Inadequate kick-out flashings noted at roof / wall juncture. Kick out flashing is installed at the intersection where a sloped roof meets a vertical wall, directing rainwater away from the exterior walls and into gutter.

ES-3 Electric Service - Electric Service Equipment: MODERN AFCI PROTECTION IS A SAFETY IMPROVEMENT

AFCI (arc fault protection) is now required on all branch circuits supplying outlets or devices installed in residential dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas. The goal of this protection is to reduce risks of electrical fires. Consult with a licensed electrician about improving circuit protection as desired. I would consider this improvement in the context of other electrical repairs or upgrades. ***Please note that if you add or replace receptacle outlets to the existing system, they should comply with modern AFCI standards.***

K-3 Kitchen - Dishwasher: NO WATER HAMMER ARRESTOR WAS FOUND - DISHWASHER
Water hammer arrestors are now required where quick closing valves are utilized - this is most dishwashers and washing machines. Installation of a hammer arrestor device is recommended for improved reliability of the piping system.

LF-3 Laundry Facilities - Laundry Ventilation: LAUNDRY FAN RECOMMENDED
No ventilation fan was found for the laundry facilities. This is common in older buildings and recommended in newer buildings. Installing a ventilation fan is recommended to help control indoor relative humidity. This fan can be run during operation of the laundry and/or placed on a timer to come on automatically throughout the day.

Due Diligence Items

GC-1 General Comments - Building Characteristics, Conditions and Limitations: OLDER BUILDINGS AND LEAD AND ASBESTOS
In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection.

P-1 Plumbing - Water Service Supply: NO MAIN WATER SHUTOFF FOUND
No main water shut-off was found inside the building. There is typically a shut-off at the meter in the street, but this can be a time-consuming and difficult shut-off to access in an emergency.
Recommendation
Inquire with the seller about the location of the main water shut-off, as it may be concealed behind finishes or stored items. If no readily accessible shut-off exists, hire a licensed plumber to further evaluate and install.

P-2 Plumbing - Waste Pipe and Discharge: VIDEO SEWER SCOPE RECOMMENDED
An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line as these are not visible to inspection. Sewer scopes are done using video cameras and can show the materials, condition and reliability of the sewer line. If a video scope has not been done recently, I recommend having a sewer scope performed.

Recommended Disclosure Items

RCG-4 Roof, Chimney and Gutters - Chimneys: CHIMNEY CLEANING AND INSPECTION IS RECOMMENDED

The chimney is sealed on the interior of the home which indicates it is not in use. If the chimney is to be put back in use, an NFPA 211 Standard, Level II inspection is recommended.

K-10 Kitchen - General Kitchen Condition: UPDATED KITCHEN FINISHES NOTED

The kitchen here appears to have been recently updated. Disclose any additional information or receipts for this work.

CS-3 Crawl Space - Moisture Conditions: SIGNS OF PAST DRAINAGE PROBLEMS NOTED

The crawl space was dry at the time of inspection, but I noted indications of prior water in the crawl space. This is difficult to understand during a one-time inspection as conditions can change seasonally.

Items for Monitoring

G1-2 Grounds - Drainage and Site:

The grade of the yard slopes toward the building. Standards recommend a quarter-inch / foot slope away from the building or better to prevent water from draining toward the building. Over time, negative grading, as this is often called, can lead to moisture and even structural problems with the building.

Recommendation

Monitor for indications, such as moisture in the crawl space, that additional drainage repairs are needed.

Future Projects

E-3 Exterior - Siding and Trim: SIDING MOUNTING BLOCKS MISSING

Some of the penetrations in the siding lack adequate mounting blocks. For penetrations in the building envelope such as hose bibs and holes with a 1½ inch diameter or larger, such as dryer vents, a block shall be installed around the point of penetration. Blocking should be a minimum 3 in.. radius greater than the radius of the penetration. The main purpose of mounting blocks is so that if termination covers, such as a fan cover, are broken or damaged, they can be replaced without needing to dismantle the exterior siding system.

A section of siding on the south side of the house that appeared to be newer had appropriate blocking for the exterior light.

The Complete Report

General Comments

Building Characteristics, Conditions and Limitations

Style of Home: Ranch
Type of Building : Residential Single Family (1 story)
Approximate Square Footage: 1600

> *The approximate square footage listed here is listed as a courtesy and is based off of public records and disclosure. An evaluation of square footage of the buildings and property lines is beyond the scope of this inspection.*

Approximate Year of Original Construction: 1977

> *Unless the wiring in the building has been fully updated, this building likely has wiring that predates the late 1980's. Branch circuit wiring installed in buildings built prior to the late 1980's is typically rated for a maximum temperature of only 60 degrees Celsius. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures.* ***Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius.*** *Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. It is beyond the scope of this inspection to determine if any such incompatible components are installed. Based on the age of this building, be aware that such components may be present.*

> *Solid conductor aluminum wiring was used in residential construction for 15 and 20-amp circuits in the 1960's through the 1970's. This wiring has proven to be problematic and a fire hazard, primarily due to problems with loose connections and metal fatigue. I looked hard to find any signs of solid conductor aluminum here. No signs were found. There is always a chance that solid conductor aluminum wiring exists and is concealed from view. If this wiring is ever uncovered during subsequent renovation work, I recommend removal and replacement.*

Attending the Inspection: Vacant (inspector only)
Occupancy: Occupied
Animals Present: No
Weather during the inspection: Partly sunny
Approximate temperature during the inspection: Over 75[F]
Ground/Soil surface conditions: Dry
For the Purposes of This Report, the Front Door Faces: West

🔍 **(GC-1) Due Diligence: OLDER BUILDINGS AND LEAD AND ASBESTOS**
In 1978, federal laws were passed to prohibit use of lead and asbestos in building materials. Manufacturers of building materials were allowed to sell existing stocks of materials that were manufactured with lead and asbestos, so even buildings constructed as late as the mid-1980's could possibly contain lead or asbestos. Identification and testing for lead and asbestos and other environmental testing is beyond the scope of this home inspection.

This building was occupied at the time of the inspection. Inspection of occupied buildings presents challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during inspection to work around belongings to discover as much as possible about the building without moving or damaging personal property; however, the presence of personal items does limit the inspection.

Grounds

Address Identification

Address Identification: Address Numbers Present and Well Displayed

Water Shutoff Curbstop

Location: front yard in close proximity to the mailbox

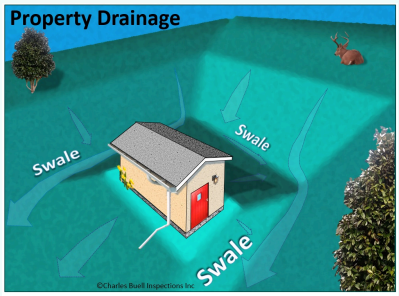
Drainage and Site

Clearance to Grade: Standard
Downspout Discharge: Above grade
Site Description: Grade Toward Building

(G1-2) Monitor: The grade of the yard slopes toward the building. Standards recommend a quarter-inch / foot slope away from the building or better to prevent water from draining toward the building. Over time, negative grading, as this is often called, can lead to moisture and even structural problems with the building.

Recommendation

Monitor for indications, such as moisture in the crawl space, that additional drainage repairs are needed.



All downspouts had extension, discharging water away from the foundation

Window and Stairwells

None Noted

Driveways/Walkways/Flatwork

Driveway: Concrete, Asphalt
Walkways: Concrete
Patios: Concrete

(G1-4) Repair: CRACKS NOTED IN FLATWORK
Cracks were noted in the driveway and patio flatwork. This is common in flatwork, especially as it ages. Regular sealing of small to moderate cracks with a quality exterior flexible sealant can minimize water penetration and prolong the life of the flatwork. Large cracks can present a more urgent need for repair, especially if the cracks lead to displacement and trip hazards.
Previous repairs in the driveway that are now failing were noted.

Grounds, Trees and Vegetation

(G1-5) Recommended Maintenance: TREE AND VEGETATION PRUNING
Pruning trees, branches, and vegetation away from the building is recommended. Where trees, branches, and large shrubs can provide rodent access to the roof, a minimum 6-foot clearance is recommended. All vegetation, including smaller landscaping such as grasses, flowers, and shrubs should be kept 1 foot off the house to eliminate contact which could trap moisture against the building.

Exterior Stairs

Exterior Stairs: Standard

(G1-6) Repair: OLDER STYLE GUARDRAIL

An older style of guardrail was noted with openings between balusters larger than 4 inches. Openings no larger than 4-inches are recommended especially for child safety. Hire a qualified contractor to repair / update as needed.

Fences

Exterior Fencing: Present

The property has a fencing system in place. Inspection and evaluation of fencing is beyond the scope of a home inspection. If the fencing system is important for your use of this property, I recommended a self-examination to see how it will meet your needs.

Exterior

Siding and Trim

Trim Material: Wood, Vinyl

Siding Material: Brick, Vinyl

(E-1) Repair: VINYL SIDING REPAIRS NEEDED

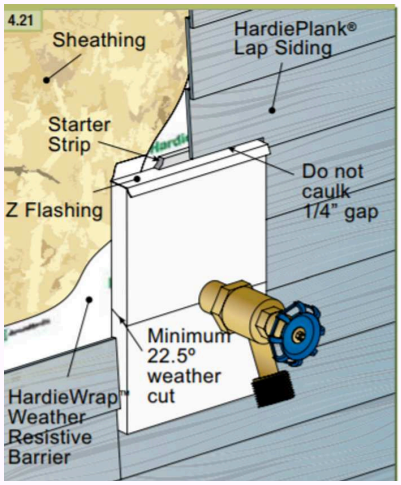
A few areas of vinyl siding damage were noted on the east side of the house. These should be repaired to prevent water intrusion.

Recommendation

Have the siding further evaluated and repaired as recommended by a qualified contractor.

(E-2) Repair:
Caulking needed around light to protect electrical wires from moisture exposure.

(E-3) Future Project: SIDING MOUNTING BLOCKS MISSING
Some of the penetrations in the siding lack adequate mounting blocks. For penetrations in the building envelope such as hose bibs and holes with a 1½ inch diameter or larger, such as dryer vents, a block shall be installed around the point of penetration. Blocking should be a minimum 3 in.. radius greater than the radius of the penetration. The main purpose of mounting blocks is so that if termination covers, such as a fan cover, are broken or damaged, they can be replaced without needing to dismantle the exterior siding system.
A section of siding on the south side of the house that appeared to be newer had appropriate blocking for the exterior light.



Penetrations in siding greater than 1.5 inches should have a flashed mounting block

Exterior Vent and Exhaust Terminations

(E-4) Repair: The dryer vent on the side of the house was not attached to the siding and does not have a backdraft damper. Repair is recommended to keep cold air, insects and vermin from entering the house through the vent.

Eaves

Plywood

Exterior Doors

Exterior Door Styles: Solid core, Glass panel doors, Hollow core

(E-5) Repair:
Peeling paint around the wood front door frame was noted. Repair is recommended to keep wood from being compromised by sun and moisture.

(E-6) Improve or Upgrade:
DOOR GLAZING IS NOT SAFETY GLASS
The door glazing did not appear to be safety glass. No logo or tempered bug was visible. All glazing greater than 3 inches in exterior doors should be safety glass. Updating with tempered or laminated glass is recommended for improved safety.

Exterior Window Frames

Window Frames: Wood, Vinyl

(E-7) Repair:
All windows appeared to be newer vinyl windows with the exception of the window on the front of the house for the carport. This carport window had paint peeling. Repair is recommended to prevent the wood window frame from being compromised by moisture.

Exterior Hose Bibs

Water Pressure: 70 PSI

(E-8) Repair: REPAIRS ARE NEEDED TO THE EXTERIOR HOSE BIBS
The following observations were noted:
- Hose bibs leak from the handle when turned on and under pressure. Tightening the

packing often fixes this.

Recommendation
Repair exterior hose bibs as needed.

(E-9) Improve or Upgrade: OLDER HOSE BIBS NOTED
Older hose bibs were noted on this building. Updating the hose bibs is recommended. Modern hose bibs are typically "frost free," which are (arguably) more resistant to bursting in cold weather. They also have important vacuum breakers installed which can prevent water from your hoses backing into your water supply system. In the meantime, be sure to winterize your hose bibs during cold weather to prevent from freezing and consider adding a vacuum breaker to the end of the hose bib. The following video shows a vacuum breaker.

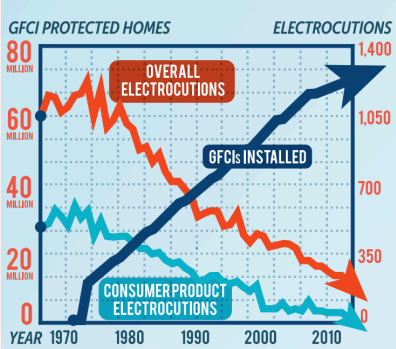
Exterior Electric Receptacles and Fixtures

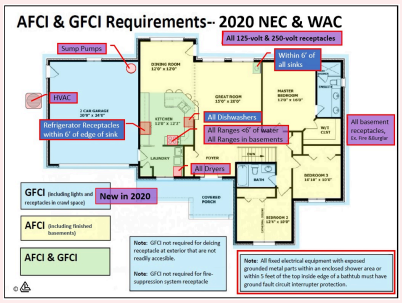
Inspection Method: Tested All Accessible

Doorbell: ☑ Operable ☐ Not Operable ☐ Smart Doorbell ☐ None

(E-10) Major Concern: GFCI PROTECTION RECOMMENDED
Since the 1970s, requirements for GFCI (Ground Fault Circuit Interruption) protection have changed, and locations requiring GFCI protection seem to get added with every code cycle. It is common for older residential buildings to have some or even many electric receptacles that do not meet modern safety standards. GFCIs have proven successful at reducing electrocutions, and it seems likely that someday, every circuit, receptacle, and appliance in the building will require GFCI protection. The first chart below shows how successful GFCIs have been at reducing risks from electrocution. The second illustration shows where GFCI protection is required as of the 2020 NEC and WAC. As a general best practice for safety. For improved safety, I always recommend bringing GFCI protection up to modern safety standards.

During inspection today, I noted that GFCI protection is inconsistent with modern minimum standards for safety in the following locations: carport





Appropriate GFCI and weather proof cover on receptacle on south side of house

Decks, Porches and Balconies

Wood Decks Porches and Balconies

None noted

Concrete Decks, Stoops, Landings and Porches

Concrete Features: Concrete entry

Water-Resistant Decks and Balconies

Water Proof Surfaces: None Noted

Carport

Carport General

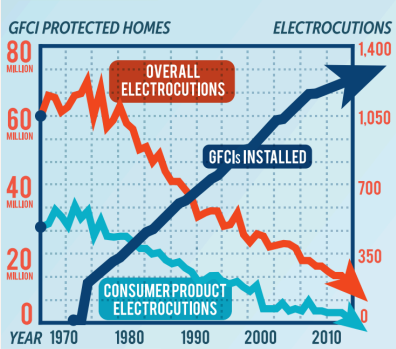
Carport Type: Two Car

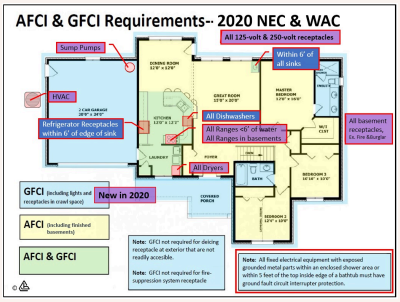
Carport Stairs

Carport Stairs: See exterior section of this report

Carport Electric Receptacles and Fixtures

(C-1) Recommended Maintenance: GFCI PROTECTION RECOMMENDED
Since the 1970s, requirements for GFCI (Ground Fault Circuit Interruption) protection have changed, and locations requiring GFCI protection seem to get added with every code cycle. It is common for older residential buildings to have some or even many electric receptacles that do not meet modern safety standards. GFCIs have proven successful at reducing electrocutions, and it seems likely that someday, every circuit, receptacle, and appliance in the building will require GFCI protection. The first chart below shows how successful GFCIs have been at reducing risks from electrocution. The second illustration shows where GFCI protection is required as of the 2020 NEC and WAC. As a general best practice for safety. For improved safety, I always recommend bringing GFCI protection up to modern safety standards.
During inspection today, I noted that GFCI protection is inconsistent with modern minimum standards for safety in the following locations:





Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Walked on roof
Roof Style: Gable
Flashings, Valleys and Penetrations: Present and Visually Standard

> *Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction, or is penetrated. During the inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during the inspection will be reported below if found.*

Roof Covering Materials: Architectural grade composition shingle
Approximate Age of Roof Covering: 5-10 Years
Overlay Roof: No
Shingle Fastening Accessible For Inspection : No

> *Please note that when inspecting composition roof installations, I try and look under shingles to see how the shingles have been fastened. Proper fastening is critical for successful roof performance. Often the shingles are bonding so well, they cannot be lifted to inspect the fastening. In this case, I was unable to lift the shingles and see the fastening pattern. While this limits my visual inspection, this is a good sign, as loose, un-bonded shingles can lead to wind damage and would be written up as a defect.*

Common Observations Flashing: ☑ No Kickout Flashing

(RCG-1) Improve or Upgrade: Inadequate kick-out flashings noted at roof / wall juncture. Kick out flashing is installed at the intersection where a sloped roof meets a vertical wall, directing rainwater away from the exterior walls and into gutter.

Missing kick out flashing

Roof views

Chimneys

Chimney Material: Masonry

⚠ **(RCG-3) Major Concern:**
CHIMNEY REPAIRS NEEDED
Repairs are needed to the masonry chimney cap. The cracks noted here could increase the risk of moisture control problems related to the chimney. Neglecting maintenance on masonry chimneys can also lead to loose or damaged bricks and eventually a failing masonry system.
Recommendation
Hire a licensed masonry contractor to further evaluate and repair the masonry chimney as recommended.

(RCG-4) Recommended Disclosure Items: CHIMNEY CLEANING AND INSPECTION IS RECOMMENDED
The chimney is sealed on the interior of the home which indicates it is not in use. If the chimney is to be put back in use, an NFPA 211 Standard, Level II inspection is recommended.

Gutters and Downspouts

Gutter and Downspout Materials: Seamless Aluminum

Inspection Notes: THE GUTTERS WERE CLEAN
Gutters were noted to be clean at the time of inspection. Be sure to clean gutters quarterly to ensure they are performing as intended.

Inspection Notes: GUTTER GUARDS NOTED
This building is employing a gutter guard system. These can slow organic build-up in the gutters and reduce the need for cleaning, but during heavy rains, water can shoot over the tops of these systems, especially if they are not maintained. Guards can also complicate gutter cleaning when it becomes needed as the guard system is often obstructing access. Some of these systems have clean-out filters in the downspouts; be sure to keep these filters/screens clean as needed.

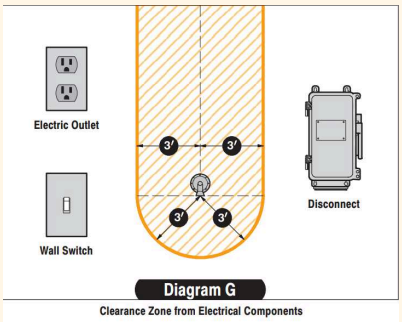
Fuel Storage and Distribution

Gas Meter

Present

Gas Shutoff Location: North side of structure

(FSD-1) Repair: The gas meter is too close to the electric meter. It must be 3 feet to the side or 3 feet above. Consult with your gas provider to further evaluate and repair.



Propane Storage

None noted

Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel, CSST

Electric Service

Electric Service Voltage Tested

Service Voltage: 120/240

Electrical Grounding System

Present - Could Not Confirm

> *During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.*

Electrical Bonding System

Bonding Noted on Gas Pipes

> *Bonding connections were noted on the gas piping.*

(ES-1) Repair: Have the electrical bonding system checked by a licensed electrician. Adequate bonding could not be verified at the main water pipe or the pipes by the water heater. This is an important safety feature to ensure safe control of stray voltage on metal systems in the house.

Electric Service

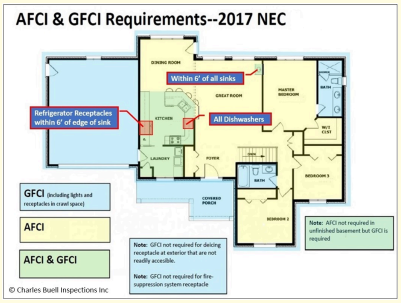
Service Entrance: Above Ground

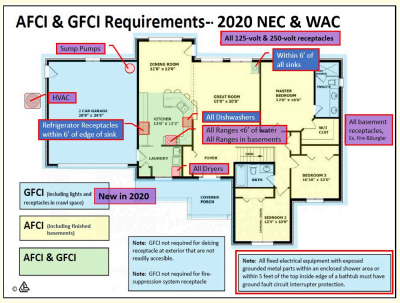
Meter Base Amperage: 200

Electric Service Equipment

Service Entrance (SE) conductor Size: Aluminum, 4/0, 200 amps
Main Panel Amperage: 200 amps
Electric Service Amperage: 200 amps
Main Electric Panel Location: Bedroom
Overcurrent Protection Devices: Breakers
Panel Manufacturer: Square D

(ES-3) Improve or Upgrade: MODERN AFCI PROTECTION IS A SAFETY IMPROVEMENT
AFCI (arc fault protection) is now required on all branch circuits supplying outlets or devices installed in residential dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas. The goal of this protection is to reduce risks of electrical fires. Consult with a licensed electrician about improving circuit protection as desired. I would consider this improvement in the context of other electrical repairs or upgrades. ***Please note that if you add or replace receptacle outlets to the existing system, they should comply with modern AFCI standards.***





I list both of these illustrations to provide a sense of how electrical safety standards change through the years.

Sub Panel

Sub Panel: None Noted

Electric Distribution and Finish

Branch Wiring

Wire Material: Copper

Wiring Method: Non-metallic sheathed cable

Receptacles and Fixtures

Inspection Method: Representative Testing

A representative number of receptacles and switches were tested during inspection. Any defects found during inspection are noted in this report. Only visible and accessible receptacles and switches were tested during inspection and personal items and furnishings are not moved to access any receptacles or fixtures. Inspection/testing of the electrical system can be challenging. It should be anticipated that not all defects will be discovered and that some issues found may actually not be defects at all. Tools used to verify proper wiring and function can vary wildly in reliability/consistency. The kinds of tools that could be used to confidently analyze the system and its function cannot typically be done in the context of a Standard Home Inspection. I look for indications of issues, based on the age of the home, types of wiring systems used etc, as well as personal experience and by testing with a variety of common tools. Issues identified, will be further discussed with recommendations in the electrical section below.

Electric Receptacles: Three wire receptacles

Smoke and Carbon Monoxide Alarm Systems

CO Alarms Noted: ☑ Outside all Sleeping Areas ☑ On Main Floor

Smoke Alarms Noted: ☑ On Main Floor

Heating, Cooling, Fireplaces and Ventilation

Heating Systems

Energy Source: Natural gas

Heating Method: Electric forced air furnace

Manufacturer: Trane

Data Plate: 📸

....

Age: 2015

🛠 **(HCFV-1) Repair: SERVICE THE HEATING SYSTEM**

Annual servicing of gas forced air furnaces is recommended for safe and reliable heat. I could not find recent service records on the furnace. A servicing is recommended if one has not been done in the last year. The furnace was tested during the inspection and was operational.

Air Filters

Filtration Systems: Disposable

CHANGE DISPOSABLE HVAC FILTERS QUARTERLY

The heating and cooling system has disposable air filters installed located in the hallway. These should be changed quarterly or more to ensure proper airflow at the furnace. Be sure to install the filters with the arrows pointing in the same direction as the airflow in the furnace.

Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts

(HCFV-3) Repair:
HVAC DUCTWORK REPAIRS
A number of problems were noted with the heating and cooling ducts during inspection.
Recommendation
I recommend additional inspection and repair of the heating ductwork system by a qualified heating and cooling contractor. Implement repairs as recommended to ensure reliable performance.
Examples of Observations Noted During Inspection Include:

- The ductwork is not well-supported in the crawl space – additional support is needed.
- The ductwork insulation is damaged and requires repair

Mechanical Ventilation Systems

Whole House Fans, Ventilation and HRVs: No Mechanical Ventilation Found
Bath Fan Ducting: Disconnected in Attic
Kitchen Fan Ducting: Disconnected in Attic

(HCFV-4) Repair: FAN EXHAUST VENTS INTO ATTIC
The exhaust ductwork for the bathroom fans are disconnected in the attic. This can lead to seasonal condensation and moisture control problems.
Recommendation
Repair to ensure proper discharge of air to the exterior, and ensure exhaust ductwork is insulated to R-8 or better to reduce risks of seasonal condensation.

Solid Fuel Fireplaces

Fireplace Types: --SEE COMMENTS IN THE CHIMNEY SECTION OF THIS REPORT--

Plumbing

Water Service Supply

Pipe Material: Copper
Water Supply: Public water
Pressure Reducing Valve: None noted
Main Water Shut-off Location: Meter

(P-1) Due Diligence:

NO MAIN WATER SHUTOFF FOUND

No main water shut-off was found inside the building. There is typically a shut-off at the meter in the street, but this can be a time-consuming and difficult shut-off to access in an emergency.

Recommendation

Inquire with the seller about the location of the main water shut-off, as it may be concealed behind finishes or stored items. If no readily accessible shut-off exists, hire a licensed plumber to further evaluate and install.

Distribution Pipe

Supply Pipe Materials: PEX, Copper

Functional Flow: Average

Plumbing Testing Proceedures:

MONITOR PIPES AND PLUMBING SYSTEMS AFTER MOVING IN

I recommend monitoring waste and supply plumbing and plumbing fixtures for several months after moving in. I ran all plumbing fixtures during the inspection. Any leaks or signs of active or past leaks will be noted elsewhere in this report. Daily use of plumbing presents more stress and challenges to piping systems than simply testing them during inspection.

Waste Pipe and Discharge

Discharge Type: Public Sewer - Buyer

Waste and Vent Pipe Materials: ABS plastic

Location of Sewer Cleanout: Side Yard

(P-2) Due Diligence: VIDEO SEWER SCOPE RECOMMENDED

An evaluation of the sewer line below the ground is beyond the scope of this inspection. A sewer scope is recommended to further evaluate the sewer line and the below ground connections between the house and the municipal sewer line as these are not visible to inspection. Sewer scopes are done using video cameras and can show the materials, condition and reliability of the sewer line. If a video scope has not been done recently, I recommend having a sewer scope performed.

Water Heaters

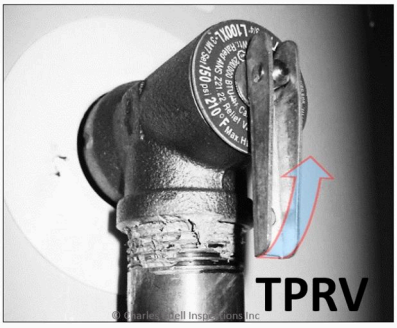
Water Heater

System Type: Tank
Manufacturer: A.O.Smith
Data Plate: Shown Here

This shows the data plate for this water heater.

Size: 50 gal
Age: 2025
Energy Source: Electricity
Straps : None Found
Relief Valve: Present - Not Tested

A temperature and pressure relief valve (TPRV) is required on all water heaters to discharge any excessive pressure within the tank. A discharge pipe should be attached to the valve and directed to a safe location away from body contact. Newer installations must be directed to the building exterior or to an approved indoor drain receptor. Most manufacturers suggest that homeowners test these valves at least once a year by lifting the lever to ensure the valve discharges properly and also recommend inspection of these safety devices every three years. The picture here shows a typical TPRV. They may also be found on the side of the heater on some models. I do not test these valves due to the possibility that they may leak after testing. A



The arrow shows how a TPRV can be tested

leaking or inoperative TPRV should be replaced immediately by a licensed plumber.

Location: Bedroom closet

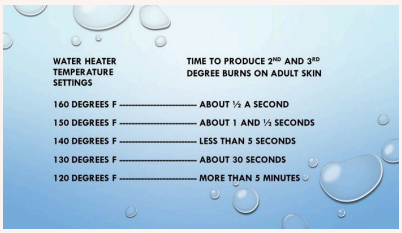
(WH-1) Repair: WATER HEATER SEISMIC RESTRAINTS
Install listed seismic straps to restrain the water heater in the event of an earthquake; none were noted during inspection. Two straps should be located on the water heater: one on upper 1/3rd of tank and one at the lower 1/3rd.

Water Temperature

Water Temperature Measured During Inspection: 130 Degrees F

This shows the approximate water temperature at the kitchen sink time of inspection.

(WH-3) Recommended Maintenance:
WATER TESTED HOT
Testing of the plumbing system today, the water tested as too hot - 130 degrees F. This is a scald hazard. To prevent scalding, standards recommend indoor hot water temperatures do not exceed 120 degrees. There is some evidence that hot water temperatures should be greater than 130 degrees to prevent Legionnaires' disease from developing in the water heater. If this is a concern, you can heat the water in the tank to 140 degrees F and have a tempering valve installed at the hot water tank. Have this further evaluated and repaired by a licensed plumber, or simply turn down the temperature as desired to eliminate a scald hazard. Please note that during the inspection, it is difficult to accurately test the water temperature as it can vary between fixtures.



Interior

General Interior

Limitations: LIMITATIONS
Personal belongings limited visible inspection of the interior.

Floors and Floor Materials

Floor Materials: Hardwood, Tile, Plastic laminate, Wood Laminate
Floor Settlement: Minor

Walls, Ceilings, Trim, Hallways and Closets

Wall and Ceiling Materials: Drywall, Wood paneling

Wall Insulation and Air Bypass

Wall Insulation: Not Visible

Interior Stairs and Railings

None

Windows

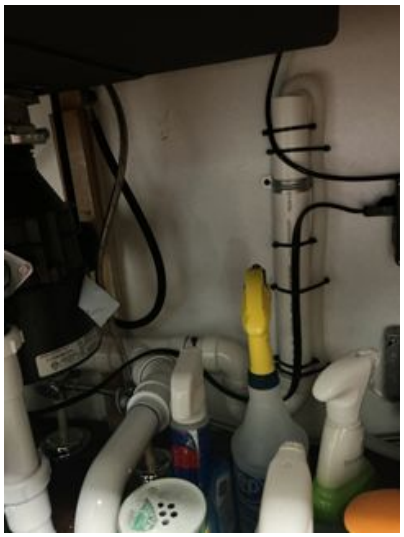
Window Glazing: Double pane
Interior Window Frame: Vinyl
Window Styles: Double hung

Kitchen

General Kitchen Photos

Sinks and Faucets

Kitchen Sinks: Tested



Cabinets and Countertops

Countertop Material: Plastic laminate
Cabinet Material: Wood

Disposers

Disposer: Operated

Dishwasher

Dishwasher: Operated (Tested Note)

> *Though kitchen appliances are generally beyond the scope of a home inspection, I did run the dishwasher as a courtesy. The appliance seemed to be performing normally. No signs of leakage or*

water damage were visible. It is always wise to monitor the dishwasher after moving in as testing during inspection is different than regular use.

Dishwasher Air Gaps and Johnson Tees: Air Gap Present
Water Hammer Arrestor : None Noted

(K-3) Improve or Upgrade:
NO WATER HAMMER ARRESTOR WAS FOUND - DISHWASHER
Water hammer arrestors are now required where quick closing valves are utilized - this is most dishwashers and washing machines. Installation of a hammer arrestor device is recommended for improved reliability of the piping system.

Ventilation Method

stovetop vent pipe

Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: Electric

The oven and cooktop were tested during the inspection and were operable. Ovens are tested in bake mode only. Appliances are generally beyond the scope of a home inspection but are tested for basic function as a courtesy. The oven was tested at 300F and was within the typical range of plus or minus 25-50F, depending on the manufacturer.

Refrigerators

Refrigerator: Operating

Images show the freezer and refrigerator working during the inspection. Optimal freezer

temperature is at or below 0 degrees Fahrenheit. Optimal refrigerator temperature is at or below 40 degrees Fahrenheit.

Kitchen Electrical

Kitchen Electrical : Lights and Receptacles Tested: details if needed were noted in electrical section

General Kitchen Condition

Recently renovated

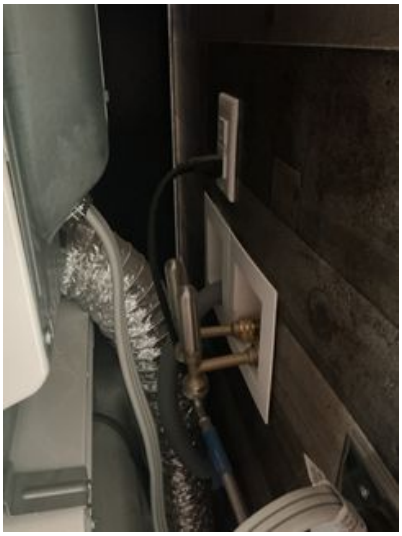
(K-10) Recommended Disclosure Items: UPDATED KITCHEN FINISHES NOTED
The kitchen here appears to have been recently updated. Disclose any additional information or receipts for this work.

Laundry Facilities

Laundry Photos

Washer

Front Loader



Dryer

Power Source: Electric

Laundry Ventilation

Type: None noted - older building

(LF-3) Improve or Upgrade: LAUNDRY FAN RECOMMENDED
No ventilation fan was found for the laundry facilities. This is common in older buildings and recommended in newer buildings. Installing a ventilation fan is recommended to help control indoor relative humidity. This fan can be run during operation of the laundry and/or placed on a timer to come on automatically throughout the day.

Master Bathroom

General Bathroom Photos

Bathroom appears to have been recently professionally remodeled.

Sinks and Cabinets

- [x] Functional Flow at Sink
- [x] Functional Drainage at Sink

Toilet

Bathtub / Shower

☑ Functional Water Flow ☑ Functional Drainage
☐ Tested and Used a Moisture Meter On The Tile Shower Surround ☐ Not tested ☐ None noted
☐ Inoperative

Shower Type: Tile

> ***TILE SHOWER NOTED***
> *Please note that the longevity and reliability of the tile depend on what it is mounted on and what it is mounted with. This critical tile preparation is not visible to inspection. We make our best guesses about tile reliability using visual inspection and sounding for loose tiles. Moisture meters can also be used in some wall applications, but the moisture meter presents a false positive on most tile floors or pans. Regular tile cleaning and sealing can help prolong the life of a tile shower installation.*

Tub Type: Pressed steel

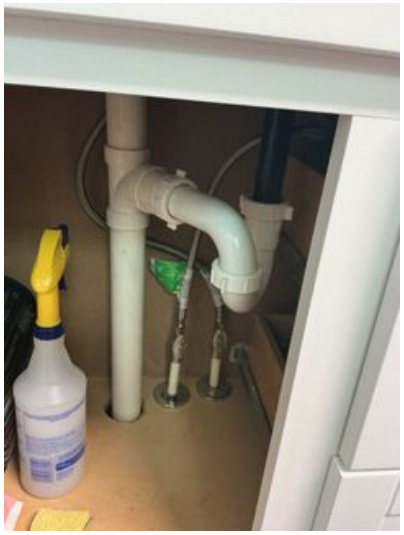
Bathroom Ventilation

Type: Bath fan

Bathroom

Sinks and Cabinets

☑ Functional Flow at Sink ☑ Functional Drainage at Sink



Toilet

Flushed and Tested

(B-2) Repair:
TOILET NOT CAULKED TO THE FLOOR- MAIN FLOOR BATH
The toilet in the upstairs bath has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains un-caulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.

Bathtub / Shower

☑ Functional Water Flow ☑ Functional Drainage
☐ Tested and Used a Moisture Meter On The Tile Shower Surround ☐ Not tested ☐ None noted
☐ Inoperative

Shower Type: Acrylic/Fiberglass
Acrylic Shower/Tub: It appears well-mounted, minimal flexing noted underfoot

> *Stepping inside the acrylic shower/tub I did not find any significant flexing underfoot.*

Bathroom Ventilation

Type: Bath fan, Operable window

Bathroom (2)

Bathtub / Shower

☐ Functional Water Flow ☐ Functional Drainage
☐ Tested and Used a Moisture Meter On The Tile Shower Surround ☐ Not tested ☐ None noted
☐ Inoperative

Attic

Attic Access

Viewed at access

Limitations:

NO ACCESS DECKING IN ATTIC

There is no decking or safe way to access the attic space. Crawling through insulation and on top of framing risks damaging thermal barriers and ceiling finishes and is not a safe way to access an attic. This limited inspection of this space.

Roof Framing and Sheathing

Rafters: 2x6

Sheathing: OSB

Attic Insulation

Insulation Type: Fiberglass

Approximate Insulation R-Value on Attic Floor: 20

Attic Fan Exhaust Vents

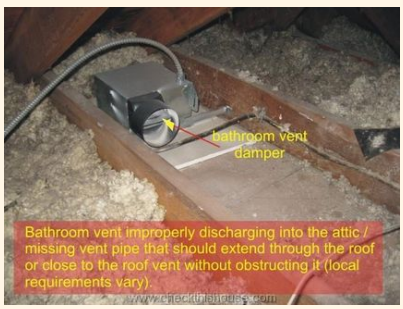
(A-1) Repair:

FAN EXHAUST VENTS INTO ATTIC

The exhaust ductwork for the bathroom fans are disconnected in the attic. This can lead to seasonal condensation and moisture control problems.

Recommendation

Repair to ensure proper discharge of air to the exterior, and ensure exhaust ductwork is insulated to R-8 or better to reduce risks of seasonal condensation.



Attic and Roof Cavity Ventilation

Attic Ventilation Method: Turbine vents, Ridge vents

Crawl Space

General Crawl Space

Method of Inspection: Crawled partial

> *During inspection of the crawl space, every effort is made to inspect the entire space. Visual inspection of crawl spaces is difficult and limited as access is often restricted by pipes, ducts and sub-floor insulation as well as limited clearances.*

Crawl Space Access

Crawl Space Access Locations: Exterior access (East Side)

Vapor Barrier

Vapor Barrier Material: None Present

(CS-2) Repair: THE VAPOR BARRIER IS INADEQUATE IN THE CRAWL SPACE
The vapor barrier in this crawl space is missing. Vapor barriers are used to contain the moisture in the ground. Inadequate control of ground moisture is conducive to wood-destroying organisms

and can lead to high moisture conditions in the building.
Recommendation
Insure a 6 mil. black plastic vapor barrier is covering all exposed earth.

Crawl Space Ventilation

Ventilation Method: Exterior wall vents

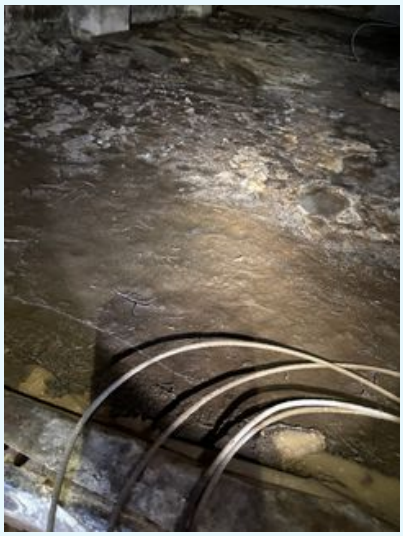
Posts and Footings

Standard

Moisture Conditions

Signs of prior drainage problems noted - minor

(CS-3) Recommended Disclosure Items:
SIGNS OF PAST DRAINAGE PROBLEMS NOTED
The crawl space was dry at the time of inspection, but I noted indications of prior water in the crawl space. This is difficult to understand during a one-time inspection as conditions can change seasonally.



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