

# Private Home Inspection Report

Provided by:



## Wright-Pro Home Inspection LLC

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Property Address

**22560 Country Ave.  
Anytown, MI 48000**

Client: Client Name Goes Here



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# Report Information

## Inspection Information

<b>Inspection Date</b>	Thursday, May 15, 2025
<b>Inspection Time</b>	10:00 a.m. (Actual 9:56a-12:28p)
<b>Weather Conditions</b>	Dry, Sunny 75 degrees
<b>Rain or Snow Melt Past 3 Days</b>	Yes, rain 2 days prior to inspection
<b>Parties Present</b>	Buyer
<b>Occupancy</b>	Occupied

## Client Information

<b>Client Name</b>	Client Name Goes Here
<b>Client Contact Info</b>	321-654-0987 example.email@gmail.com
<b>Agent Name</b>	Example Agent
<b>Agent Contact Info</b>	321-456-7890 example.agent.email@gmail.com

## Property Information

<b>Direction House Faces</b>	Southeast
<b>Year Built</b>	1976
<b>Square Footage</b>	1,600
<b>Space Below Grade</b>	Unfinished basement
<b>Utilities On</b>	Yes, municipal water and sewer

## 1 Disclaimers

### Disclaimers

Wright-Pro Home Inspection, LLC and its inspectors and representatives are not responsible for latent defects or for defects not reasonably observable at the time of inspection. Our inspection and report are not a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the property or its components. No representation is made as to the future performance of any item.

A home inspection does not determine a property's boundaries or whether appropriate permits for additions or improvements had been obtained. Nor will it address title or zoning issues, easements, covenants and the like.

The inspection includes only those systems and components which are reasonably and safely accessible. The inspection is limited to readily accessible items and areas which are exposed to view and not concealed or inaccessible. The inspector retains the right to limit the inspection where access is not reasonably and safely available to carry out a visual inspection. This may include roofs, sub-floor areas and ceiling cavities and high, constricted, or potentially dangerous areas. In addition, the customer accepts that the inspector may not detect some defects because: the defect may only occur intermittently or the defect has been deliberately concealed. The inspector does not perform engineering, architectural or any other job function requiring an occupational license. The inspector may detect and report mold but does not test for mold or mold-like substances. Where walls and cladding are present and intact, rotting of timber framing and/or the presence of toxic molds or pests cannot be seen or determined and is outside the scope of the Inspection. The underground waste pipe from house to sewer is outside the scope of the inspection. It is recommended that underground sewer systems be inspected by a qualified specialist.

### **Additional Disclaimers**

#### **IMPORTANT DISCLAIMER ABOUT SMOKE AND CO DETECTORS:**

Detectors are visually inspected only. The test button doesn't test the workability of a device, only the alarm. Ratings contained in this report regarding alarms pertain to presence or absence of detectors, age issues, and locations. We highly recommend upon moving into the home, all existing detectors should be replaced and new ones placed where recommended for ultimate function and safety:

Smoke detectors should be placed high in any room where sleep or relaxation is possible and on each level of the home. Keep detectors a smart distance from kitchen cooking appliances and bathrooms to avoid falsely tripping the alarm which can result in occupants disabling the alarm. A carbon monoxide detector should be mounted in a central location on each level of the home and in any room with a gas appliance or fireplace.

All detectors should be replaced every 10 years or once they discolor, whichever comes first.

Detectors should be tested at least once per month and any containing batteries, the batteries should be changed at least every 6 months.

#### **LEAD BASED PAINT**

Homes built before 1978 stand the risk of having lead based paint present. The first coats of paint may contain lead. Only laboratory testing can determine if lead based paint is present. Keeping the intact paint covered is considered safe in most cases. If renovations are to be done, the



proper methods should be explored for removal and disposal of the paint.

#### HOMES OVER 40 YEARS OLD

This home is older than 40 years, and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current codes and cannot be expected to meet current code standards. However, this inspection makes every effort to point out safety issues from non-compliance. We do not inspect for code but rather for function and safety. The presence of asbestos or asbestos containing materials is possible in homes of this age. If asbestos is suspected or reported, we recommend testing of the component(s) is performed by a specialist in that field.

## 2 Ratings

### Ratings

#### 2.1) Advise or Recommend

ADV

This rating is to advise you of information we want to be sure you see, therefore, it is included in the summary section as well. This rating is also used for recommendations which do not fall under other categories.

#### 2.2) Deficiency

DEF

the item or component has a defect or causes a deficiency in function but does not fall under the repairable rating.

#### 2.3) Repair or Replace

REP

Item or component will require repair or replacement now or in the near future. Please read the comments to understand the issues thoroughly.

#### 2.4) Safety Issue

SI

Items with this rating should be addressed immediately and corrected for the safety or function of the residents or others. These comments are often in red to bring the matter to your attention.

#### 2.5) Limited or Not Inspected

LI

Items with this rating were either not present at the property or could not be fully inspected due to restricted or blocked access.

## 3 Exterior

### Entryways

#### 3.1) Doors Types & Entryways

Front steel entry door with storm door.

Vinyl patio door (dated 2009, 16 years old).

Steel service doors to garage (interior and exterior access).

All doors functioned properly when tested. Only minor issue is you may have a small draft gap at the front door which may require additional weatherstrip at the lower corner. Otherwise no issues.



Minor daylight gap when door is fully closed could be an area of draft.

#### 3.2) Steps & Stairways

REP

Porch step is wobbly, should be properly seated on a mortar bed or at a minimum, shimmed properly to avoid movement. Movement can cause a person to become unsteady. Will likely get worse over time without repair.



Step is wobbly when walked on, not properly supported.

**Porches, Decks & Patios**

**Description** Front porch, rear patio

**3.3) Porch**

REP

Porch structure is brick and mortar with a concrete cap.

- Porch needs tuckpoint repairs where brick mortar is loose or missing, and cap has cracked in a couple of places.

- Appears porch has pulled away from the structure somewhat. Where insulated foam was added against the home, the separation is noticeable.

Have repaired then monitor. If cracks reappear this will suggest ongoing movement. Making sure all downspout run-off is directed away from the porch structure -- this should help to stop further movement.



Loose or missing mortar.



Areas of missing or gapped mortar



Cap has cracked





Cracked cap.



Separation noted.



Evidence of movement/separation from structure

3.4) Porch - Patio

ADV

Concrete patio is cracked in places. Potential trip hazard where concrete is raised more than 1/2 inch.



Potential trip hazard at this point



Cracked slab but no major movement or heaving of concrete present.

Exterior Walls

3.5) Exterior Wall Conditions

REP

Brick Siding -

- 1. Movement of brick noted in several areas. Cracks in brick and mortar and areas of missing mortar should be repaired. Recommend further evaluation by a brick mason or qualified handyman when repaired.
- 2. Lowest run of bricks has areas of no mortar as they allow the brick to drain moisture and circulate air as needed. These should not be sealed. However, these "weep holes" should have a mesh screen installed to avoid pest and rodent intrusion and nesting. See example picture.





Garage corner has shifted



Fill any missing mortar to keep bricks supported



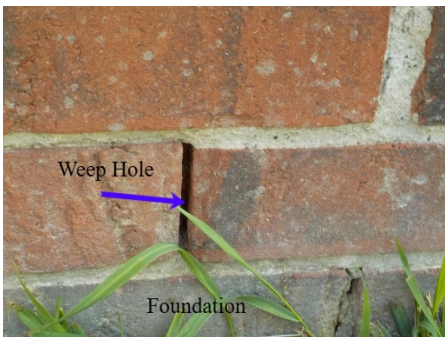
Wall at garage trim has pulled away



Step crack at North corner



Movement of brick at garage service door.



Weep holes are common on lowest run of bricks -- do not seal these.



Example Picture - The mesh stops rodent and insect intrusion.

**3.6) Exterior Wall Conditions - Aluminum Siding**

REP

3. Aluminum is pulled away slightly on the last run on the Northeast side. Recommend repair as wind could catch it and cause damage, as well as the potential of nesting insects behind the

siding.



**3.7) Exterior Wall Conditions - Trim**

REP

The decorative aluminum trim on the front of the upper wall requires proper fastening and sealing to prevent potential water intrusion. Further evaluation and corrective work by a qualified roofer or siding contractor is recommended.



Loose trim needs sealing



Loss aluminum trim

**3.8) Eaves**

Aluminum fascia & non-vented soffits - no issues noted.

**Exterior Windows**

**3.9) Window Conditions**

This is the exterior view only. See more in the general living spaces sections for comments on window function.

Windows showed no obvious issues from the exterior view.

Windows were well caulked

Screens were in place with no wear and tear present.



### Gutter System

#### 3.10) Gutter System Condition

REP

Aluminum gutters and downspouts.

1. Minor damage to gutter above garage area. Upper gutter nails are coming out, need to be pounded back in to be sure gutter doesn't pull away from the fascia.
2. Stains are areas of potential leak. It's hard to predict how the gutters system functions in dry weather. Certain cues and symptoms can suggest issues. It is important to monitor your gutter system during rain and snow melt to be sure it functions to move water away from your home and to see where repairs may be needed.
3. Gutters should run past the corners, some areas are short. This allows corner run-off to fall at the foundation.
4. Downspout extensions need some repair. As discussed, we recommend using rigid aluminum downspout material as extensions as the plastic tend to crack and split after just a few seasons and splash blocks tend to overflow leaving water at the foundation walls.

A well functioning gutter system should work to move all water away from the structure. Gutters that leak or overflow and downspouts that discharge too close to the foundation are the most common source of basement leakage.



Damaged gutter above garage.



Nails need to be pounded in on upper gutter.



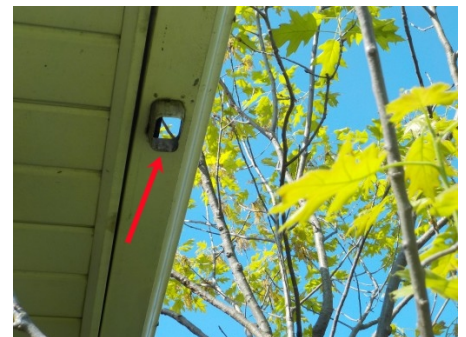
Appears water is falling out of the plastic extensions here.



Stains can suggest potential areas of leaks, monitor during rain.



Needs a better extension, water falling at the foundation.



Downspout is missing.





Extend well away from the structure.



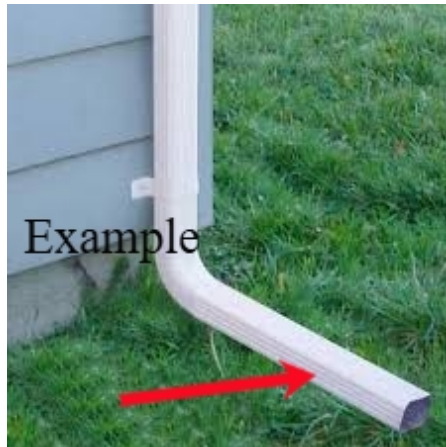
Extension is too long, too many turns.



Gutter runs short of the roof length.



Gutter should run past corner.



Recommended extension material

**Driveways - Sidewalks - Walkways**

**3.11) Driveway Conditions**

DEF

Driveway has some deterioration of the slabs. Consider the condition can worsen with each seasonal freeze/thaw cycle as concrete expands and cracks further.



**3.12) Sidewalk Conditions**

ADV

Public walk showed no issues with the exception of some deteriorated concrete as listed in the Driveway line above.

1. The issue is the size of the expansion gaps on the walk to the porch. These can be considered

a potential safety hazard as a small child's foot, a bike tire, or a shoe heel can get caught in these larger gaps. Easiest form of repair is to fill them with sand or gravel until sidewalk is repaired or replaced.



Wide expansion gaps present on walk to porch.

## Grading

### 3.13) Grading Conditions

ADV

Overall the lot has positive grading. Only obvious low spot along the foundation is where the downspout extension has been dug down into the ground, this area should be built back up once the downspout extension is replaced. This will ensure no puddling in the area during heavy rains.



Low area against the foundation.

## Exterior Electrical

### 3.14) Exterior Lighting



Surface mounted lights worked when tested.

3.15) Exterior Outlets

REP

GFCI outlets present front and rear.

- 1. Front GFCI outlet tripped and reset when tested, however, it requires a weather cover. See example picture.
- 2. Rear GFCI outlet showed no power and did not test or reset when tested. Requires replacement, old model. GFCI outlets should be replaced every 15-20 years, they are mechanical and can quick working to protect the user at any time.



Requires a protective weather cover (porch)



Requires replacement, showing no power.



Example weatherproof cover.

Other

3.16) Vegetation

ADV

Recommend cutting vegetation back from the roof and structure. Root balls too close to the foundation can cause issues over time. Leaf movement on shingles can cause them to prematurely deteriorate.



Cut back vegetation from the structure

**3.17) Fences**

N/A - Neighboring fences only.

**3.18) Hose Faucets**

Both worked when tested. Both have vacuum breakers present as required.

**3.19) Gas Meter**

Older model gas meter. Main gas shut-off is located at the meter.



Gas shut-off valve.

## 4 Garage

### Exterior & Interior

**Garage Type** Attached

#### 4.1) Roof Conditions

See Roof section for this information.

#### 4.2) Exterior Walls & Siding

See exterior section, same as main house.

#### 4.3) Interior Walls

DEF

Open structure with proper firewall drywall along the living space.

As discussed, we noted the wall at the service door showed movement at some point as mentioned in Exterior section. Recommend further evaluation when repairs are made.



Interior wall shows movement.



Exterior, brick shows movement.

#### 4.4) Floor

DEF

Concrete, cracked but no heaving or displacement. There is one area that is crumbling. Consider this area may deteriorate further with the seasonal freeze/thaw cycles.





#### 4.5) Ceiling

2x6 rafter structure, partially covered by storage loft. Water stains along the house to garage transition appears to be older, possibly before roof was replaced. No moisture shown with thermal imaging camera at time of inspection.

#### 4.6) Overhead Door & Door Opener

Aluminum door with Craftsman door opener. Reverse resistance motion sensors worked when tested. No issues noted.

#### 4.7) Service Door

Steel service doors present with self-closing storm door to living space.

#### 4.8) Window(s)

Not present

### Garage Electrical

#### 4.9) Outlets

SI

All garage wall outlets are required to be GFCI protected. A representative number of pictures reflect all outlets tested (all accessible outlets were tested). Recommend a licensed electrician correct for safety before use.



There is no GFCI protection on all wall outlets.



No GFCI protection

#### 4.10) Lighting

Switched lighting, no issues noted.

#### 4.11) Sub-panel

Not present

#### 4.12) Wire Runs

SI

Wires which are not properly tacked along the walls or ceiling need to be in conduit.

1. The wire along the floor is bent and shows an area of worn sheathing. Potential shock hazard. This wire running along the floor should be in conduit.
2. Sloppy wire runs present, doesn't appear to be a professional installation.



Wire is creased/bent



Wire sheathing is worn through



Sloppy wire runs.



## 5 Roofing

### Disclaimer

This is a limited visual inspection only. Wright-Pro Home Inspection LLC does not warranty or guarantee the roof from leaking. The inspector cannot and does not offer a warranty as to whether the roof leaks or may be subject to future leakage. Roof leaks can begin or occur at any time during the home's existence.

### Roof Covering

**Method of Inspection** Walked on roof

**Roof Style** Gable roof construction

#### 5.1) Roof Covering Material

The roof is finished with architectural asphalt shingles that appear to be of high quality and were professionally installed. Based on visual assessment, the shingles are estimated to be less than five years old. It is recommended to consult the current owner for the actual installation date, the name of the installing contractor, and to verify whether any warranties—particularly transferable ones—are available and remain valid upon transfer of ownership.



Images reflect condition



5.2) Layers of Shingles

Single layer

5.3) Roof Flashings

REP

Overall ok. Drip edge flashing is present. step flashings are present. Gable end flashing and corner transition flashing were damaged when new roof shingles were installed. Recommend further evaluation by the installing contractor or other roofing / siding contractor and repair as necessary.

Overall, the roof flashings appear to be in acceptable condition. Drip edge and step flashings are present. However, the gable end flashing and corner transition flashing were damaged during the installation of the new roof shingles. Further evaluation by the installing contractor or a qualified roofing/siding contractor is recommended, with repairs made as necessary.





Original gable end flashing damaged from prying nails out from old roof covering.



Corner trim damaged at east side corner at the garage.



Step flashings are present at roof to wall transitions.

## Chimney (2) Furnace, Water Heater and Fireplace

### 5.4) Chimney Materials

REP

Both chimneys feature brick chase construction, which is currently in good overall condition. However, the mortar crowns on both chimneys show significant signs of age-related deterioration and will require repair. It is recommended to have a qualified brick mason, or a skilled handyman, perform further evaluation and complete the necessary repairs.



Furnace / water heater chimney crown is age deteriorated.



Fireplace chimney crown is age deteriorated.



Fireplace chimney

### 5.5) Chimney Flue

Clay upper flues

### 5.6) Chimney Flashings

Newer metal chimney flashings

### 5.7) Chimney Cap

Chimney caps present on both chimneys.

### 5.8) Chimney Liner

Older stainless steel liner is present at the furnace / water heater chimney.

## 6 Attic

### Disclaimer

Wright-Pro Home Inspection Cannot be responsible for any missed electrical wiring defects or incorrect wiring practices that may be buried in the insulation. This is a limited visual inspection only. In most cases insulation limits view and full evaluation of branch wiring in the attic. Any reference to branch wiring is limited to readily visible areas only. In addition, this visual inspection of the attic space and roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, etc.

### Attic Area

**Method of Inspection** Due to the amount of insulation and limited height, the attic inspection was limited to those areas visible from the access.

#### 6.1) Attic Access

Bedroom closet

#### 6.2) Roof Framing

2x6 rafter framing.



#### 6.3) Roof Sheathing

Plywood

#### 6.4) Attic Insulation

Consistent 21 inches of blown in fiberglass insulation. See notes in attic ventilation.





21 inches of blown in fiberglass insulation

### 6.5) Attic Ventilation and Moisture Concerns

DEF

The attic has been insulated with approximately 21 inches of blown-in insulation, providing an excellent thermal barrier. However, two concerns related to ventilation and moisture control were noted:

#### Soffit Vent Blockage

1.) It appears that insulation has been blown into the soffit areas at the edge of the roof gables. This can block critical intake airflow from the soffits, which is necessary for proper attic ventilation. Adequate ventilation requires continuous airflow from lower intake vents (typically soffits) to upper exhaust vents such as roof box vents and gable end vents. When airflow is restricted, it can result in poor ventilation performance, especially in colder months. Additionally, insulation packed tightly against the underside of the roof sheathing in these areas may lead to condensation during winter. This moisture buildup can damage the roof sheathing and insulation and create conditions conducive to mold growth.

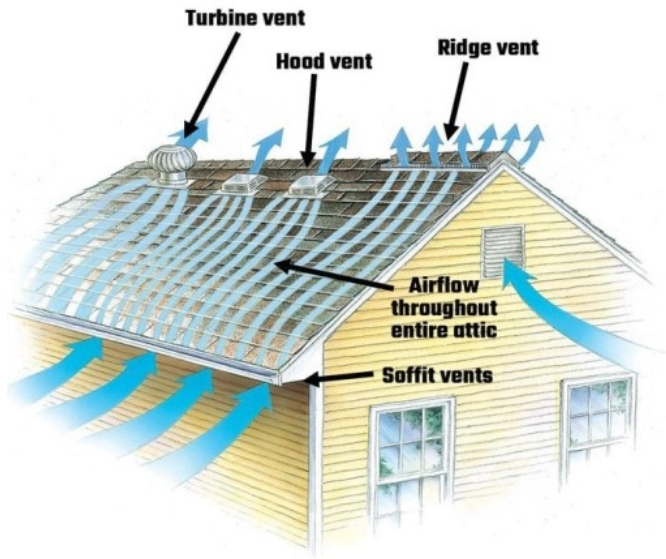
#### Whole-House Attic Fan

2.) A belt-driven whole-house attic fan is present. These systems often include a large ceiling opening that can allow warm interior air to leak into the attic during the winter if not properly sealed. This leakage of heated indoor air into the cold attic space may also lead to condensation, which can contribute to moisture damage and mold formation.

3.) Evidence of organic growth (likely mold or mildew) was observed on the roof sheathing in the area around the attic hatch entrance. While this growth appeared dry at the time of inspection, it can become active again if exposed to future moisture, particularly from condensation. This indicates a prior or ongoing moisture issue likely related to inadequate attic ventilation.

Recommendation:

It is recommended to have a qualified insulation or ventilation contractor further evaluate the attic space. Corrections may include installing proper baffles at the soffits to maintain airflow, sealing any bypasses, and insulating or covering the attic fan opening during winter months. Addressing these issues will help maintain the integrity of the insulation system and prevent potential moisture-related problems. Mold / mildew growth as a result of moisture issues can be a health concern for some people.



21 inches blown in insulation

Example of proper attic airflow.



Difficult to see in image, but insulation is filled to soffit areas.



Attic fan barrier



Whole house attic fan as seen from the hallway.



Dark areas are organic growth



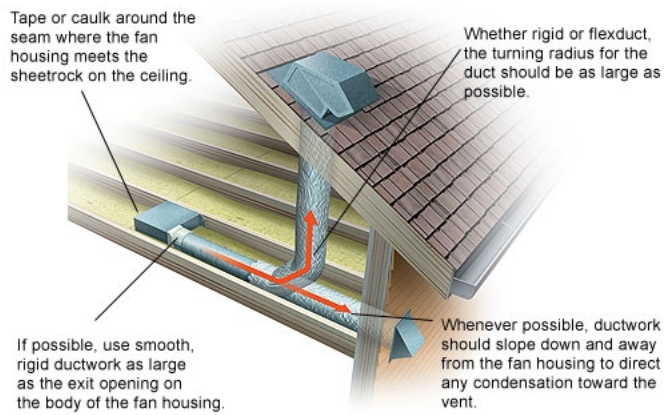
Dark areas are organic growth.

### 6.6) Bathroom Fan and Venting

ADV

Bath fan does vent to an attic roof box vent. Although vented, bath fans should have their own vent and not share a roofing vent so as not to inhibit attic ventilation. See example picture.





Example bathroom venting

### 6.7) Pests or Rodents

No active rodents or pests noted.

### 6.8) Lighting Fixtures

Single light fixture is present at the attic hatch.

### 6.9) Attic Electrical

Aside from the single light fixture. No other electrical wire runs or junction boxes are visible due to the amount of insulation present.

## 7 Basement

### Disclaimer

It should be understood that it is impossible to predict the severity or frequency of water penetration on a one-time visit to a home. Virtually all basements exhibit signs of water penetration at some point and virtually all basements may leak at some point in time. Regular monitoring of the foundation will be required over time if leaks appear to determine what improvements will be required. The vast majority of basement leakage problems we see are the result of insufficient control of storm water runoff at the surface around the home's foundation. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least 4-6 feet from the foundation, or into a functional storm sewer. Keep downspout extensions in place and free of debris. Gutters that leak or overflow and downspouts that discharge too close to the foundation are the most common source of basement leakage.

### Basement

#### 7.1) Basement Stairwell, Stairs and Lighting

REP

Requires a graspable hand rail. As mentioned, noted the hand rail was located behind the furnace against the basement wall and should be reinstated for safety.



Requires hand rail

#### 7.2) Support Beams and Posts

Steel I-beam and steel posts. No issues noted.

#### 7.3) Upper Living Area Floor Joists and Sub-Floor

2x8 floor joists with plywood sub-flooring. All open framing. No issues noted.

#### 7.4) Fire Blocking of Floor Penetrations

SI

Around main waste line. Fire-blocking involves the use of fire-resistant materials—such as 1/2" to 5/8" drywall, 1/2" to 3/4" plywood, sheet metal, or fire-rated caulk to seal ceiling openings in the basement. It is important to cover all plumbing penetrations, floor openings, and clothes chutes, as these gaps can act like chimneys, allowing smoke and fire to rapidly spread into living areas above. Properly fire-blocking these areas can significantly slow the spread of fire, providing critical time for occupants to escape and for emergency responders to act.



Fireblock / close opening around the main waste line.

#### 7.5) Basement Foundation Walls

Poured concrete. No issues noted to the areas which could be seen.

#### 7.6) Differential Settlement-Movement Basement (Structural)

LI

None noted. The majority of the basement foundation walls were obstructed by the current owner's stored items at the time of inspection, limiting full visibility. However, in the accessible areas, no evidence of structural concerns were noted or conditions that would suggest further evaluation would be necessary.

#### 7.7) Basement Floor

The basement floor is painted concrete. While the majority of the floor was obscured by the current owner's personal belongings at the time of inspection, no visible signs of concern were observed in the accessible areas. Based on what was visible, there is no evidence at this time to suggest the need for further evaluation.

### 7.8) Floor Drains

Surface drain

### 7.9) Basement Windows

Glass block with vent

### 7.10) Moisture Intrusion

(Please read the basement disclaimer) The majority of the basement foundation walls were obstructed by the current owner's stored items at the time of inspection, limiting full visibility. However, in the accessible areas, and areas covered by storage items, no signs of active moisture intrusion were observed. Based on the visible conditions, there is no indication at this time that further evaluation is necessary.

### 7.11) Basement Ventilation

Open stairwell, glass block vents, HVAC registers.

### 7.12) Outlets

ADV

All outlets tested were properly grounded three prong outlets. Recommend all unfinished basement outlets be upgraded to GFCI protected outlets.

### 7.13) Lighting

Ceiling mounted pull string lighting fixtures.

### 7.14) Sump Pump

ADV

A pedestal sump pump with a float switch was present and operated as expected during testing. However, a strong sewer gas odor was noted upon initial activation. Inspection revealed that the pump seal at the floor was loose, and it appeared this may have been the source of the odor. Additionally, the sump pump drain discharges into the backyard, but the location could be improved to ensure proper drainage.

A rubber sanitary fitting was observed spliced into the kitchen PVC drain line, with a connection routed to the sump pump drain. This configuration appears to act as an overflow into the main waste line, which is unconventional and may not meet plumbing code. Most area municipalities prohibit the discharge of sump pump water into city sewer systems. This installation may be in violation of local codes.

Recommend further evaluation and correction by a licensed plumber to ensure proper drainage configuration and compliance with local plumbing regulation.



Pump base is loose.



Pump overflow spliced into kitchen drain pipe.



**7.15) Smoke-Carbon Monoxide Alarms**

SI

Replace aging or outdated smoke alarms in the basement. It is highly recommended to install a combination smoke and carbon monoxide alarm that is hard-wired into the home's electrical system with battery backup. At a minimum, an alarm should be ceiling-mounted at the base of the basement stairwell to provide adequate early warning in that area.

All smoke and CO alarms should be: Tested monthly; Replaced every 7–10 years per manufacturer guidelines.

**Laundry-Utility Room Area**

**Location** The laundry facilities are located in the basement.

**7.16) Laundry Tub**

REP

The laundry tub is a molded PVC unit in good condition. It is currently free-standing and not secured to the wall or floor. For safety and functionality, it is recommended that the tub be properly

anchored. Lack of secure mounting may result in shifting, which could place stress on the plumbing connections and potentially cause the drain trap to leak.

#### 7.17) Laundry Tub Faucet

Two handled. Not leaking.

#### 7.18) Laundry Tub Drain

Brass drain with PVC trap. Not leaking.

#### 7.19) Clothes Washer

General Electric. Appeared in good condition. Operated fine during a partial cycle.

#### 7.20) Washer Drains To-

Laundry tub.

#### 7.21) Washer Hose Bibs (Hot-Cold Water Supply Lines)

Rotary valves. No issues noted.

#### 7.22) Clothes Dryer

The clothes dryer operated as designed when tested. However, its current placement is not optimal. The door only opens partially and in the opposite direction of convenient access, which limits functionality. To improve usability, it is recommended that the washer and dryer be swapped to allow the dryer door to open more freely and provide better overall accessibility.

#### 7.23) Dryer Gas Supply Line

REP

Steel black pipe with an accessible quarter turn gas supply shutoff valve and a stainless steel flexible gas appliance line. Steel gas line is loose from the wall. Recommend fastening the steel black pipe securely to the wall.





Dryer gas supply line needs to be properly secured.

#### 7.24) Dryer Venting

SI

Potential safety issue - The smooth metal dryer vent material is in good condition and is the correct type for dryer venting. However, the current venting configuration includes sharp bends that may restrict airflow. For optimal performance and safety, dryer vent runs should be installed as straight as possible, minimizing sharp corners where lint can accumulate. Restricted airflow can reduce dryer efficiency and increase the risk of a fire hazard over time.



Dryer vent should be as straight as possible.

#### 7.25) Laundry Room Electrical

SI

The washer and dryer outlet is required to be GFCI protected in accordance with current electrical safety standards. Recommend further evaluation and correction by a licensed electrician.



Washer / dryer outlet is required to be GFCI protected.



# 8 Heating - Air

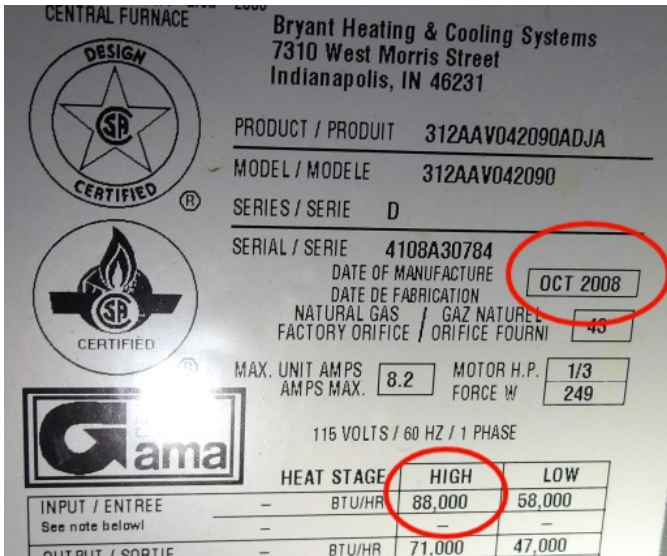
## Heating

Location of Unit

Basement.

Manufacture, Model Number, Serial Number and Age

Manufacturer: Bryant 312AAV Mid-Efficiency  
 Model Number: See image  
 Serial Number: See image  
 Age: Manufactured in 2008 / 17 years old /  
 The service life expectancy of a regularly maintained mid-efficiency gas-fired furnace is typically: 20 - 25 years or more.  
 Energy Source: Natural gas  
 BTUH Rating: 88,000



8.1) Operation

ADV

The furnace was tested and operated as expected, with no issues observed at the time of inspection. However, due to the unit's age (17 years) and the absence of any visible indication of recent maintenance—such as a service sticker noting the date and type of work performed—it is strongly recommended that the heat exchanger be professionally inspected for signs of wear, cracks, or damage.

A compromised heat exchanger can allow combustion gases, including carbon monoxide, to enter the home's heated air, posing a potential safety risk.

This inspection can be done during the air conditioning service and should be considered a routine but important part of system maintenance. For your protection, it is recommended that this inspection be completed prior to closing on the property, as any issues discovered afterward could result in costly repairs that would become your responsibility after the sale.

### 8.2) Filter

REP

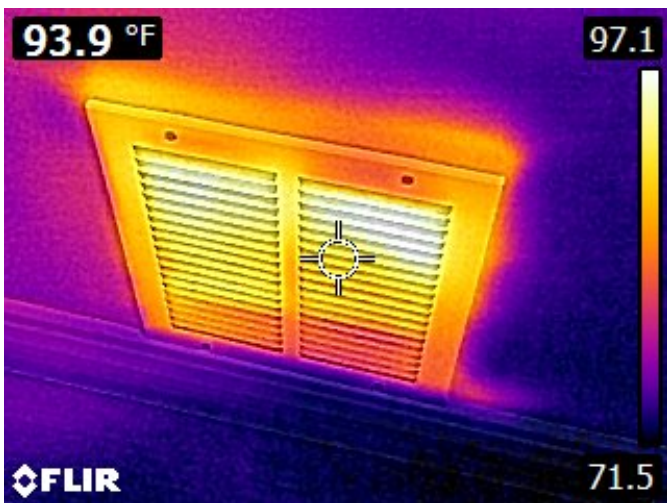
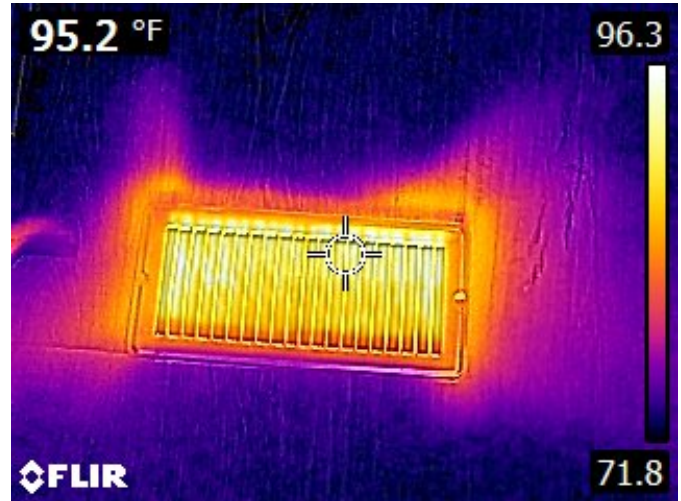
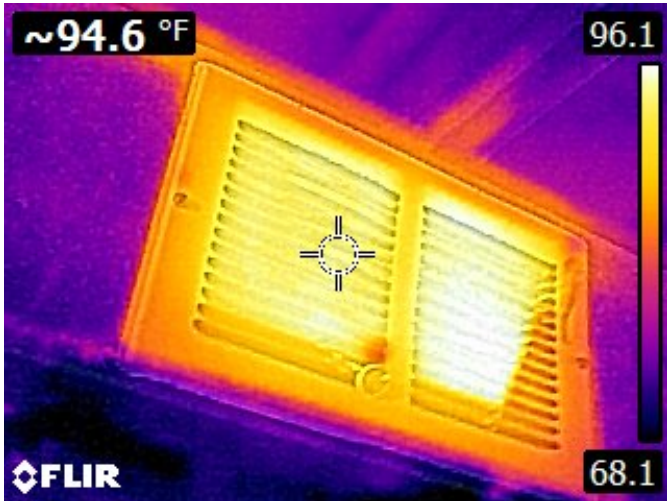
Missing, needs filter.



Filter missing

### 8.3) Distribution

Metal duct to room HVAC registers. Warm airflow was noted to room registers. Thermal images are representative of all the registers in the home.



**8.4) Ventilation-Flue Pipe**

Class B gas appliance venting.

**8.5) Furnace Gas Supply Shutoff**

Accessible quarter turn shutoff valve.

**8.6) Thermostat Condition**

Operable at the time of the inspection.

**Air Condition - Cooling**

**Manufacturer, Model Number, Serial Number and Age**

Manufacturer: Goodman  
Model Number: See image  
Serial Number: See image  
Age: Manufactured 2015 / 10 years old.





Manufactured 2015

### 8.7) Operation

REP

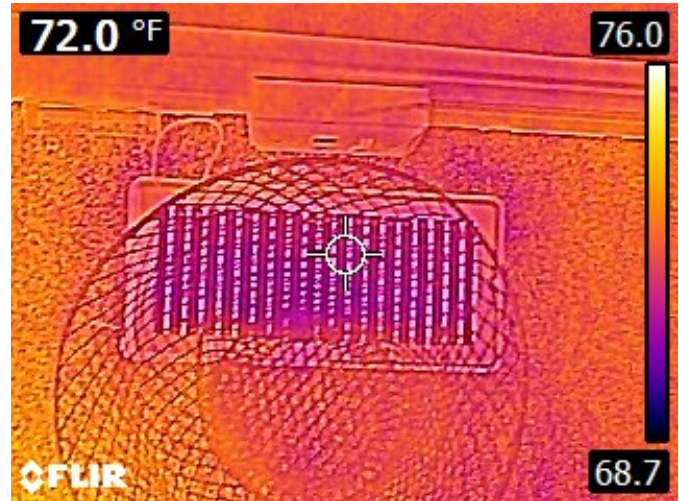
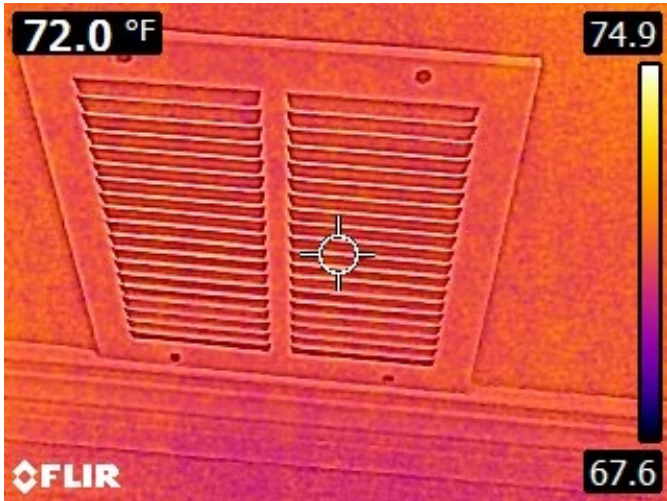
1. The air conditioning system will require service. While the compressor fan was operational at the time of inspection, the unit did not produce cooling when tested. This may indicate a refrigerant issue, compressor problem, or other mechanical/electrical fault. Further evaluation and repair by a licensed HVAC technician is recommended to restore proper function.
2. In addition, compressor unit needs to be levelled to ensure that any condensation or water that accumulates can drain away properly.



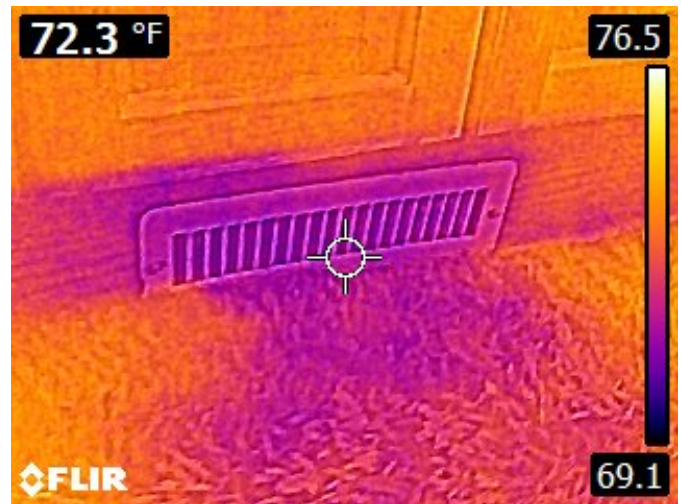
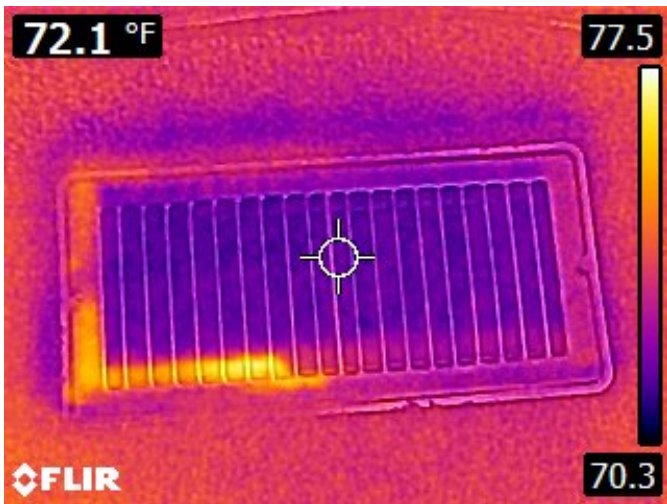
### 8.8) Distribution

REP

Metal ductwork is present, delivering airflow to the room HVAC registers. Thermal imaging was conducted while the system was in cooling mode. Although airflow to the registers was observed to be strong, the air was not adequately cooled.



Good airflow to room registers, however, not cooling.



### 8.9) Electrical Disconnect

Fused 25 amp pull out service disconnect on wall behind the unit.

### 8.10) Condensate Removal

An electric condensate pump with a plastic drain tube is present, with the drain line terminating at the sump pump. While the general configuration is functional, the condensate drain tube should be better routed and properly secured to prevent potential leaks, disconnections, or damage. Recommend adjustment by a qualified technician to ensure proper drainage and long-term reliability.





Condensate pump.



Condensate drain tube terminates into the sump crock.

### 8.11) Refrigerant Lines

REP

Insulation on the long line set run outdoors along the family room addition is deteriorated and needs to be replaced when the air conditioning system is serviced. Line insulation prevents condensation on the outside of the pipe and heat entering the line from outside air helping the refrigerant stay cool.



Insulation is deteriorated.





# 9 Fireplace(s)

## Fireplace

If fireplace is to be used, it is recommend that a chimney sweep or fireplace contractor perform a full fireplace inspection and make the necessary repairs to ensure all components are safe and up to code. They can also advise as to converting to a gas-fired unit.

**Fireplace Location & Type** Family Room, natural wood-burning fireplace. Not currently operational.



### 9.1) Fireplace Box

SI

Block and mortar, needs mortar repair if fireplace is going to be used. Small gaps in the firebox can cause a fire to get into unprotected wall materials. Potential fire hazard.



Mortar gaps in firebox



Small cracks will also need repair

### 9.2) Smoke Chamber

LI

Unable to see, smoke chamber area was stuffed with insulation.



Smoke chamber is stuffed with insulation

### 9.3) Chimney Flue

DEF

Unable to see since smoke chamber is stuffed with insulation. Bird nests present in upper chimney.

### 9.4) Damper

LI

Unable to test due to insulation blocking the damper mechanism.

### 9.5) Gas Line

Not present

### 9.6) Control Panel

Not present

### 9.7) Doors & Screens

Screens and doors worked when tested.

### 9.8) Hearth & Surround

Raised hearth, drywall surround.

## Electric Fireplace

### 9.9) Operation

Located in the living room. Unsure if this unit comes with the purchase of the home, however, the unit was tested and all functions appeared to work properly.



Operated when tested.



## 10 Electrical

### Incoming Electrical

**Electrical Service Type**      The electrical service is underground.

**Electrical Service Material**      Aluminum.

**Number of Conductors**      Three

#### 10.1) Electrical Service Conditions

LI

Electrical meter boxes, main meter and air conditioning meter, are in good condition. Underground service (service lateral) wires cannot be visually inspected.



Main meter is white arrow. Blue is AC.



#### 10.2) Electrical Service Conditions - Issue 1

SI

The outer sheathing on the main service entrance conductors is aged, deteriorated, and flaking, resulting in exposed wiring. Although the individual conductors remain sheathed, the compromised outer jacket leaves them vulnerable to environmental exposure and potential physical damage. This condition may pose a safety hazard. Evaluation and appropriate repair or replacement by a licensed electrician is recommended to ensure ongoing safe operation and adherence to electrical safety standards.



Service entrance wire sheathing is age deteriorated.

### Main Electrical Panel

<b>Electric Panel Location</b>	The main electric panel is located at the basement.
<b>Main Disconnect Location</b>	Main disconnect is in the service panel.
<b>Panel Amperage Rating</b>	150 amp service.
<b>Circuit Protection Type</b>	Circuit breakers

### 10.3) Wiring Methods

The main power cable is aluminum. The branch cables are copper.

### 10.4) Electrical Panel Conditions

Square D Homeline brand electrical service panel

Panel bonding screw is in place.

All circuit breakers are Square D Homeline brand.

All wires entering the panel are secured/clamped.

All black (hot) wire sizes are correctly matched to their respective circuit breaker amperage ratings. All white (neutral) wires are properly terminated, with no sharing of lugs with other neutrals or bare copper ground wires, as required by code.

No evidence of any branch wires overheating or arcing.

Panel itself is securely mounted to the wall.

Branch circuits are clearly identified on the panel door.

Plenty of room to add additional branch circuits.

Branch circuits are clearly identified.

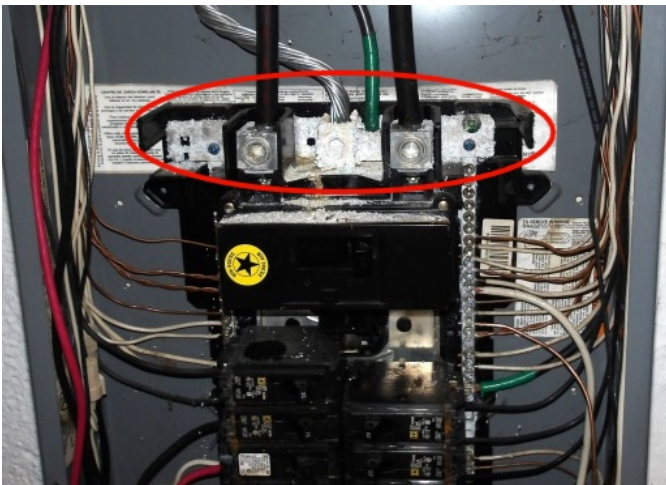




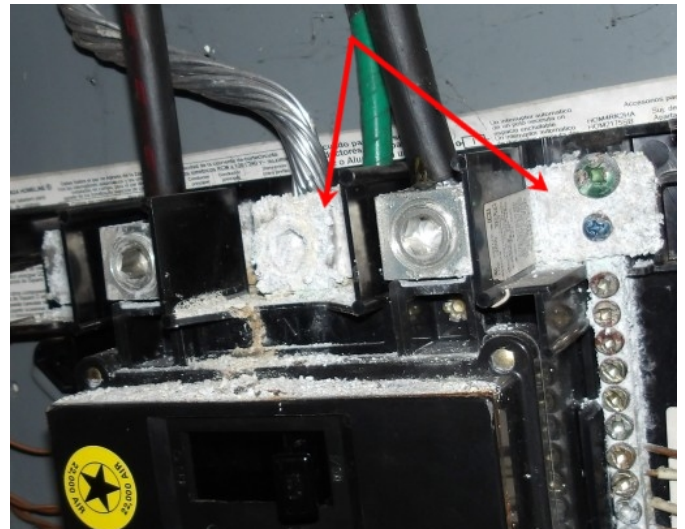
**10.5) Electrical Panel Conditions - Issue 1**

SI

As discussed, there is evidence of prior moisture intrusion into the electrical panel enclosure. It appears that a past leak—possibly originating from the kitchen area above—allowed water to enter the panel. Corrosion is visible on the main aluminum neutral lug and distribution bar, which over time may lead to poor connections, overheating, or arcing. Additionally, rust is present at the bottom of the panel, further indicating past moisture exposure. It is recommended that a licensed electrician evaluate the panel, clean and resecure all connections, and address any damage or safety concerns as needed.



Corrosion as a result of moisture intrusion.



Closer view of corrosion.





Rust at the bottom of the panel housing.

## Grounding and Bonding

### 10.6) Grounding and Bonding

#### Procedures

Electrical grounding is essential for ensuring the safety of occupants, protecting electrical equipment, and maintaining the integrity of the electrical system in a residential home. This is achieved by providing alternate paths for electricity to flow in the event there is a problem in the home's electrical system. These procedures may require further evaluation and correction by a licensed electrician. See notes below.

### 10.7) Plumbing Ground

SI

#### Plumbing Grounding – Corrosion Noted:

The plumbing ground wire and clamps are present and appear to be properly secured. However, the lower grounding clamp is exhibiting advanced corrosion. This corrosion may compromise the integrity of the grounding connection over time. It is recommended that a licensed electrician replace the corroded clamp and clean the copper water pipe at the connection points to ensure a reliable and effective ground.

The purpose of connecting an electrical ground wire to the incoming water line is to provide a path for electrical currents to safely dissipate in the event of a fault or electrical surge. Metal water pipes are often grounded because they are typically made of conductive materials like copper or iron and are in direct contact with the earth, making them a suitable grounding point.



Corroded ground clamp at incoming copper water line.



Ground clamp before water meter.

### 10.8) Earth Rod Grounding

Ground rods appear to be present and properly installed in accordance with standard requirements. No deficiencies were observed at the time of inspection.

Earth grounding rods help ensure the safety and reliability of residential electrical systems, protecting both property and people from the dangers of electrical hazards by providing a path for electrical current to safely dissipate into the ground in the event of a fault.

Lightning Protection: Lightning strikes can induce high voltage surges in electrical systems, potentially damaging appliances and causing fires. Grounding rods help to divert this excess energy safely into the ground, reducing the risk of damage



Earth rod ground wire



Second earth rod ground

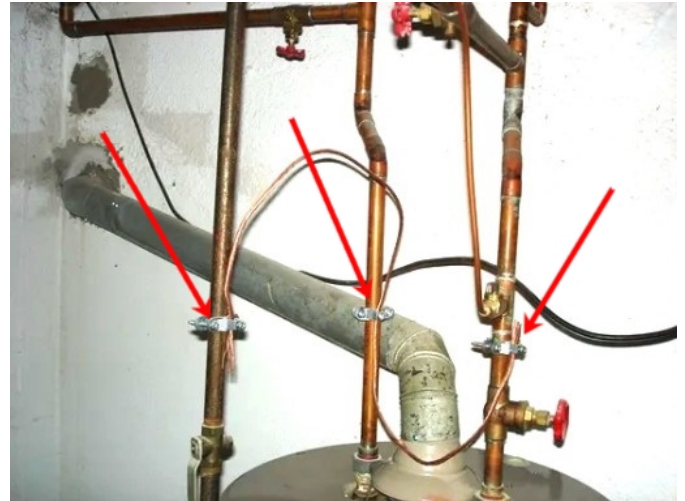
### 10.9) Steel Gas Line and Water Heater Bonding SI

Steel gas supply line and water heater should be bonded into the grounding system.

Bonding the water heater together with copper water lines and or steel gas lines is an additional safety measure to protect against electric shocks, prevent corrosion, and ensure compliance with electrical codes and regulations where required.



Bond water pipes and gas line.



Example of gas and water heater bonding.



## 11 Plumbing

### Water Main Line

**Main Shutoff Location** The main valve is located in the basement at the water meter.



Main water shutoff valve located at the water meter.

**Main Line Material** 3/4 inch copper incoming water supply line.

#### 11.1) Main Line & Valve Conditions

No issues noted.

### Water Supply Lines

**Supply Line Material** The visible material used for the supply lines is copper.

#### 11.2) Supply Line Conditions

The visible portions of the supply lines appeared to be in good condition at the time of inspection. No leaking noted from any copper water supply lines.

#### 11.3) Incoming Water Pressure

Adequate water pressure noted. Approximately 60 psi (pounds per square inch).

### Drain - Waste Lines

It is highly recommended to have a sewer line camera inspection (sewer scope) performed by a licensed plumber prior to closing. Even if the drainage appears to function properly, a sewer scope can reveal hidden issues in the underground sewer line between the home and the city connection. Identifying potential problems in advance is important, as repairs can be extensive and costly if issues are discovered after closing.

**Drain Line Material** All above ground main and secondary are PVC.

**11.4) Drain Line Conditions**

No issues noted to fixture draining at the time of the inspection, however, it is recommended that a licensed plumber perform a sewer scope. See disclaimer above.

**11.5) Plumbing Vent(s)**

(2 vents ) PVC with rubber flashings. No issues noted.

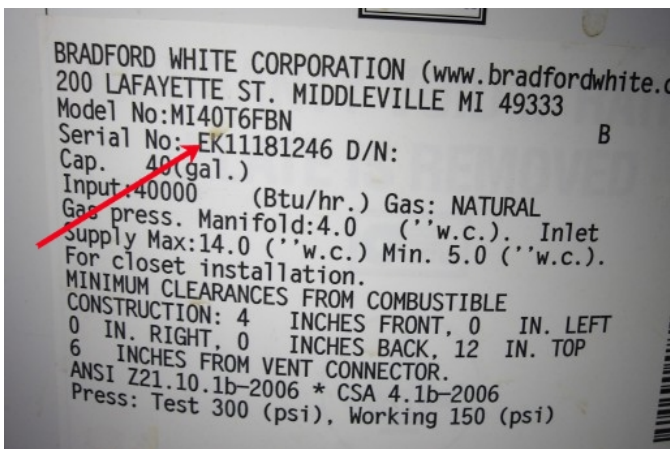


Through roof plumbing vents

**Water Heater(s)**

**Water Heater Location** Basement

**Manufacturer and Age** Bradford White / Code "E" was manufactured 2008 / 17 years old.



Code "E" manufactured 2008



**Water Heater Type** Natural Gas.

**Water Heater Capacity** 40 Gallon.

#### 11.6) Water Heater Conditions

ADV

The water heater was operable at the time of inspection. However, this does not guarantee future performance, operation, or condition. Notably, the unit is well beyond the manufacturer's stated service life expectancy of 8 to 12 years. Replacement should be anticipated, and proactive budgeting for a new unit is recommended.

#### 11.7) Flue Pipe

Four inch galvanized. No issues.

#### 11.8) Pressure Relief Valve

No leaking noted. Has proper safety drain tube attached.

#### 11.9) Gas Supply Shut-off

Accessible quarter turn gas supply shutoff present.





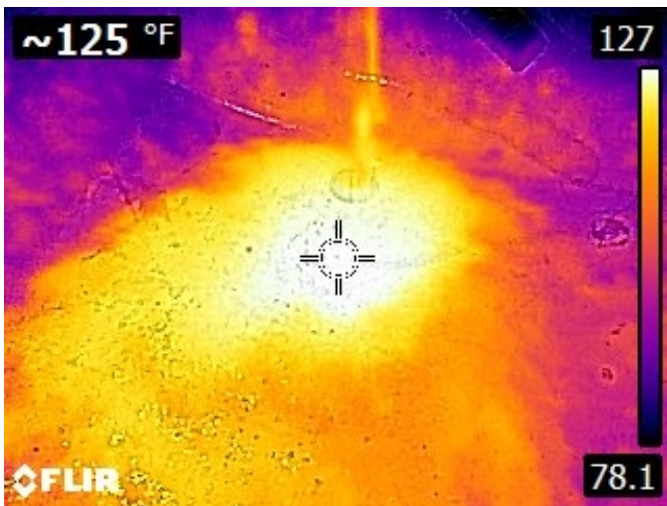
Water heater gas supply shutoff valve

**11.10) Dielectric Unions**

Minimal corrosion. Not leaking.

**11.11) Water Temperature**

Set to a safe, comfortable 125 degrees.



Hot water temperature 125 degrees

## 12 General Living Spaces

### Disclaimer

This section covers general living spaces such as living rooms, dining rooms, foyers, hallways, bedrooms, family rooms and other living spaces not covered under other categories. Specific issues are noted below. Please read the disclaimer at the beginning of the report regarding smoke alarms and carbon monoxide detectors.

### Walls - Ceilings - Floors

#### 12.1) Walls

Drywall - other than cosmetic blemishes, there were no issues found.

#### 12.2) Ceilings

ADV

Drywall, popcorn ceiling. As discussed, we have to advise you that the popcorn ceiling in the family room may contain asbestos if it was installed prior to the mid-1980's. The only way to know for certain is to have it tested.

Note that popcorn ceilings themselves are not harmful unless they begin to peel or flake. Asbestos only becomes an health concern if the fibers become air born and inhaled when disturbed. This ceiling is in very good condition and has been sealed with paint. Sealing with paint encapsulates the material. If flaking, peeling or cracking of the ceiling occurs, it is important to call a professional for repair or removal of the finish.

#### 12.3) Floors

Carpet, vinyl plank. Noted areas of bumps in the upper hallway. Unable to determine what is causing it without removing carpet. May be a floor repair or balled-up padding.

#### 12.4) Heat Registers

ADV

Not all of the vents were accessible due to furniture, however, those checked showed that some had airflow adjusters that were frozen or difficult to turn (fins wouldn't open/close easily). Those that could be pulled up easily, some showed dirt and debris in the ducts. Consider you may want to have the ducts cleaned at some point.



Family room register needs cleaning.

**Electrical**

**12.5) Outlets**

SI

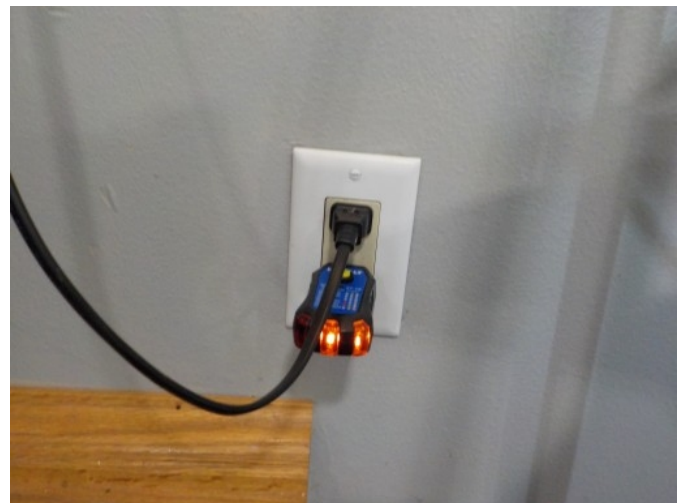
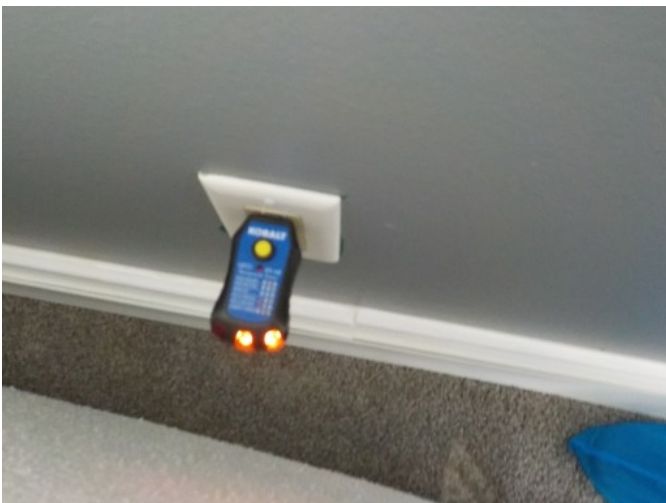
3-prong grounded outlets throughout the general living spaces. The outlets listed below were loose and will need to be secured before use for safety. Please note that due to furniture, some outlets could not be accessed. Recommend once the home is vacant having all outlets in the rooms retested (when electrical work is being performed) to ensure any outlets that were not accessible during the inspection are properly wired and secure.

Living Room - Southwest wall (behind sofa)

Family Room - Southwest wall, Northeast wall and Southeast wall (right of the fireplace).

Master Bedroom - Southeast wall

White Bedroom - Southeast Wall



Loose Outlets





### 12.6) Lighting

REP

Ceiling mounted lights, chandelier, fan mounted lights - no issues, all lights in the general living spaces worked when tested.

1. Closet light switch in master bedroom in the hallway to bathroom is broken and will need to be replaced for safe use.

### 12.7) Ceiling Fans

All ceiling fans were tested on all speeds with no issues.

## Windows - Doors

### 12.8) Interior Window Function

Vinyl sliding and vinyl double-hung windows. Windows were dated 2022 & 2023. All windows functioned well when tested.

### 12.9) Interior Doors

DEF

Hollow fiberboard doors and bi-fold closet doors.

1. The closet doors in the hallway and red & gray bedroom both need track wheel adjustments for the wheel to stay in the track. Currently they both ride along the molding that is in place and this has caused damage to the molding in the bedroom. These track wheels can easily be adjusted up and down to remain in the track as they were designed to do.
2. Master bedroom doors function but have a gap present, not properly fitted to the opening.



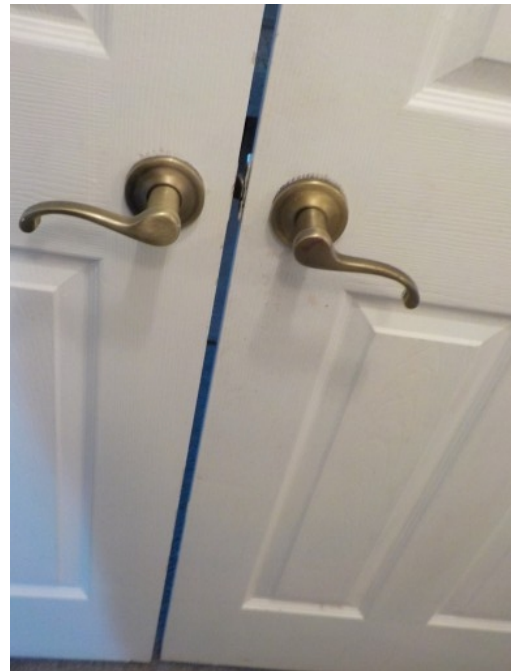
Hallway closet - wheel needs adjustment to stay in track.



Track wheel needs to be adjusted, rides along molding.



Damage to bedroom door molding.



Entry door is gapped, not a proper fit for privacy.

**Smoke Alarms**

**12.10) Smoke Alarms**

ADV

Older smoke alarms in the home. We highly recommend replacing smoke alarms before or upon moving into the home for safety. Please read the disclaimer at the beginning of this report regarding placement and testing of smoke alarms.

**12.11) Carbon Monoxide Detectors**

ADV

Present in the upper hallway only. Recommend having one on each level of the home in a central location.

# 13 Kitchen

## Appliances

### 13.1) Stove - Range

Frigidaire electric stove - Burners, oven & broiler tested with no issues.

### 13.2) Microwave

Tested on a general setting. Vent fan & light tested, no issues.

### 13.3) Garbage Disposal

Badger - worked when tested.

### 13.4) Dishwasher

Not present

### 13.5) Refrigerator

ADV

GE - Temperatures tested were normal. Water/ice dispenser worked when tested with no leaks found. Water flow was somewhat light and the filter light is on which suggests the filter will need to be replaced soon. This will improve the water flow as well.



Filter will need replacement

## Kitchen Electrical

### 13.6) Outlets

SI



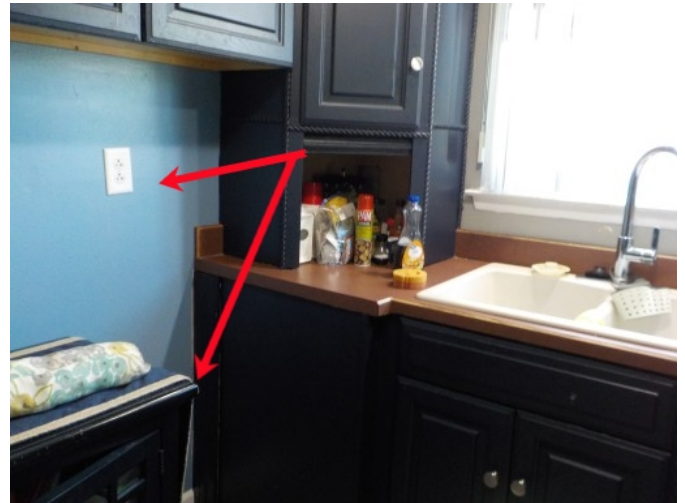
3-prong grounded outlets. GFCI outlet.

1. Outlets that are within 10 feet of the sink should be GFCI protected. Only the one outlet is protected. The disposal outlet should be GFCI protected as well. A licensed electrician should further evaluate those outlets which need protection and correct before use for safety.

2. Loose outlets - Southeast wall, lower outlet; Microwave outlet in cabinet. Outlets should be secured before use. Using loose outlets can cause wires in the receptacle to come loose causing potential shock hazard.



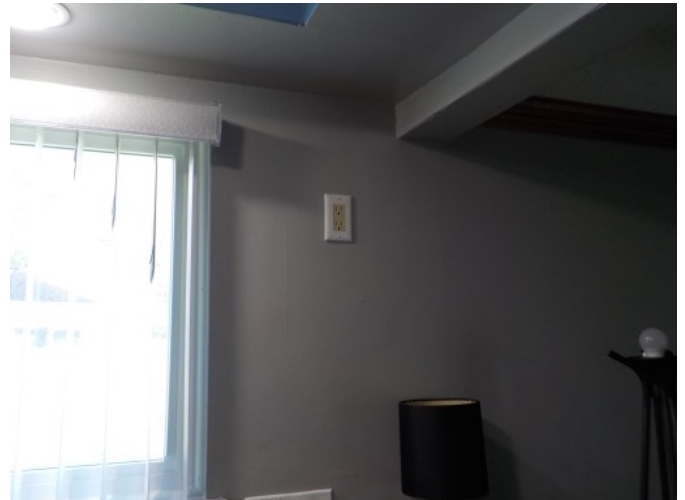
Loose outlet - in cabinet above microwave.



Outlets near sink should be GFCI protected.



Loose outlet - should be GFCI protected as well.



Outlet should be GFCI protected.

**13.7) Lighting**

Ceiling mounted switched lighting

**13.8) Ceiling Fan(s)**

Not present in this area.

**Kitchen Sink - Counter tops - Cabinets**

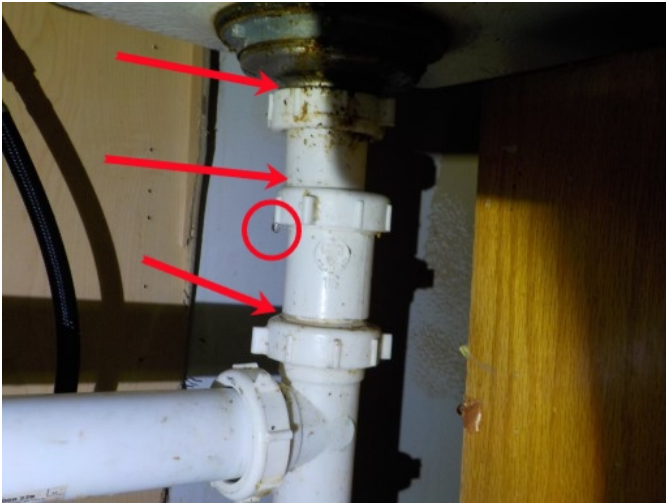
**13.9) Sink & Faucet**

1-handle faucet with sprayer. Double bowl sink, fiberglass material.

**13.10) Plumbing & Drainage**

REP

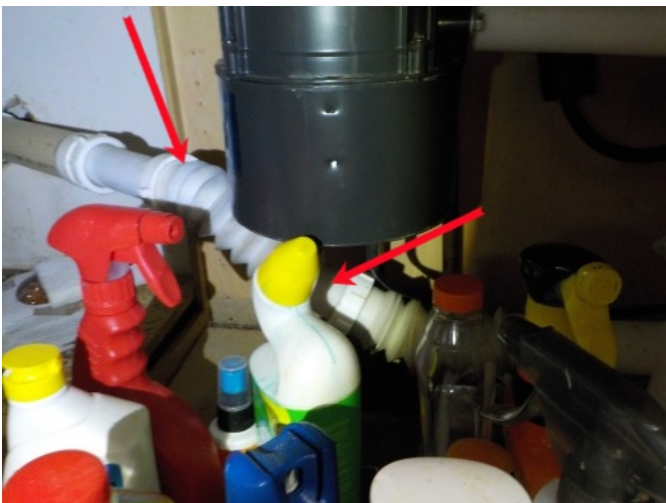
1. Sinks drained well, however, leaks detected at the drain pipe connections. Will need repair before use.
  2. Flexible tube should not be used in drainage applications. The ribs tend to hold debris and will clog easily.
- A licensed plumber should evaluate and correct all issues.



Drain pipe appeared to leak at all of the connections.



Leak detected.



Flexible tube used for drainage.

**13.11) Countertop**

Formica countertop was secure, no issues noted.

### 13.12) Cabinets

DEF

Wood cabinets were secure to the walls. Doors and drawers worked when tested.

1. The sink cabinet floor shows some damage/deterioration (picture didn't turn out), likely from the plumbing leak which may have occurred over a period of time.
2. The cabinet that is on the other side of the peninsula, the top cover falls off, not properly attached.



Cabinet on kitchen peninsula in family room.

## Walls - Ceilings - Floors

### 13.13) Walls

Drywall

### 13.14) Ceiling

Textured Paint - as discussed (not pictured) appears some type of reconstruction was done or a cabinet was moved near the refrigerator space which is considered cosmetic. This roll-on textured paint is not the same as the blown-on popcorn material mentioned in general living spaces. Not an asbestos concern.

### 13.15) Floor

ADV

Vinyl Plank - a couple of shrinkage gaps noted. Mostly cosmetic (although some cities require wall-to-wall waterproof floors in kitchens and bathrooms). These small gaps can widen over time and may allow moisture to get to the underlayment during regular cleaning.





**13.16) Heat Register(s)**

None found in this area

**Windows - Doors**

**13.17) Kitchen Window(s)**

Vinyl slider was tested with no issues, dated 2023

**13.18) Kitchen Door(s)**

Doors to basement and garage functioned.

**Other**

**13.19) Pests & Rodents**

ADV

Noted small ants in the sink cabinet and on the wall. Ants may be seasonal and easily controlled, however, consider you may need to contact a pest control company if the problem is an infestation. Unable to determine with a single visit to the home.

## 14 Bathrooms

### Bathroom Electrical

#### 14.1) Outlets

REP

GFCI outlets in both bathrooms.

1. Loose outlet in the 1/2 bathroom should be better secured before use. Older outlet may require replacement as GFCI's should be replaced every 15-20 years. This outlet also trips the breaker in the main panel so if it trips, you'll have to reset it in the electrical panel as well.



Loose outlet, old GFCI outlet.

#### 14.2) Lighting

DEF

Wall and ceiling outlets present.

1. Upper hall/master bathroom lights showed no power present when tested. It's possible there is a light switch that wasn't found at time of inspection, however, recommend asking seller. Lights may no longer be operational.



No power to lights above the sink.



Tester shows no power (green) to light with switch on.

#### 14.3) Vent Fan

Vent fan in upper bathroom only. Fan is vented through a roof vent. See more in Attic section.

## Fixtures

### 14.4) Sink & Faucet

DEF

Lower bath - 2 handle faucet with stopper. Upper bath had a 1-handle faucet which was loose and may need repair in the near future.

Both bathrooms had 1-piece molded sink and countertops,



Loose handle

### 14.5) Counter - Cabinet

Wood & Laminate cabinets - some evidence of prior leaks or damage present on cabinet floor.



Possible moisture damage and stains.

### 14.6) Shower - Tub

DEF



Upper bathroom tub is steel with ceramic tile surround. Could use a new line of caulk along the tile/tub.

1. Shower/tub faucet diverter (center) handle leaks and will need repair in the near future as this condition will likely worsen over time.
2. The shower diverter works at about 80%, not all water gets to the showerhead. Some remains at the spout.



Leaks



Not all water gets to showerhead - diverter works at about 80%

#### 14.7) Toilet

DEF

Both toilets were flushed several times with no leaks visible.

Both toilets were loose - moved easily when nudged. Will need to be better secured to the floor.

1. The 1/2 bath toilet is showing possible signs of leaking. Note the toilet bowl cleansing color which appears to have seeped out of the toilet base. As mentioned above, it's hard to determine with a single visit to the property. The toilet may leak slowly over time.
2. The upper hall bath toilet continued to run after flushing, had to shake handle for it to stop running. This may be sporadic, however, consider the flush/fill valve may need to be replaced in the near future.



Blue color likely a sign of toilet leak at the base.



Blue color in floor, potential leak area.

**14.8) Plumbing & Drainage**

ADV

Sink and tub fixtures were filled and drained well with no leaks found from bathroom, plumbing access point, and basement views.

1. Though there was not an active leak found at time of inspection, we recommend monitoring the lower bathroom connection where there is evidence of a possible leak with mineral deposits present at the connection. A slow leak can cause these deposits to form over time. Sometimes slow or intermittent leaks are difficult to locate during limited inspection times and a single visit to the home. They may appear with regular and continued use.



Mineral deposits/build-up at connection may suggest a slow leak.

**Walls - Ceilings - Floors**

**14.9) Walls**

Drywall

**14.10) Ceiling**

Drywall

**14.11) Floor**

DEF

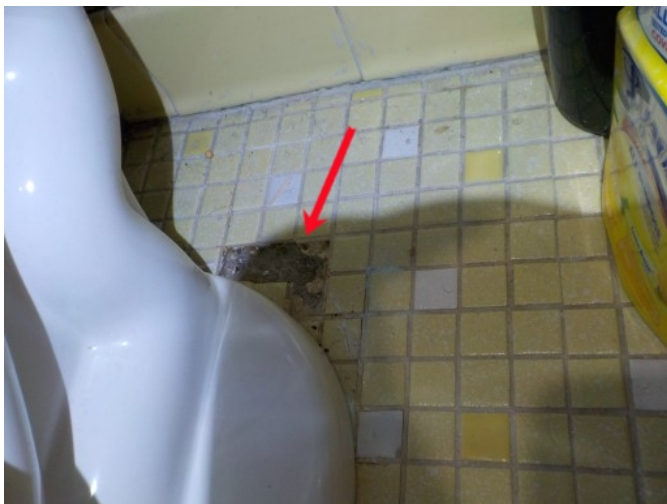
Ceramic tile - Upper bathroom floor has missing tile at the toilet and loose tile along the wall.



Loose Tile



Loose Tile



Missing floor tile at toilet

**14.12) Heat Register**

Present in both rooms - noted that the lower bathroom has a cold air return vent cover with no airflow adjuster present.





Heat vent has a cold air return cover, no airflow adjustment

## Windows - Doors

### **14.13) Bathroom Window(s)**

Vinyl double hung windows in both bathrooms functioned when tested. Appeared to be dated 2023.

### **14.14) Bathroom Door(s)**

Hollow fiberboard material. Both doors functioned when tested.

## Report Summary Page

This summary section is for quick access to the information you most want to see. THE SUMMARY PAGE IS PROVIDED FOR YOUR CONVENIENCE AND IS NOT A SUBSTITUTE FOR READING THE ENTIRE REPORT. This summary section should not be relied upon as the complete list as there may be a condition not listed here which contains a recommendation or helpful information which should not be overlooked. **THE ENTIRE REPORT MUST BE READ TO COVER THE CONTENTS OF THIS INSPECTION REPORT.**

### Advise or Recommend

#### Exterior - 3.4 Porch - Patio

Concrete patio is cracked in places. Potential trip hazard where concrete is raised more than 1/2 inch.

#### Exterior - 3.12 Sidewalk Conditions

Public walk showed no issues with the exception of some deteriorated concrete as listed in the Driveway line above.

1. The issue is the size of the expansion gaps on the walk to the porch. These can be considered a potential safety hazard as a small child's foot, a bike tire, or a shoe heel can get caught in these larger gaps. Easiest form of repair is to fill them with sand or gravel until sidewalk is repaired or replaced.

#### Exterior - 3.13 Grading Conditions

Overall the lot has positive grading. Only obvious low spot along the foundation is where the downspout extension has been dug down into the ground, this area should be built back up once the downspout extension is replaced. This will ensure no puddling in the area during heavy rains.

#### Exterior - 3.16 Vegetation

Recommend cutting vegetation back from the roof and structure. Root balls too close to the foundation can cause issues over time. Leaf movement on shingles can cause them to prematurely deteriorate.

#### Attic - 6.6 Bathroom Fan and Venting

Bath fan does vent to an attic roof box vent. Although vented, bath fans should have their own vent and not share a roofing vent so as not to inhibit attic ventilation. See example picture.

#### Basement - 7.12 Outlets

All outlets tested were properly grounded three prong outlets. Recommend all unfinished basement outlets be upgraded to GFCI protected outlets.

### **Basement - 7.14 Sump Pump**

A pedestal sump pump with a float switch was present and operated as expected during testing. However, a strong sewer gas odor was noted upon initial activation. Inspection revealed that the pump seal at the floor was loose, and it appeared this may have been the source of the odor. Additionally, the sump pump drain discharges into the backyard, but the location could be improved to ensure proper drainage.

A rubber sanitary fitting was observed spliced into the kitchen PVC drain line, with a connection routed to the sump pump drain. This configuration appears to act as an overflow into the main waste line, which is unconventional and may not meet plumbing code. Most area municipalities prohibit the discharge of sump pump water into city sewer systems. This installation may be in violation of local codes.

Recommend further evaluation and correction by a licensed plumber to ensure proper drainage configuration and compliance with local plumbing regulation.

### **Heating - Air - 8.1 Operation**

The furnace was tested and operated as expected, with no issues observed at the time of inspection. However, due to the unit's age (17 years) and the absence of any visible indication of recent maintenance—such as a service sticker noting the date and type of work performed—it is strongly recommended that the heat exchanger be professionally inspected for signs of wear, cracks, or damage. A compromised heat exchanger can allow combustion gases, including carbon monoxide, to enter the home's heated air, posing a potential safety risk.

This inspection can be done during the air conditioning service and should be considered a routine but important part of system maintenance. For your protection, it is recommended that this inspection be completed prior to closing on the property, as any issues discovered afterward could result in costly repairs that would become your responsibility after the sale.

### **Plumbing - 11.6 Water Heater Conditions**

The water heater was operable at the time of inspection. However, this does not guarantee future performance, operation, or condition. Notably, the unit is well beyond the manufacturer's stated service life expectancy of 8 to 12 years. Replacement should be anticipated, and proactive budgeting for a new unit is recommended.

### **General Living Spaces - 12.2 Ceilings**

Drywall, popcorn ceiling. As discussed, we have to advise you that the popcorn ceiling in the family room may contain asbestos if it was installed prior to the mid-1980's. The only way to know for certain is to have it tested.

Note that popcorn ceilings themselves are not harmful unless they begin to peel or flake. Asbestos only becomes a health concern if the fibers become air born and inhaled when disturbed. This ceiling is in very good condition and has been sealed with paint. Sealing with paint encapsulates the material. If flaking, peeling or cracking of the ceiling occurs, it is important to call a professional for repair or removal of the finish.

### **General Living Spaces - 12.4 Heat Registers**

Not all of the vents were accessible due to furniture, however, those checked showed that some had airflow adjusters that were frozen or difficult to turn (fins wouldn't open/close easily). Those that could be pulled up easily, some showed dirt and debris in the ducts. Consider you may want to have the ducts cleaned at some point.



### **General Living Spaces - 12.10 Smoke Alarms**

Older smoke alarms in the home. We highly recommend replacing smoke alarms before or upon moving into the home for safety. Please read the disclaimer at the beginning of this report regarding placement and testing of smoke alarms.

### **General Living Spaces - 12.11 Carbon Monoxide Detectors**

Present in the upper hallway only. Recommend having one on each level of the home in a central location.

### **Kitchen - 13.5 Refrigerator**

GE - Temperatures tested were normal. Water/ice dispenser worked when tested with no leaks found. Water flow was somewhat light and the filter light is on which suggests the filter will need to be replaced soon. This will improve the water flow as well.

### **Kitchen - 13.15 Floor**

Vinyl Plank - a couple of shrinkage gaps noted. Mostly cosmetic (although some cities require wall-to-wall waterproof floors in kitchens and bathrooms). These small gaps can widen over time and may allow moisture to get to the underlayment during regular cleaning.

### **Kitchen - 13.19 Pests & Rodents**

Noted small ants in the sink cabinet and on the wall. Ants may be seasonal and easily controlled, however, consider you may need to contact a pest control company if the problem is an infestation. Unable to determine with a single visit to the home.

### **Bathrooms - 14.8 Plumbing & Drainage**

Sink and tub fixtures were filled and drained well with no leaks found from bathroom, plumbing access point, and basement views.

1. Though there was not an active leak found at time of inspection, we recommend monitoring the lower bathroom connection where there is evidence of a possible leak with mineral deposits present at the connection. A slow leak can cause these deposits to form over time. Sometimes slow or intermittent leaks are difficult to locate during limited inspection times and a single visit to the home. They may appear with regular and continued use.

## **Deficiency**

### **Exterior - 3.11 Driveway Conditions**

Driveway has some deterioration of the slabs. Consider the condition can worsen with each seasonal freeze/thaw cycle as concrete expands and cracks further.

### **Garage - 4.3 Interior Walls**

Open structure with proper firewall drywall along the living space. As discussed, we noted the wall at the service door showed movement at some point as mentioned in Exterior section. Recommend further evaluation when repairs are made.

### **Garage - 4.4 Floor**

Concrete, cracked but no heaving or displacement. There is one area that is crumbling. Consider this area may deteriorate further with the seasonal freeze/thaw cycles.

### **Attic - 6.5 Attic Ventilation and Moisture Concerns**

The attic has been insulated with approximately 21 inches of blown-in insulation, providing an excellent thermal barrier. However, two concerns related to ventilation and moisture control were noted:

#### **Soffit Vent Blockage**

1.) It appears that insulation has been blown into the soffit areas at the edge of the roof gables. This can block critical intake airflow from the soffits, which is necessary for proper attic ventilation. Adequate ventilation requires continuous airflow from lower intake vents (typically soffits) to upper exhaust vents such as roof box vents and gable end vents. When airflow is restricted, it can result in poor ventilation performance, especially in colder months.

Additionally, insulation packed tightly against the underside of the roof sheathing in these areas may lead to condensation during winter. This moisture buildup can damage the roof sheathing and insulation and create conditions conducive to mold growth.

#### **Whole-House Attic Fan**

2.) A belt-driven whole-house attic fan is present. These systems often include a large ceiling opening that can allow warm interior air to leak into the attic during the winter if not properly sealed. This leakage of heated indoor air into the cold attic space may also lead to condensation, which can contribute to moisture damage and mold formation.

3.) Evidence of organic growth (likely mold or mildew) was observed on the roof sheathing in the area around the attic hatch entrance. While this growth appeared dry at the time of inspection, it can become active again if exposed to future moisture, particularly from condensation. This indicates a prior or ongoing moisture issue likely related to inadequate attic ventilation.

Recommendation:

It is recommended to have a qualified insulation or ventilation contractor further evaluate the attic space. Corrections may include installing proper baffles at the soffits to maintain airflow, sealing any bypasses, and insulating or covering the attic fan opening during winter months. Addressing these issues will help maintain the integrity of the insulation system and prevent potential moisture-related problems. Mold / mildew growth as a result of moisture issues can be a health concern for some people.

### **Fireplace(s) - 9.3 Chimney Flue**

Unable to see since smoke chamber is stuffed with insulation. Bird nests present in upper chimney.

### **General Living Spaces - 12.9 Interior Doors**

Hollow fiberboard doors and bi-fold closet doors.

1. The closet doors in the hallway and red & gray bedroom both need track wheel adjustments for the wheel to stay in the track. Currently they both ride along the molding that is in place and this has caused damage to the molding in the bedroom. These track wheels can easily be adjusted up and down to remain in the track as they were designed to do.

2. Master bedroom doors function but have a gap present, not properly fitted to the opening.

### **Kitchen - 13.12 Cabinets**

Wood cabinets were secure to the walls. Doors and drawers worked when tested.

1. The sink cabinet floor shows some damage/deterioration (picture didn't turn out), likely from the plumbing leak which may have occurred over a period of time.

2. The cabinet that is on the other side of the peninsula, the top cover falls off, not properly attached.

### **Bathrooms - 14.2 Lighting**

Wall and ceiling outlets present.

1. Upper hall/master bathroom lights showed no power present when tested. It's possible there is a light switch that wasn't found at time of inspection, however, recommend asking seller. Lights may no longer be operational.

### **Bathrooms - 14.4 Sink & Faucet**

Lower bath - 2 handle faucet with stopper. Upper bath had a 1-handle faucet which was loose and may need repair in the near future.

Both bathrooms had 1-piece molded sink and countertops,

### **Bathrooms - 14.6 Shower - Tub**

Upper bathroom tub is steel with ceramic tile surround. Could use a new line of caulk along the tile/tub.

1. Shower/tub faucet diverter (center) handle leaks and will need repair in the near future as this condition will likely worsen over time.

2. The shower diverter works at about 80%, not all water gets to the showerhead. Some remains at the spout.

### **Bathrooms - 14.7 Toilet**

Both toilets were flushed several times with no leaks visible.

Both toilets were loose - moved easily when nudged. Will need to be better secured to the floor.

1. The 1/2 bath toilet is showing possible signs of leaking. Note the toilet bowl cleansing color which appears to have seeped out of the toilet base. As mentioned above, it's hard to determine with a single visit to the property. The toilet may leak slowly over time.

2. The upper hall bath toilet continued to run after flushing, had to shake handle for it to stop running. This may be sporadic, however, consider the flush/fill valve may need to be replaced in the near future.

### **Bathrooms - 14.11 Floor**

Ceramic tile - Upper bathroom floor has missing tile at the toilet and loose tile along the wall.

## **Repair or Replace**

### **Exterior - 3.2 Steps & Stairways**

Porch step is wobbly, should be properly seated on a mortar bed or at a minimum, shimmed properly to avoid movement. Movement can cause a person to become unsteady. Will likely get worse over time without repair.

### **Exterior - 3.3 Porch**

Porch structure is brick and mortar with a concrete cap.

- Porch needs tuckpoint repairs where brick mortar is loose or missing, and cap has cracked in a couple of places.

- Appears porch has pulled away from the structure somewhat. Where insulated foam was added against the home, the separation is noticeable.

Have repaired then monitor. If cracks reappear this will suggest ongoing movement. Making sure all downspout run-off is directed away from the porch structure -- this should help to stop further movement.

### **Exterior - 3.5 Exterior Wall Conditions**

#### **Brick Siding -**

1. Movement of brick noted in several areas. Cracks in brick and mortar and areas of missing mortar should be repaired. Recommend further evaluation by a brick mason or qualified handyman when repaired.
2. Lowest run of bricks has areas of no mortar as they allow the brick to drain moisture and circulate air as needed. These should not be sealed. However, these "weep holes" should have a mesh screen installed to avoid pest and rodent intrusion and nesting. See example picture.

### **Exterior - 3.6 Exterior Wall Conditions - Aluminum Siding**

3. Aluminum is pulled away slightly on the last run on the Northeast side. Recommend repair as wind could catch it and cause damage, as well as the potential of nesting insects behind the siding.

### **Exterior - 3.7 Exterior Wall Conditions - Trim**

The decorative aluminum trim on the front of the upper wall requires proper fastening and sealing to prevent potential water intrusion. Further evaluation and corrective work by a qualified roofer or siding contractor is recommended.

### **Exterior - 3.10 Gutter System Condition**

Aluminum gutters and downspouts.

1. Minor damage to gutter above garage area. Upper gutter nails are coming out, need to be pounded back in to be sure gutter doesn't pull away from the fascia.
2. Stains are areas of potential leak. It's hard to predict how the gutters system functions in dry weather. Certain cues and symptoms can suggest issues. It is important to monitor your gutter system during rain and snow melt to be sure it functions to move water away from your home and to see where repairs may be needed.
3. Gutters should run past the corners, some areas are short. This allows corner run-off to fall at the foundation.
4. Downspout extensions need some repair. As discussed, we recommend using rigid aluminum downspout material as extensions as the plastic tend to crack and split after just a few seasons and splash blocks tend to overflow leaving water at the foundation walls.

A well functioning gutter system should work to move all water away from the structure. Gutters that leak or overflow and downspouts that discharge too close to the foundation are the most common source of basement leakage.

### **Exterior - 3.15 Exterior Outlets**

GFCI outlets present front and rear.

1. Front GFCI outlet tripped and reset when tested, however, it requires a weather cover. See example picture.
2. Rear GFCI outlet showed no power and did not test or reset when tested. Requires replacement, old model. GFCI outlets should be replaced every 15-20 years, they are mechanical and can quick working to protect the user at any time.



### **Roofing - 5.3 Roof Flashings**

Overall ok. Drip edge flashing is present. step flashings are present. Gable end flashing and corner transition flashing were damaged when new roof shingles were installed. Recommend further evaluation by the installing contractor or other roofing / siding contractor and repair as necessary.

Overall, the roof flashings appear to be in acceptable condition. Drip edge and step flashings are present. However, the gable end flashing and corner transition flashing were damaged during the installation of the new roof shingles. Further evaluation by the installing contractor or a qualified roofing/siding contractor is recommended, with repairs made as necessary.

### **Roofing - 5.4 Chimney Materials**

Both chimneys feature brick chase construction, which is currently in good overall condition. However, the mortar crowns on both chimneys show significant signs of age-related deterioration and will require repair. It is recommended to have a qualified brick mason, or a skilled handyman, perform further evaluation and complete the necessary repairs.

### **Basement - 7.1 Basement Stairwell, Stairs and Lighting**

Requires a graspable hand rail. As mentioned, noted the hand rail was located behind the furnace against the basement wall and should be reinstalled for safety.

### **Basement - 7.16 Laundry Tub**

The laundry tub is a molded PVC unit in good condition. It is currently free-standing and not secured to the wall or floor. For safety and functionality, it is recommended that the tub be properly anchored. Lack of secure mounting may result in shifting, which could place stress on the plumbing connections and potentially cause the drain trap to leak.

### **Basement - 7.23 Dryer Gas Supply Line**

Steel black pipe with an accessible quarter turn gas supply shutoff valve and a stainless steel flexible gas appliance line. Steel gas line is loose from the wall. Recommend fastening the steel black pipe securely to the wall.

### **Heating - Air - 8.2 Filter**

Missing, needs filter.

### **Heating - Air - 8.7 Operation**

1. The air conditioning system will require service. While the compressor fan was operational at the time of inspection, the unit did not produce cooling when tested. This may indicate a refrigerant issue, compressor problem, or other mechanical/electrical fault. Further evaluation and repair by a licensed HVAC technician is recommended to restore proper function.
2. In addition, compressor unit needs to be levelled to ensure that any condensation or water that accumulates can drain away properly.

### **Heating - Air - 8.8 Distribution**

Metal ductwork is present, delivering airflow to the room HVAC registers. Thermal imaging was conducted while the system was in cooling mode. Although airflow to the registers was observed to be strong, the air was not adequately cooled.

### **Heating - Air - 8.11 Refrigerant Lines**

Insulation on the long line set run outdoors along the family room addition is deteriorated and needs to be replaced when the air conditioning system is serviced. Line insulation prevents condensation on the outside of the pipe and heat entering the line from outside air helping the refrigerant stay cool.

### **General Living Spaces - 12.6 Lighting**

Ceiling mounted lights, chandelier, fan mounted lights - no issues, all lights in the general living spaces worked when tested.

1. Closet light switch in master bedroom in the hallway to bathroom is broken and will need to be replaced for safe use.

### **Kitchen - 13.10 Plumbing & Drainage**

1. Sinks drained well, however, leaks detected at the drain pipe connections. Will need repair before use.

2. Flexible tube should not be used in drainage applications. The ribs tend to hold debris and will clog easily.

A licensed plumber should evaluate and correct all issues.

### **Bathrooms - 14.1 Outlets**

GFCI outlets in both bathrooms.

1. Loose outlet in the 1/2 bathroom should be better secured before use. Older outlet may require replacement as GFCI's should be replaced every 15-20 years. This outlet also trips the breaker in the main panel so if it trips, you'll have to reset it in the electrical panel as well.

## **Safety Issue**

### **Garage - 4.9 Outlets**

All garage wall outlets are required to be GFCI protected. A representative number of pictures reflect all outlets tested (all accessible outlets were tested). Recommend a licensed electrician correct for safety before use.

### **Garage - 4.12 Wire Runs**

Wires which are not properly tacked along the walls or ceiling need to be in conduit.

1. The wire along the floor is bent and shows an area of worn sheathing. Potential shock hazard. This wire running along the floor should be in conduit.

2. Sloppy wire runs present, doesn't appear to be a professional installation.

### **Basement - 7.4 Fire Blocking of Floor Penetrations**

Around main waste line. Fire-blocking involves the use of fire-resistant materials—such as 1/2" to 5/8" drywall, 1/2" to 3/4" plywood, sheet metal, or fire-rated caulk to seal ceiling openings in the basement. It is important to cover all plumbing penetrations, floor openings, and clothes chutes, as these gaps can act like chimneys, allowing smoke and fire to rapidly spread into living areas above. Properly fire-blocking these areas can significantly slow the spread of fire, providing critical time for occupants to escape and for emergency responders to act.

### **Basement - 7.15 Smoke-Carbon Monoxide Alarms**

Replace aging or outdated smoke alarms in the basement. It is highly recommended to install a combination smoke and carbon monoxide alarm that is hard-wired into the home's electrical system with battery backup. At a minimum, an alarm should be ceiling-mounted at the base of the basement stairwell to provide adequate early warning in that area.

All smoke and CO alarms should be: Tested monthly; Replaced every 7–10 years per manufacturer guidelines.

### **Basement - 7.24 Dryer Venting**

Potential safety issue - The smooth metal dryer vent material is in good condition and is the correct type for dryer venting. However, the current venting configuration includes sharp bends that may restrict airflow. For optimal performance and safety, dryer vent runs should be installed as straight as possible, minimizing sharp corners where lint can accumulate. Restricted airflow can reduce dryer efficiency and increase the risk of a fire hazard over time.

### **Basement - 7.25 Laundry Room Electrical**

The washer and dryer outlet is required to be GFCI protected in accordance with current electrical safety standards. Recommend further evaluation and correction by a licensed electrician.

### **Fireplace(s) - 9.1 Fireplace Box**

Block and mortar, needs mortar repair if fireplace is going to be used. Small gaps in the firebox can cause a fire to get into unprotected wall materials. Potential fire hazard.

### **Electrical - 10.2 Electrical Service Conditions - Issue 1**

The outer sheathing on the main service entrance conductors is aged, deteriorated, and flaking, resulting in exposed wiring. Although the individual conductors remain sheathed, the compromised outer jacket leaves them vulnerable to environmental exposure and potential physical damage. This condition may pose a safety hazard. Evaluation and appropriate repair or replacement by a licensed electrician is recommended to ensure ongoing safe operation and adherence to electrical safety standards.

### **Electrical - 10.5 Electrical Panel Conditions - Issue 1**

As discussed, there is evidence of prior moisture intrusion into the electrical panel enclosure. It appears that a past leak—possibly originating from the kitchen area above—allowed water to enter the panel. Corrosion is visible on the main aluminum neutral lug and distribution bar, which over time may lead to poor connections, overheating, or arcing. Additionally, rust is present at the bottom of the panel, further indicating past moisture exposure. It is recommended that a licensed electrician evaluate the panel, clean and resecure all connections, and address any damage or safety concerns as needed.

### **Electrical - 10.7 Plumbing Ground**

Plumbing Grounding – Corrosion Noted:

The plumbing ground wire and clamps are present and appear to be properly secured. However, the lower grounding clamp is exhibiting advanced corrosion. This corrosion may compromise the integrity of the grounding connection over time. It is recommended that a licensed electrician replace the corroded clamp and clean the copper water pipe at the connection points to ensure a reliable and effective ground.

The purpose of connecting an electrical ground wire to the incoming water line is to provide a path for electrical currents to safely dissipate in the event of a fault or electrical surge. Metal water pipes are often grounded because they are typically made of conductive materials like copper or iron and are in direct contact with the earth, making them a suitable grounding point.

## **Electrical - 10.9 Steel Gas Line and Water Heater Bonding**

Steel gas supply line and water heater should be bonded into the grounding system.

Bonding the water heater together with copper water lines and or steel gas lines is an additional safety measure to protect against electric shocks, prevent corrosion, and ensure compliance with electrical codes and regulations where required.

## **General Living Spaces - 12.5 Outlets**

3-prong grounded outlets throughout the general living spaces. The outlets listed below were loose and will need to be secured before use for safety. Please note that due to furniture, some outlets could not be accessed. Recommend once the home is vacant having all outlets in the rooms retested (when electrical work is being performed) to ensure any outlets that were not accessible during the inspection are properly wired and secure.

Living Room - Southwest wall (behind sofa)

Family Room - Southwest wall, Northeast wall and Southeast wall (right of the fireplace).

Master Bedroom - Southeast wall

White Bedroom - Southeast Wall

## **Kitchen - 13.6 Outlets**

3-prong grounded outlets. GFCI outlet.

1. Outlets that are within 10 feet of the sink should be GFCI protected. Only the one outlet is protected. The disposal outlet should be GFCI protected as well. A licensed electrician should further evaluate those outlets which need protection and correct before use for safety.

2. Loose outlets - Southeast wall, lower outlet; Microwave outlet in cabinet. Outlets should be secured before use. Using loose outlets can cause wires in the receptacle to come loose causing potential shock hazard.