



Inspection Report

Customer Name

Property Address:



Veterans Plus Home Solutions

Will Greene HI0087

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Date:	Time:	Report ID:
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

(Repair or Replace) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety = Items that are discovered and should be addressed due to safety concerns.

Unoccupied. The inspector is unable to determine the period this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a time, it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.

Type of Inspection:

Buyers

In Attendance:

Buyer

Type of building:

Townhome (1 Story)

Approximate age of building:

26 Years

Occupancy:

Unoccupied, Staged

Temperature:

65 Degrees

Weather:

Cloudy, Windy, Cool

Ground/Soil surface condition:

Dry

Rain/Snow in last 3 days:

No

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Frame: Wood	Siding Material: Traditional Stucco	Exterior Entry Doors: Metal Clad Metal Screen Door
Driveway/Walkways: Concrete	Front Porch: Concrete Covered	Fences and Gates: Metal Stucco Covered Wall

Items

1.0 Wall Cladding Flashing and Trim

Comments: Inspected
Traditional stucco. As a building material, stucco is a durable, attractive and weather-resistant wall covering. The finish coat usually contained an integral color and was typically textured for appearance.

Cracks can occur. As a general rule, stucco defects larger than the thickness of a quarter (approximately 1/8 inch wide) should be repaired to help reduce moisture intrusion. It is important to maintain all exterior finishes. Sealing and caulking all exterior wall penetrations as part of annual maintenance is recommended to prevent water infiltration.

1.1 Doors (Exterior)

Comments: Inspected

1.2 Door Bell

Comments: Inspected
Door bell is functional.

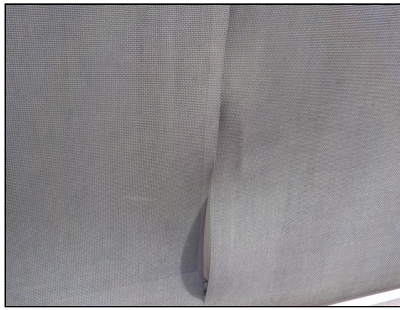


1.2

1.3 Windows

Comments: Repair or Replace

Damaged screen observed at master bedroom window. Recommend repair as needed.



1.3

1.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings and fences and gates

Comments: Inspected



1.4 Front Porch

1.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Repair or Replace

- (1) Property has minor slope. Drainage around the home appeared to be generally adequate at the perimeter of the dwelling.
- (2) Concrete driveways commonly experience minor cracking, shrinkage, separation, etc. Normal maintenance will be required in the future to extend its designed life span. Sealing any cracks is important; water infiltrates cracks and causes the sub-strate to break down, resulting in deterioration of the asphalt.
- (3) **Minor cracking observed at front walkway. Recommend regular maintenance and repairs to prolong the useful life of the surface.**



1.5

1.6 Eaves, Soffits and Fascias

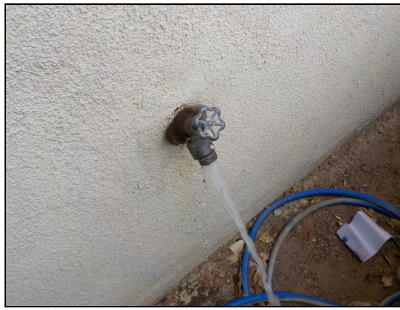
Comments: Inspected

Stucco is used for the cover of eaves and soffits. Inspector is not able to see beneath stucco covering. Section inspected was serviceable at the time of inspection.

1.7 Water faucets (hose bibs)

Comments: Inspected

The exterior faucets are located at the front and rear of the property.



1.7

1.8 Exterior Electrical

Comments: Inspected

(1) GFCI protection present.

(2) Motion lights observed. The inspector is unable to verify the proper operation of motion sensor devices during daylight hours. Recommend client verify proper operation with seller.



1.8

1.9 Exterior Comments

Comments: Inspected

As a part of routine maintenance, caulking should be applied around all windows, doors and any voids when and where necessary. We also suggest keeping all vegetation trimmed away from wall cladding and roof surfaces.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

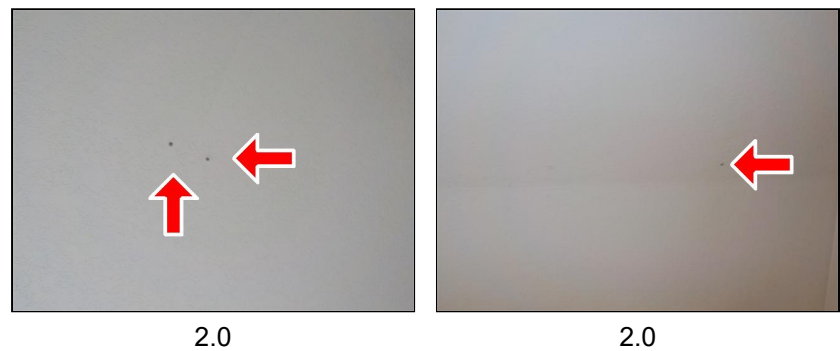
Ceiling Materials: Drywall	Wall Material: Drywall	Floor Covering(s): Carpet Tile
Interior Doors: Wood Sliding	Window Types: Vinyl Thermal/Insulated Single-hung Sliding Fixed	

Items

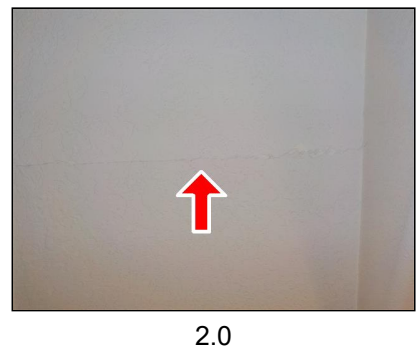
2.0 Ceilings

Comments: Repair or Replace

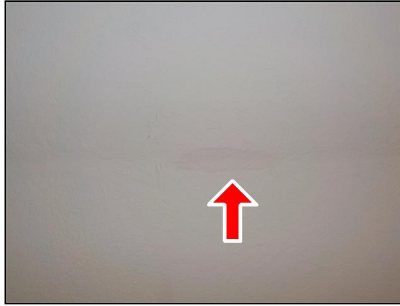
(1) The ceiling has a "nail pop" in some areas at living room. These are cosmetic where likely the installer missed the ceiling rafter when nailing. Recommend review by a qualified professional for corrections as needed.



(2) Minor cracking observed at dining area. Appears to be from settling. Recommend review and repair by a qualified professional.



(3) Dry moisture stains observed at hallway ceiling. No moisture detected at the time of inspection. Recommend review and repair as needed.

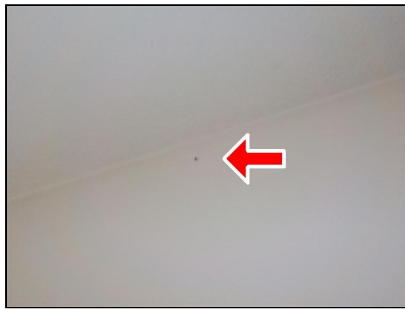


2.0

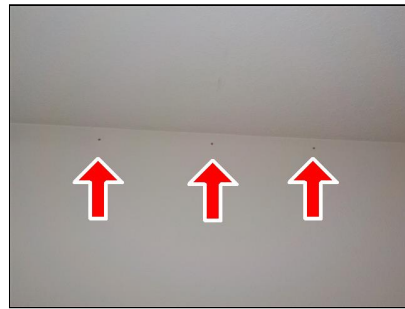
2.1 Walls

Comments: Repair or Replace

(1) The walls has "nail pops" at both bedrooms. These are cosmetic where likely the installer missed the frame when nailing. Recommend corrections as needed.



2.1



2.1

(2) Minor cracking observed at living room. Appears to be from settling. Recommend review and repair by a qualified professional.



2.1

2.2 Floors

Comments: Inspected

2.3 Doors (representative number)

Comments: Inspected

2.4 Windows (representative number)

Comments: Repair or Replace

(1) Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

(2) Window at guest bedroom is difficult to lock. Recommend repair as needed for proper security.



2.4

2.5 Outlets, Switches and Fixtures

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials		
Garage Type: Attached	Fire Door: Metal Clad	Garage Door Material: Metal
Garage Door Type: Overhead Sectional	Opener Manufacturer: Overhead Door	Ceiling: Finished Drywall
Walls: Finished Drywall	Garage floor: Concrete	

Items
3.0 Type Comments: Inspected Attached garages in most jurisdictions should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self-closer on the fire door between the garage and the house is an additional safety precaution.
3.1 Garage Ceilings Comments: Inspected
3.2 Garage Walls (including Firewall Separation) Comments: Inspected
3.3 Garage Floor Comments: Inspected
3.4 Vehicle Garage Door (s)/ Exterior Garage Door Comments: Inspected Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
3.5 Electrical Comments: Inspected

Ground fault interrupter provided for safety.



3.5

3.6 Fire Door (from garage to inside of home)

Comments: Inspected
Self closer installed.



3.6

3.7 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected
This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.



3.7



3.7

4. Roof System and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials		
Roof-Type: Gable Hip	Roof Covering: Asphalt Shingles	Viewed roof covering from: Roof Top
Roof drainage: Partial gutter system	Sky Light(s)/Solar Tubes: Three	Attic info: Access is at garage
Attic Insulation: Loose filled	Ventilation: Gable vents	Method used to observe attic: From entry
Roof Structure: Engineered wood trusses Sheathing		

Items

- 4.0 Roof Coverings
- Comments: Inspected
- (1) Asphalt shingle life expectancy is 20 to 25 years, depending on weather conditions, roof slope, color of material and many other variables.
- (2) Roof surface shows normal wear for its age and type. No damaged or missing roofing material was observed. Routine maintenance will be required in the future.



4.0



4.0

4.1 Flashings/Penetrations

Comments: Inspected

Roof flashings and penetrations are considered serviceable at time of inspection. Routine maintenance will be required in the future to re-seal any roof penetrations that exhibit cracked seals.



4.1



4.1

4.2 Skylights/Solar Tubes

Comments: Repair or Replace

(1) Skylights are present and were inspected.



4.2

(2) Protective outer shield at skylight #3 is cracked in the corner. Review for replacement as needed by a qualified professional is recommended.



4.2

4.3 Ventilation of Roof/Attic

Comments: Inspected

Ventilation appears to be sufficient.



4.3 Gable Vent

4.4 Roof Drainage Systems (Gutters/Downspouts, Canales)

Comments: Inspected

A partial gutter system is present. Client may wish to consider installing a full gutter system for proper drainage away from structure.



4.4

4.5 Roof Structure and Attic (report leak signs or condensation)

Comments: Inspected

4.6 Insulation in Attic

Comments: Inspected

Insulation appears sufficient.

4.7 Visible Electric and Wiring in Attic

Comments: Inspected

4.8 Attic Comments

Comments: Inspected

Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection. The attic was entered and a visual inspection was performed.



4.8

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Chimney

Styles & Materials

Chimney Type:

Metal Flue Pipe

Raincap/Spark arrestor:

Rain Cap present

Items

5.0 Chimney Condition

Comments:

Inspected
Chimney exterior appears to be functional.

5.1 Rain Cap

Comments:

Inspected
Spark arrestor and rain cap are present and appear to be in good condition.

6. Laundry Area

Styles & Materials

Exhaust fan:	Electrical:	Washer Hookups/Drain:
Fan present	Not Tested	Not Tested
		2" Drain
Dryer Hookups:		
Gas		

Items

- 6.0 Exhaust fan
- Comments: Repair or Replace
- Fan was inoperable. Recommend review and repair by a qualified professional.



6.0

- 6.1 Electrical
- Comments: Repair or Replace
- Globe missing at fixture. Recommend replacement as needed.



6.1

- 6.2 Washer connections
- Comments: Not Inspected
- Appliances are in use. Washer connections are not tested when the appliances are in use.



6.2

6.3 Dryer connections and venting

Comments: Not Inspected

Appliances are in use.



6.3

7. Water Heater/Plumbing System

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



Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	WH Manufacturer/Boiler: Whirlpool Manufactured : 2009	Water Heater Capacity: 40 Gallon
Water Heater/Boiler Power Source: Natural Gas with Shutoff	Exhaust material: Metal	Water Heater/Boiler Location: Hall closet

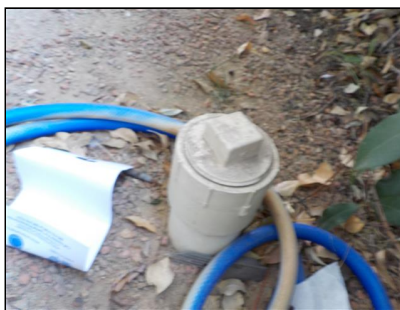
Items

7.0 Plumbing Drain, Waste and Vent Systems

Comments: Not Inspected

(1) We suggest you obtain the maintenance history for the plumbing system as well as receipts for any maintenance or repairs. No solids are put into the system at the time of the inspection. We recommend consulting with the Seller regarding any potential history of waste line blockages. We suggest you obtain the maintenance history for the plumbing system as well as receipts for any maintenance or repairs. No solids are put into the system at the time of the inspection. We recommend consulting with the Seller regarding any potential history of waste line blockages.

(2) Sewer cleanouts are located at the front of structure.



7.0

7.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

(1) The water source is the public utility company.

(2) **Visible plumbing is copper. Inspector only comments on plumbing that is visible. (FYI)**

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Repair or Replace

(1) Since temperature pressure relief (TPR) valves are operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason, we do not test the TPR valve during our inspection. When installed new, the TPR valve should be tested regularly to ensure free movement in case of emergency.

(2) **Safety. Water heater thermostat was set to its highest setting. This is a safety issue due to possible scalding water, and may be an indication that water heater is nearing the end of its useful life. Recommend review by a qualified professional.**



7.2



7.2

(3) **Draft hood is disconnected or poorly fitted which is a safety concern. Recommend review and repair by a licensed professional.**



7.2

(4) **The water heater appeared to be functioning as intended at the time of inspection. However, due to the age (16 yrs) /condition of this system anticipate on-going maintenance. Replacement may become necessary in the not too distant future.**

(5) Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built or may be impossible due to interior location.



7.2

7.3 Main Water Shut-off Device/Water pressure

Comments: Inspected

(1) Main shut-off is at the hall closet. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.



7.3

(2) Water pressure measured 76 PSI at time of inspection; 40 to 80 PSI is the acceptable operating range.

7.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

Gas meter is located at front of structure.



7.4

7.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

Gas shutoff is at the meter.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type: Furnace	Unit Location: Garage	Heat System Brand: Bryant Manufactured : 2024
Energy Source: Natural gas with shutoff	Exhaust material: Metal	Distribution: Ducts and registers
Filter Type: Disposable Filter Size : 16x25x1	Types of Fireplaces: Gas log Conversion	Cooling Equipment Type: Evap Cooler
Cooling Equipment Energy Source: Electricity	Unit Location: Roof top	

Items

8.0 Heating Equipment Comments: Inspected (1) The furnace was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection due to inaccessibility of many of the components. As with all mechanical equipment the unit can fail at any time without warning. If a detailed inspection is desired, a licensed heating contractor should be consulted to ensure proper and safe operation of this unit. (2) Inspector was unable to verify if permit was obtained for installation of the furnace. The unit was installed in 2024. We cannot warrant that this appliance was installed correctly and according to today's standards. Recommend full review of the installation by a licensed professional to include upgrading of venting system if deemed necessary.
8.1 Normal Operating Controls Comments: Inspected

Thermostat functional.



8.1

8.2 Automatic Safety Controls

Comments: Inspected

Automatic shutoff was tested and is functional.

8.3 Heating Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

(1) Ducts/Registers. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. Visible portions of the duct system were intact. Ducts can be source of indoor air quality contamination and should be cleaned periodically as an investment in personal environmental hygiene. Environmental and air flow evaluations are beyond the scope of this inspection.

(2) Filter is functional.

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

Registers are present and air flow is good.



8.4

8.5 Flues and Vents

Comments: Inspected

8.6 Fireplaces/Gas/Elect/ Wood/Gas Stove)

Comments: Inspected

(1) A gas log conversion unit has been installed. Industry standards require that the damper be removed or "fixed" in the open position and glass doors installed as a safety feature.



8.6

(2) Gas fireplace was tested and is functional.

8.7 Cooling and Air Handler Equipment

Comments: Not Inspected

Evaporative cooler was not operated due to being winterized. This is only a visual of the condition of cooler. Recommend further review by a qualified professional if there are concerns.

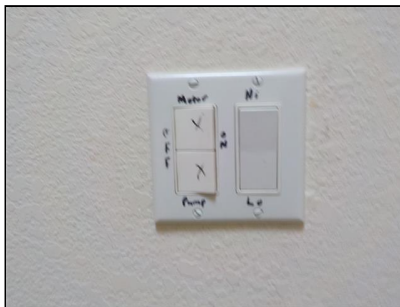


8.7

8.8 Normal Operating Controls

Comments: Not Inspected

Controls were not operated.



8.8

8.9 AC/Cooler Distribution

Comments: Inspected

Same as heating.

8.10 Heating/AC Comments

Comments: Inspected

We recommend cleaning the heating and AC units and replacing filters on a regular basis to optimize the unit's operating efficiency and life expectancy.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Futures:	Panel Capacity:
Underground	Futures provided for expansion.	100 AMP
Aluminum		
Panel Type:	Branch wire 15 and 20 AMP:	Electric Panel Manufacturer:
Circuit breakers	Copper	Westinghouse
Wiring Methods:		
Conduit (metal or plastic); Non-Metallic Sheathed Wire (NM).		

Items

9.0 Service Entrance Conductors/Meter location

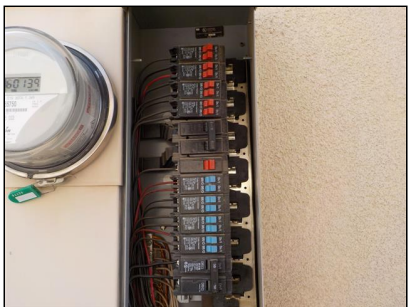
- Comments:** Inspected
- (1) The source for electricity is the public utility company.
 - (2) Electrical meter is located at the left front of structure.



9.0

9.1 Location of Main and Distribution Panels

- Comments:** Inspected
- (1) The main panel box is located at the exterior.



9.1

- (2) Main shutoff is located at the panel.

9.2 Service and Grounding Equipment, Main Overcurrent Device

Comments: Inspected

(1) When a service panel rating is under 100 amps, an upgrade may be required if more or higher demand electric appliances are to be added. The system was standard at the time of construction and, unless otherwise noted, appears to be serviceable. Client should consult with a licensed electrician if this is a concern or if additions are planned.

(2) Grounding observed.



9.2

9.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

9.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Comments: Inspected

9.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

9.6 Electrical Comments

Comments: Repair or Replace

Panel schedule is either absent or incomplete. The panel schedule is necessary to assist in identifying circuit breakers with corresponding service locations. This is an industry standard requirement. We recommend including/completing this feature as an added safety precaution.

9.7 Smoke Detectors

Comments: Inspected

Smoke detectors are located in the hall and bedrooms.



9.7

9.8 Carbon Monoxide Detectors

Comments: Inspected

Carbon monoxide detector is combined with smoke detector.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Countertop:	Sink:	Cabinetry:
Laminate	Stainless	Wood
Disposer Brand:	Exhaust/Range hood:	Dishwasher Brand:
In Sinkerator	Re-Circulating	Crosley
Range/Oven/Cook Top:		
Gas		
Frigidaire		

Items

10.0 Pantry
Comments: Inspected



10.0

10.1 Counters and Cabinets (representative number)
Comments: Inspected

10.2 Sink
Comments: Inspected
Sink functional.

10.3 Traps / Drain / Supply

Comments: Inspected

Distribution, supply and drain appear to function properly.

10.4 Faucets

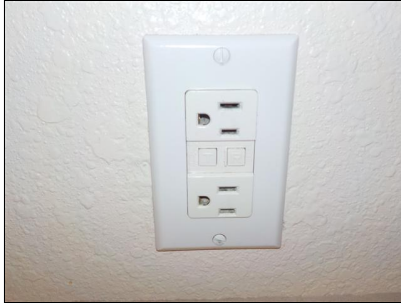
Comments: Inspected

Faucet is functional.

10.5 Electrical

Comments: Inspected

Ground fault interrupter provided for safety.



10.5

10.6 Dishwasher

Comments: Inspected

(1) Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. Our inspection is limited to operating the unit on the normal wash cycle only.



10.6

(2) The dishwasher appeared to be functioning as intended at the time of inspection. However, due to the age/condition of this system anticipate on-going maintenance. Replacement may become necessary in the not too distant future.

10.7 Food Waste Disposer

Comments: Inspected

Disposal was tested and is functional.



10.7

10.8 Ranges/Ovens/Cooktops**Comments:** Inspected

(1) The gas elements were tested and is functioning properly.



10.8

(2) Stove oven was operated and is functional.



10.8

10.9 Range Hood (s)**Comments:** Inspected

Fan and light were tested and are functional.



10.9

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11(A) . Half Bath



Styles & Materials

Exhaust Fans: Fan Only	Counter top: Cultured marble	Cabinets: Wood
Sink: Cultured Marble		

Items

- 11.0.A Exhaust fan

Comments: Inspected
Fan is functional
- 11.1.A Electrical

Comments: Repair or Replace

(1) GFCI protection present.

(2) Light fixture at vanity was inoperable at time of inspection. Possible spent bulb. Recommend client verify fixture for proper operation.



11.1.A

(3) Fixture at ceiling is missing its globe. Recommend replacement as needed.



11.1.A

11.2.A Sink

Comments: Repair or Replace

Sink stopper is missing. Recommend corrections for proper operation.



11.2.A

11.3.A Sink faucet

Comments: Inspected

Sink faucet is functional.

11.4.A Counter top/Cabinets

Comments: Repair or Replace

Evidence of prior leak observed at under sink cabinet. No leak observed at time of inspection. Recommend client verify repairs have been made.



11.4.A

11.5.A Plumbing Drain, Traps and Toilet

Comments: Inspected

Flow and drainage appeared serviceable at the time of inspection.

11.6.A Plumbing Water Supply, Distribution

Comments: Inspected

Distribution and supply appear to function properly.

11(B) . Hall Bath



Styles & Materials

Exhaust Fans: Fan Only	Counter top: Cultured marble	Cabinets: Wood
Sink: Cultured Marble	Shower/Tub surround: Tile	Shower Base: Same as tub
Shower Door: Shower curtain		

Items

- 11.0.B Exhaust fan

Comments: Inspected
Fan is functional
- 11.1.B Electrical

Comments: Inspected
Ground fault interrupter provided for safety.



11.1.B

- 11.2.B Sink

Comments: Repair or Replace

Sink stopper is missing. Recommend corrections for proper operation.



11.2.B

11.3.B Sink faucet

Comments: Inspected
Sink faucet is functional.

11.4.B Counter top/Cabinets

Comments: Inspected

11.5.B Tub/Shower surround

Comments: Inspected

11.6.B Shower base

Comments: Inspected

11.7.B Shower Door

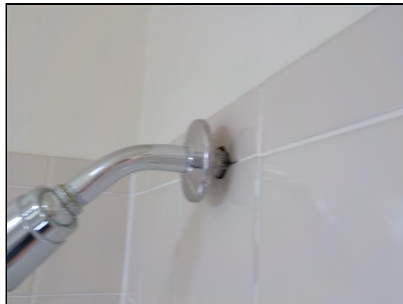
Comments: Inspected
Shower curtain is present.

11.8.B Tub/Jaquzzi

Comments: Inspected
Tub functional.

11.9.B Shower/Tub faucet

Comments: Repair or Replace
Shower arm flange is not secure. Recommend securing to prevent water intrusion.



11.9.B

11.10.B Plumbing Drain, Traps and Toilet

Comments: Inspected
Flow and drainage appeared serviceable at the time of inspection.

11.11.B Plumbing Water Supply, Distribution

Comments: Inspected
Distribution and supply appear to function properly.

12. General Bathroom Maintenance

The joints of the tub/shower walls should be caulked or grouted to reduce the potential for water or moisture penetration behind the surround as part of routine maintenance. Failure to keep the walls sealed can cause deterioration and extensive damage to the interior walls, which is not always visible to the inspector.

Items

13. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Slab on grade

Items

13.0 Foundations, Basement and Crawlspcace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Comments: Not Inspected
Slab. Unable to view or inspect.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Veterans Plus Home Solutions

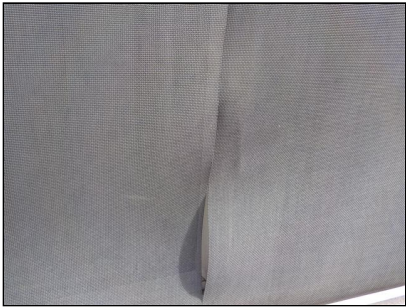
Customer

Property Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

- 1.3 Windows
- Repair or Replace
- Damaged screen observed at master bedroom window. Recommend repair as needed.



1.3

1.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

(3) Minor cracking observed at front walkway. Recommend regular maintenance and repairs to prolong the useful life of the surface.



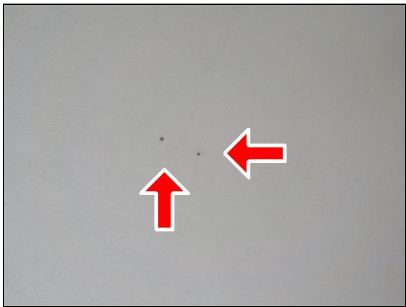
1.5

2. Interior

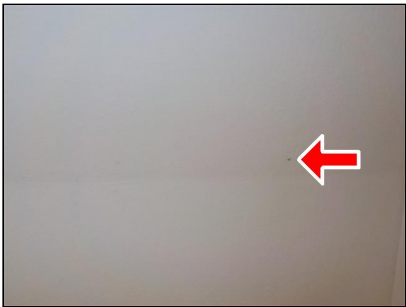
2.0 Ceilings

Repair or Replace

(1) The ceiling has a "nail pop" in some areas at living room. These are cosmetic where likely the installer missed the ceiling rafter when nailing. Recommend review by a qualified professional for corrections as needed.

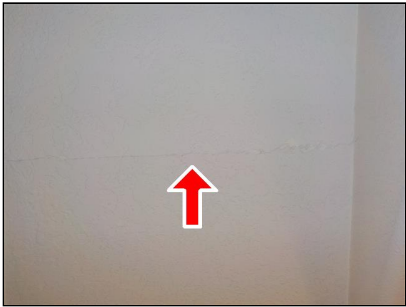


2.0



2.0

(2) Minor cracking observed at dining area. Appears to be from settling. Recommend review and repair by a qualified professional.



2.0

(3) Dry moisture stains observed at hallway ceiling. No moisture detected at the time of inspection. Recommend review and repair as needed.

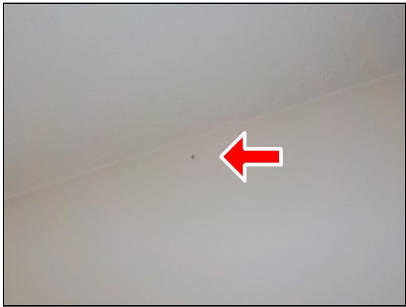


2.0

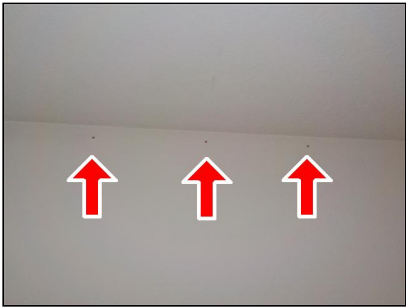
2.1 Walls

Repair or Replace

(1) The walls has "nail pops" at both bedrooms. These are cosmetic where likely the installer missed the frame when nailing. Recommend corrections as needed.



2.1



2.1

(2) Minor cracking observed at living room. Appears to be from settling. Recommend review and repair by a qualified professional.



2.1

4. Roof System and Attic

4.2 Skylights/Solar Tubes

Repair or Replace

(2) Protective outer shield at skylight #3 is cracked in the corner. Review for replacement as needed by a qualified professional is recommended.



4.2

6. Laundry Area

6.0 Exhaust fan

Repair or Replace

Fan was inoperable. Recommend review and repair by a qualified professional.



6.0

6.1 Electrical

Repair or Replace

Globe missing at fixture. Recommend replacement as needed.



6.1

7. Water Heater/Plumbing System

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

(2) **Safety. Water heater thermostat was set to its highest setting. This is a safety issue due to possible scalding water, and may be an indication that water heater is nearing the end of its useful life. Recommend review by a qualified professional.**

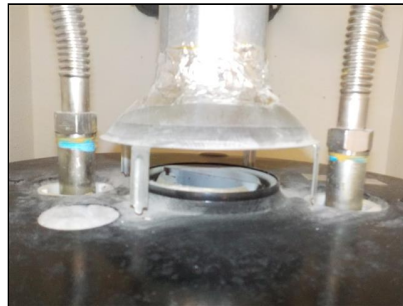


7.2



7.2

(3) **Draft hood is disconnected or poorly fitted which is a safety concern. Recommend review and repair by a licensed professional.**



7.2

(4) **The water heater appeared to be functioning as intended at the time of inspection. However, due to the age (16 yrs) /condition of this system anticipate on-going maintenance. Replacement may become necessary in the not too distant future.**

(5) **Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built or may be impossible due to interior location.**



7.2

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected

(2) Inspector was unable to verify if permit was obtained for installation of the furnace. The unit was installed in 2024. We cannot warrant that this appliance was installed correctly and according to today's standards. Recommend full review of the installation by a licensed professional to include upgrading of venting system if deemed necessary.

8.7 Cooling and Air Handler Equipment

Not Inspected

Evaporative cooler was not operated due to being winterized. This is only a visual of the condition of cooler. Recommend further review by a qualified professional if there are concerns.



8.7

9. Electrical System

9.6 Electrical Comments

Repair or Replace

Panel schedule is either absent or incomplete. The panel schedule is necessary to assist in identifying circuit breakers with corresponding service locations. This is an industry standard requirement. We recommend including/completing this feature as an added safety precaution.

11(A) . Half Bath

11.1.A Electrical

Repair or Replace

(2) Light fixture at vanity was inoperable at time of inspection. Possible spent bulb. Recommend client verify fixture for proper operation.



11.1.A

(3) Fixture at ceiling is missing its globe. Recommend replacement as needed.



11.1.A

11.2.A Sink**Repair or Replace****Sink stopper is missing. Recommend corrections for proper operation.**

11.2.A

11.4.A Counter top/Cabinets**Repair or Replace****Evidence of prior leak observed at under sink cabinet. No leak observed at time of inspection. Recommend client verify repairs have been made.**

11.4.A

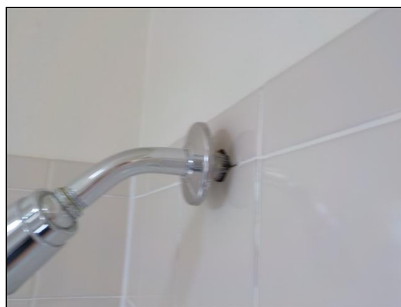
11(B) . Hall Bath**11.2.B Sink****Repair or Replace****Sink stopper is missing. Recommend corrections for proper operation.**



11.2.B

11.9.B Shower/Tub faucet**Repair or Replace**

Shower arm flange is not secure. Recommend securing to prevent water intrusion.



11.9.B

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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