INSPECTION PROS LLC

RESIDENTIAL / COMMERCIAL

Inspection Report

[redacted]

Property Address:

[redacted]

Inspection Pros llc

Ryan Young (Builders #2102211191) (NACHI #16010638)
586-292-9340
RyanYoung.ip@gmail.com

Table of Contents

Date: [redacted]	**Time:** [redacted]	**Report ID:** 20240325-[redacted]
Property: [redacted]	**Customer:** [redacted]	**Real Estate Professional:** [redacted]

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 (RR) = 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.

Standards of Practice:
InterNACHI International Association of Certified Home Inspectors

Type of building::
Single Family (1 story)

Approximate Square Footage::
950

Approximate Year of Original Construction::
1953

Inspection started at:: [redacted]

Inspection ended at:: [redacted]

Occupancy::
Occupied- occupants in the process of moving

Weather during the Inspection::
Cloudy

Significant precipitation in last 3 days::
No

Temperature during inspection::
Below 60 (F) = 15.5 (C)

Ground/Soil surface condition:
Damp

1. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Styles & Materials

Method of inspection::
Walked the roof

The roof style was::
Hip

Primary roof-covering type::
Architectural Fiberglass Asphalt Shingle

Drainage system description::
Gutters and downspouts installed

Chimney flue material::
Tile
Metal

Underlayment/Interlayment::
Mostly hidden from view

		IN	NI	NP	RR
1.0	Roof Structure Exterior	•			
1.1	Underlayment		•		
1.2	Roof Flashing	•			
1.3	Roof Drainage System				•
1.4	Chimney at Roof	•			
1.5	Asphalt Composition Shingle				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

1.1 (1) Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

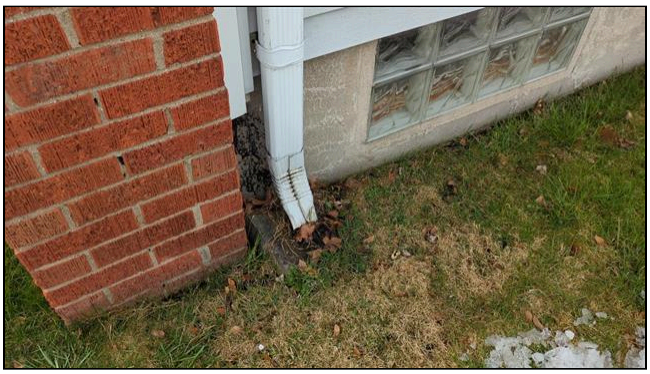
1.1 (2) Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

1.2 At the time of inspection, the flashing appeared to be in good condition. Further evaluation of the roof system should be performed by a qualified roofing contractor. The inspection limitations are listed in the standard of practice and the overview.

1.3 (1) The gutter troughs were loose in areas, there were water stains where sealant will need to be maintained to prevent leaking between the seams. There were missing gutter downspout extensions. There was debris that needs to be regularly cleaned. All gutter downspouts should be properly sloped and at least 6' away from the foundation of the home. Gutters that drain onto the roof surface should be extended into lower troughs to eliminate excess water from damaging the roof covering material as well as voiding manufactures warranties.

1.3 Item 1(Picture)

1.3 Item 2(Picture)



1.3 Item 3(Picture)

1.3 Item 4(Picture)

1.3 Item 5(Picture)

1.3 (2) Regular maintenance of your roof drainage system is important to prevent water damage to your home. Here are some tips for roof drainage system maintenance:

1. Clean gutters and downspouts: Gutters and downspouts can become clogged with leaves, debris, and other materials, causing water to overflow onto your roof and potentially cause damage. Clean gutters and downspouts regularly to ensure that they are functioning properly.

2. Check for leaks: Check your gutters, downspouts, and roof for any leaks. Repair any leaks as soon as possible to prevent water damage.

3. Inspect the roof: Inspect your roof for any damage, such as missing or damaged shingles. Repair any damage as soon as possible to prevent water from seeping into your home.

4. Install gutter guards: Gutter guards can help prevent debris from entering your gutters and downspouts, reducing the need for frequent cleaning.

5. Direct water away from your home: Make sure your downspouts are directing water away from your home's foundation. This will help prevent water from seeping into your basement or crawl space.

6. Trim trees: Trim any trees near your roof that could potentially damage your roof or clog your gutters with falling leaves and debris.

By following these maintenance tips, you can help prevent water damage to your home and ensure that your roof drainage system is functioning properly.

1.4 Maintain the crown as needed.

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

1.5 (1) There were shingles that had poor bond to the lower courses of shingle. This may encourage damage from wind. These areas were more prominent near the chimney on the back side of the roof. The shingles being raised up by the wind have also raised the nearby roof vent. Tar or sealant will need to be applied below the shingles to prevent wind damage and encourage proper bond. Some of the nails may need to be tapped down and sealed to prevent further issue. Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, and other deficiencies that develop with time, exposure to weather and circumstances. Accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

1.5 Item 1(Picture)

1.5 Item 2(Picture)

1.5 Item 3(Picture)

1.5 Item 4(Picture)

1.5 Item 5(Picture)

1.5 Item 6(Picture)

1.5 (2) Asphalt shingles are a popular roofing material because they are durable, affordable, and relatively easy to install. However, like any other roofing material, they require regular maintenance to ensure they last a long time. Here are some tips for asphalt shingle maintenance:

1. Inspect the roof regularly: Regular inspections can help identify any issues with your asphalt shingles before they become major problems. Look for signs of damage, such as missing or broken shingles, cracks, or curling edges.

2. Clean the roof: Debris, such as leaves, twigs, and dirt, can accumulate on your roof and cause damage over time. Use a roof rake or leaf blower to remove debris from the roof regularly.

3. Repair or replace damaged shingles: If you notice any damaged shingles during your inspection, it's important to repair or replace them promptly. Missing or broken shingles can allow water to penetrate the roof and cause damage to your home's interior.

4. Check the flashing: The flashing around chimneys, skylights, and vents can become damaged over time, leading to leaks. Inspect the flashing regularly and repair or replace any damaged areas.

5. Trim overhanging branches: Trees that are too close to the roof can drop branches or debris onto it, causing damage. Trim any overhanging branches or consider planting trees farther away from your home.

6. Hire a professional: If you're not comfortable inspecting or maintaining your asphalt shingle roof, consider hiring a professional to do it for you. They can identify any issues and provide recommendations for repairs or replacement if necessary.

By following these tips, you can help ensure that your asphalt shingle roof lasts a long time and provides reliable protection for your home.

2. Attic

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Styles & Materials

Attic inspected from::
Limited Inspection (Limited Space/ Access.)

Attic thermal insulation material::
Blown-in Cellulose

Approximate attic thermal insulation depth::
6-8 inches

Roof Structure Ventilation::
Attic ventilation was insufficient

Roof structure ventilation device type::
Continuous ridge vent
Roof vents
Soffit vents

Roof Framing Type::
Conventional Framing

Roof Sheathing Material::
Plywood

		IN	NI	NP	RR
2.0	Attic Access	•			
2.1	Roof Framing (from attic)	•			
2.2	Roof Structure Ventilation				•
2.3	Attic Electrical				•
2.4	Misc Attic Conditions (leakage, debris, etc.)				•
2.5	Attic Thermal Envelope	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

2.2 (1) There were stained Nails visible in the Attic space. these indicate the ventilation is not proper. there was a ridge vent and can vents near the ridge. there were visible soffit Vents and baffles which should allow proper airflow. the issue may have been corrected, however the signs of poor ventilation were present. You should monitor and correct this as needed.


2.2 Item 1(Picture)


2.2 Item 2(Picture)

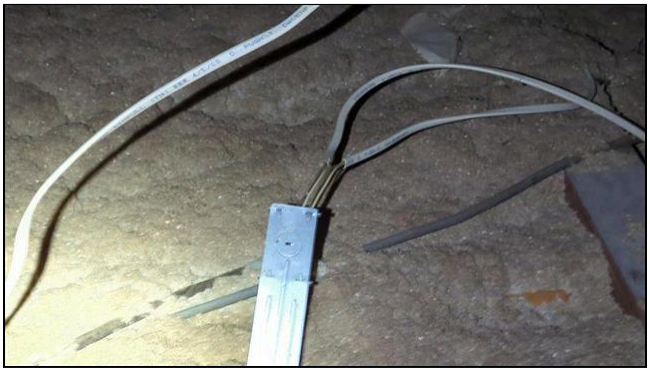
2.2 (2) The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the

inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

2.3 Most not visible due to covering by insulation. Comments are made based on visible items and defects. There were wires that were not properly secured. there were visible ground wires that were not properly capped or installed inside the junction box. The wires going into the recessed lights that were visible in the attic space were not properly installed. There was no clamp.

2.3 Item 1(Picture)

2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.4 There was a lot of bird nest material inside the attic space. there was a new screen installed inside below the can vent to prevent further pest entry. This will need to be regularly maintained and cleaned to ensure the vent is operating properly. You may consider replacing the vent. There was sign of mice or other pests. Consider bait traps or a pest control plan. There was water staining around the chimney. this area was dry at the time of inspection.


2.4 Item 1(Picture)


2.4 Item 2(Picture)


2.4 Item 3(Picture)


2.4 Item 4(Picture)


2.4 Item 5(Picture)


2.4 Item 6(Picture)

2.5 (1) There was approximately six to eight inches of cellulose insulation.

2.5 Item 1(Picture)

2.5 Item 2(Picture)

2.5 Item 3(Picture)

2.5 (2) Attic insulation is an important part of a home's energy efficiency and can significantly impact heating and cooling costs. Here are some things that homeowners should know about attic insulation:

1. Types of insulation: There are several types of insulation that can be used in an attic, including fiberglass batts, blown-in cellulose, and spray foam insulation. Each type has its own advantages and disadvantages, and the choice will depend on factors such as the size of the attic and the homeowner's budget.

2. R-value: The R-value of insulation measures its ability to resist heat flow. The higher the R-value, the better the insulation's ability to keep heat from escaping or entering the home. The recommended R-value for attic insulation varies depending on the climate zone, but a good rule of thumb is to aim for an R-value of at least R-38.

3. Installation: Proper installation of insulation is critical to its effectiveness. Batts should be installed with no gaps or compressions, while blown-in insulation should be installed to the correct depth and density. It's important to hire a professional installer who has experience with attic insulation to ensure it is done correctly.

4. Ventilation: Proper ventilation is also important in the attic to prevent moisture buildup and mold growth. Homeowners should make sure that there is adequate ventilation in the attic, including soffit vents, ridge vents, and gable vents.

5. Cost and ROI: The cost of attic insulation will depend on the type of insulation and the size of the attic. However, the investment in insulation can result in significant energy savings over time, leading to a good return on investment.

6. Maintenance: Once insulation is installed, it should require very little maintenance. However, homeowners should periodically check the insulation for any signs of damage or settling, and make repairs as necessary.

In summary, attic insulation is an important aspect of a home's energy efficiency, and homeowners should consider the type of insulation, R-value, installation, ventilation, cost and ROI, and maintenance when making decisions about attic insulation.

2.5 (3) Attic venting appeared to be insufficient at the time of the inspection. The approximate rule of thumb is 1.5 sq. ft. of vent area for every 300 sq. feet of attic floor. The Inspector recommends that you consult with a qualified contractor to discuss options and costs for improving attic ventilation.

3. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Styles & Materials

Driveway Material::
Concrete

Walkway Materials::
Concrete

		IN	NI	NP	RR
3.0	Driveway	•			
3.1	Walkways	•			
3.2	General Grounds				•
3.3	Exterior Trim				•
3.4	Porch				•
3.5	Patio				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

3.0 General deterioration typical for the age of the property. Maintain the joint where the driveway meets the exterior of the home. specialty sealants can be added as a preventative measure.

3.1 General deterioration typical for the age of the property.

3.2 (1) Grading will change over time. Ensure grading is in good condition and not neutral or negative. This will help keep water away from the foundation.

Maintain and trim all trees, shrubs, bushes and vines from growing on and around the building. Keep them from touching and overhanging the structure.

3.2 (2) Grading around a home foundation is an important aspect of maintenance to prevent water damage and ensure the stability of the structure. The grading around the foundation should slope away from the house at a 5% slope (or about 6 inches of drop for every 10 feet of distance) to allow for proper drainage of rainwater and snow melt.

Here are some steps to take when grading around a home foundation:

1. Start by identifying the existing grading around the foundation. Walk around the perimeter of the house and look for any areas where the soil is sloping towards the foundation or where water is pooling after rain.

2. Use a shovel or other tools to adjust the soil and create a gradual slope away from the foundation. Add topsoil and compact it to create a slight mound around the foundation to encourage water to flow away from the house.

3. Monitor the grading periodically and make adjustments as necessary to ensure that the soil is maintaining

the proper slope away from the foundation. If you notice any settling or erosion, add more soil and re-grade the area.

4. Consider installing gutters and downspouts to collect rainwater from the roof and direct it away from the foundation. This can help prevent water from seeping into the basement or crawl space and causing water damage.

By maintaining proper grading around the foundation, you can help prevent costly water damage and ensure the long-term stability of your home. If you are unsure about how to grade around your foundation, consult with a professional landscaper or foundation specialist for guidance.

3.3 (1) There was missing and loose trim in areas. The trim will need to be repaired to prevent further damage into deterioration. Missing trim will need to be replaced. There were also loose soffits on the right side of the home that needs to be secured. General deterioration typical for the age of the property.

3.3 Item 1(Picture)

3.3 Item 2(Picture)

3.3 Item 3(Picture)

3.3 Item 4(Picture)

3.3 (2) General minor deterioration that is typical for the age of the home.

Aluminum wrapped trim is a common feature in modern homes, and it requires regular maintenance to keep it looking its best. Here are some tips on how to maintain aluminum wrapped trim:

1. Clean the trim regularly: Use a soft cloth or sponge and a mild detergent solution to clean the trim. Avoid using abrasive cleaners, as they can scratch the surface of the aluminum.

2. Rinse the trim thoroughly: After cleaning the trim, rinse it thoroughly with clean water to remove any soap residue.

3. Check for damage: Inspect the aluminum wrapped trim periodically for any signs of damage, such as dents or scratches. If you notice any damage, have it repaired as soon as possible to prevent further damage.

4. Protect the trim from the elements: Aluminum wrapped trim is designed to withstand the elements, but it's still important to protect it from prolonged exposure to sun, rain, and snow. Consider applying a protective coating or sealant to help prevent damage from the elements.

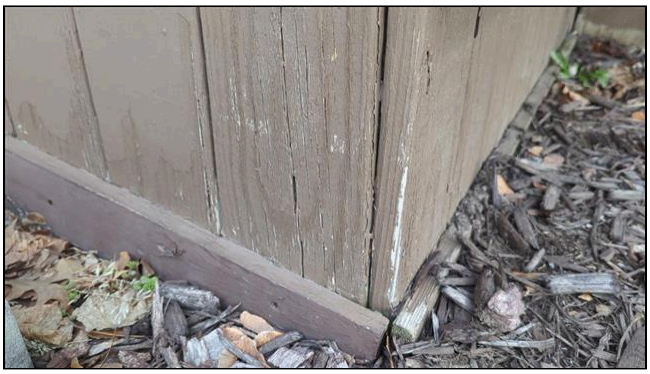
5. Keep the trim dry: Moisture can cause damage to aluminum wrapped trim, so it's important to keep it dry. If you notice any moisture on the trim, dry it off immediately.

By following these tips, you can help keep your aluminum wrapped trim looking great for years to come.

3.4 The front porch was a deck. The wood around the deck had general deterioration including pitting or rot around several of the nails. Some of the boards did not appear to be properly secured. The guardrails at the front steps were loose. It is likely that rebuilding or repairing the deck will be necessary. Replace all damaged boards. As a note, there were gaps under the right side of the deck that were covered with a fence. This will need to be maintained to prevent pest entry. There was no visibility to the framing below the deck. General deterioration typical for the age of the property.


3.4 Item 1(Picture)


3.4 Item 2(Picture)


3.4 Item 3(Picture)


3.4 Item 4(Picture)


3.4 Item 5(Picture)


3.4 Item 6(Picture)

3.4 Item 7(Picture)

3.4 Item 8(Picture)

3.4 Item 9(Picture)

3.4 Item 10(Picture)

3.5 (1) The paver patio had dips or sloped surfaces that may be considered a safety hazard. There were pavers that were loose and moving. There was a need for repairs and maintenance. Grout or the sand between the pavers should be regularly cleaned and maintained or replaced as needed. The patio was sunk near the back of the house and areas. This may encourage water to sit near the foundation.

3.5 Item 1(Picture)

3.5 Item 2(Picture)

3.5 Item 3(Picture)

3.5 Item 4(Picture)

3.5 (2) Maintaining a paver patio is important to ensure it stays in good condition and looks great for years to come. Here are some tips on how to properly maintain your paver patio:

1. Regular cleaning: Sweep your patio regularly to prevent the accumulation of debris and dirt. You can also use a leaf blower to blow away any loose debris.

2. Stain removal: If you notice any stains on your paver patio, remove them as soon as possible. Use a mild detergent mixed with water and a stiff bristled brush to scrub the stain away. Avoid using harsh chemicals as they can damage the pavers.

3. Seal the pavers: Sealing your paver patio is important to protect it from damage caused by weather, foot traffic, and spills. Sealing the pavers also helps to prevent the growth of weeds and moss. It is recommended to seal the pavers once every 2-3 years.

4. Repair any damages: If you notice any cracks or damages to your pavers, repair them as soon as possible to prevent further damage. You can remove the damaged pavers and replace them with new ones.

5. Avoid using salt: Avoid using salt to melt ice on your paver patio during winter. Salt can damage the pavers and cause them to crack.

By following these tips, you can keep your paver patio looking beautiful and in great condition for many years.

4. Wall Exteriors

Styles & Materials

Exterior wall-covering Material:

Brick

Vinyl Siding

		IN	NI	NP	RR
4.0	Door Exteriors				•
4.1	Window Exteriors				•
4.2	Exterior Wall Penetrations				•
4.3	Brick exterior				•
4.4	Vinyl Siding				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace **IN NI NP RR**

Comments:

4.0 The rear door trim was in poor condition. It will require paint and sealant maintenance. You may consider wrapping the exposed wood with aluminum flashing to prevent further maintenance and deterioration. There was exposed holes from nails or screws that were removed. This is likely from an old storm door that is no longer present. General deterioration typical for the age of the property.

4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.0 Item 3(Picture)

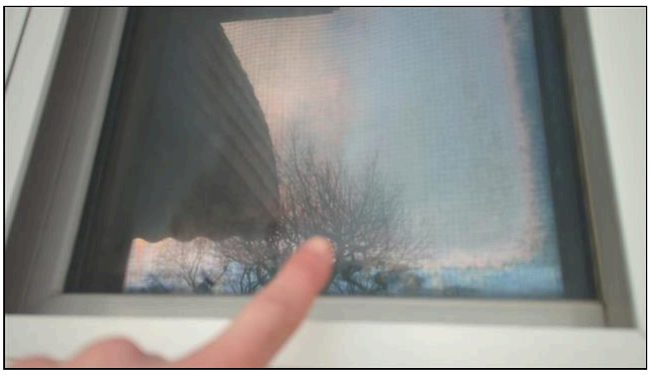
4.0 Item 4(Picture)

4.1 (1) The sealant was deteriorated and will need to be maintained. There was splitting and cracking present. This is an indication that the sealant needs to be replaced. There were visibly dirty weep channels that need to be cleaned and maintained to allow proper function of the window. The front window to the right

of the porch had visibly failed seals between the pains of glass which resulted in etching. At the time of the inspection, window exteriors showed general weathering, wear, and deterioration commensurate with their age.

At the time of the inspection, window exteriors exhibited general deterioration requiring maintenance. All work should be performed by a qualified contractor.

4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.1 (2) Exterior window maintenance is important to keep your windows looking good and functioning properly. Here are some tips for maintaining your exterior windows:

1. Clean your windows regularly: Regularly cleaning your windows can help prevent dirt and grime buildup, which can lead to damage over time. Use a mild detergent and warm water, or a specialized window cleaner, to clean the glass.

2. Check the caulking: The caulking around your windows helps to seal out moisture and drafts. Over time, caulking can dry out and crack, so it's important to check it periodically and replace it if necessary.

3. Inspect the weatherstripping: The weatherstripping around your windows helps to prevent drafts and improve energy efficiency. Inspect it regularly and replace it if it's damaged or worn.

4. Check the hardware: Make sure that all the hardware on your windows, such as locks, handles, and hinges, is working properly. Replace any damaged or worn parts.

5. Trim nearby trees and bushes: Trees and bushes near your windows can scratch the glass or damage the frames. Keep them trimmed back to avoid this.

By following these tips, you can help keep your exterior windows in good condition and prolong their lifespan.

4.2 Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

4.3 (1) At the front of the home the brick ledge below the siding and above the brick was improperly installed. The ledge or seal was not properly secured or pitched away from the home. It was lacking visible flashing and or sealant to prevent water from damaging the brick or getting into the wall cavity. This item will need to be repaired.

4.3 Item 1(Picture)

4.3 Item 2(Picture)

4.3 Item 3(Picture)

4.3 Item 4(Picture)

4.3 Item 5(Picture)

4.3 Item 6(Picture)

4.3 (2) Although exterior wall construction was hidden behind interior and exterior wall coverings, exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick. Proper construction methods include the installation of a drainage plane (a membrane such as housewrap of felt paper) applied to exterior wall sheathing, an air gap left between the drainage plane and the brick, and a method for diverting any moisture that may enter th air gap to the weather-face of the brick. Brick is typically fastened to the framing using metal fasteners. The Inspector was unable to confirm the presence of a moisture-resistant membrane.

Maintaining the exterior of a brick home is important to ensure that it stays in good condition and continues to look attractive. Here are some tips for maintaining brick exteriors:

1. Inspect regularly: Regularly inspect the brick exterior for any signs of damage or wear and tear, such as cracks, chips, or crumbling mortar. Catching these issues early can prevent further damage and costly repairs.

2. Clean the brick: Over time, dirt, grime, and mildew can accumulate on brick surfaces, making them look dull and unattractive. Use a mild detergent and water solution to clean the brick, using a soft-bristled brush to scrub away any dirt or stains. Avoid using a high-pressure washer, as this can damage the brick.

3. Repair damaged areas: If you notice any damaged areas, such as cracks or missing mortar, it's important to repair them as soon as possible. Use a mortar mix that matches the existing mortar, and carefully fill in any gaps or cracks.

4. Seal the brick: Applying a sealer to the brick can help protect it from moisture, which can cause damage over time. Make sure to choose a sealer that is specifically designed for brick surfaces.

5. Trim trees and shrubs: If you have trees or shrubs growing near the brick exterior, make sure to trim them regularly. Overhanging branches can scratch the brick surface, and plant roots can cause damage to the foundation.

6. Check the gutters: Clogged gutters can cause water to overflow and damage the brick exterior. Make sure to clean the gutters regularly and check for any leaks or damage.

By following these tips, you can help keep your brick exterior in good condition and extend its lifespan.

4.4 (1) There was damage to the siding that will need to be repaired or replaced. there was excessive damage at the corner of the home near the gate. There were loose sections of siding near the air conditioning unit. These areas will need to be addressed. This is an indication of age.

4.4 Item 1(Picture)

4.4 Item 2(Picture)

4.4 Item 3(Picture)

4.4 Item 4(Picture)

4.4 Item 5(Picture)

4.4 (2) General deterioration typical for the age of the property.

Vinyl siding is a popular choice for many homeowners because of its durability, low maintenance requirements, and versatility. However, it still requires some maintenance to keep it looking good and functioning properly. Here are some tips for maintaining your vinyl siding:

1. Regular Cleaning: Regularly cleaning your vinyl siding will help prevent dirt and grime buildup, which can damage the surface. Use a soft-bristled brush or a pressure washer to clean the siding with a mixture of mild detergent and water. Avoid using abrasive cleaners or scrub brushes that can scratch the surface.

2. Inspect for Damage: Inspect your vinyl siding for any damage, such as cracks, chips, or holes. Repair any damage promptly to prevent moisture from penetrating beneath the siding, which can lead to mold and mildew growth.

3. Trim Trees and Shrubs: Overhanging trees and shrubs can scratch and damage vinyl siding. Keep them trimmed back away from your home.

4. Protect from Heat Sources: Vinyl siding can warp or melt when exposed to high heat sources, such as grills, fire pits, or outdoor heaters. Keep these items away from your vinyl siding to prevent damage.

5. Check for Proper Installation: Ensure that your vinyl siding was installed properly, with the appropriate number of fasteners and proper spacing. Improper installation can cause the siding to warp or buckle.

By following these maintenance tips, you can help ensure that your vinyl siding lasts for many years and remains in good condition.

5. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Styles & Materials

Foundation Configuration::
Finished basement

Foundation Method/Materials::
Poured concrete foundation walls
Not Visible

Main Floor Structure::
Not visible
Wood Boards

Main Floor Structure- Perimeter Bearing::
Rests on top of foundation wall

Main Floor Structure- Intermediate Support::
Steel girder

Exterior Wall Structures::
Wood Frame
Brick over Wood Frame

Typical Ceiling Structure::
Drywall attached to dimensional lumber ceiling joists
Lath and plaster attached to dimensional lumber ceiling joists
Drop Ceiling

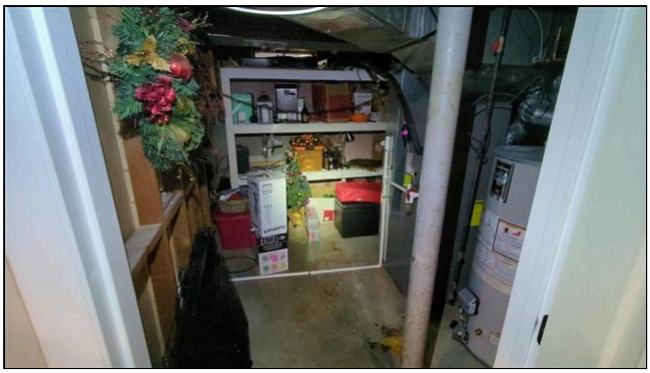
		IN	NI	NP	RR
5.0	Basement	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

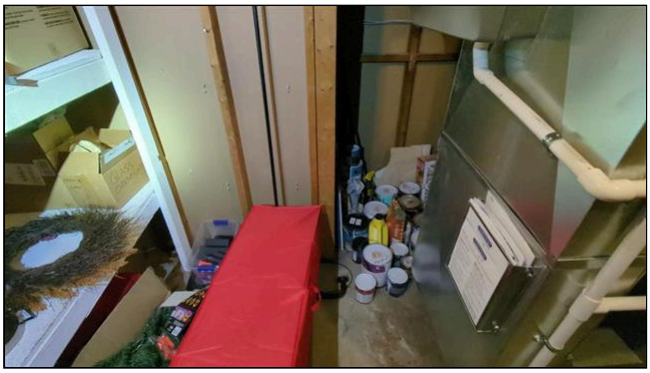
Comments:

5.0 (1) The basement was finished which limited visibility of the foundation walls. The finished portions of the basement restricted or prevented access to the plumbing drain clean outs. There was also limited access to the water meter. Consider providing adequate access for service. There were visible repairs in the ceiling. there were visible repairs that were not painted in areas. In the makeshift bathroom in the basement, there was water staining around the door trim. The door trim was also loose. Behind the sink there was missing trim. There has likely been water in the basement at some point in time. There was missing insulation in areas around the bond of the home. This is the space directly above the wall and below the floor.

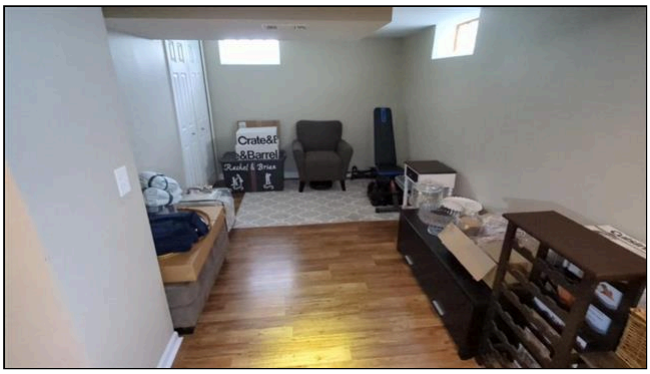

5.0 Item 1(Picture)


5.0 Item 2(Picture)


5.0 Item 3(Picture)


5.0 Item 4(Picture)

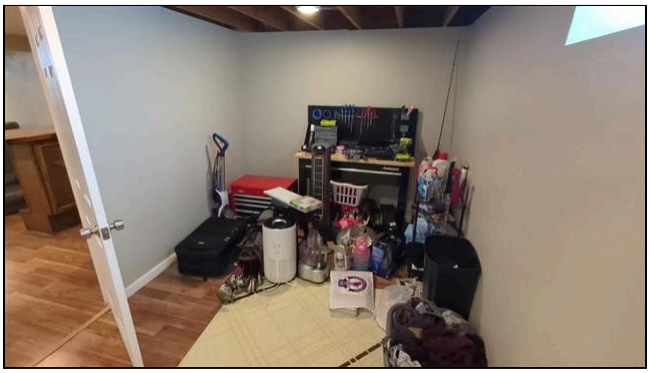

5.0 Item 5(Picture)



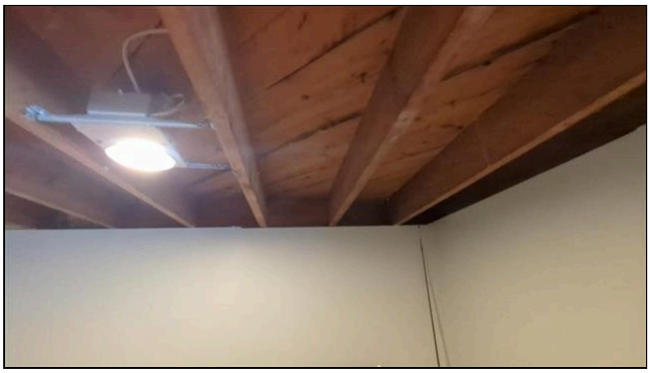
5.0 Item 6(Picture)

5.0 Item 7(Picture)

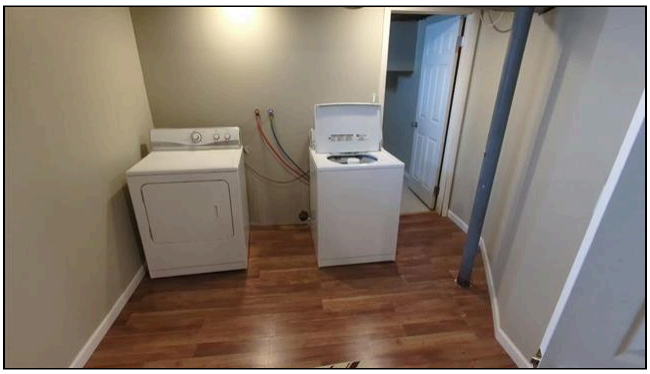
5.0 Item 8(Picture)



5.0 Item 9(Picture)

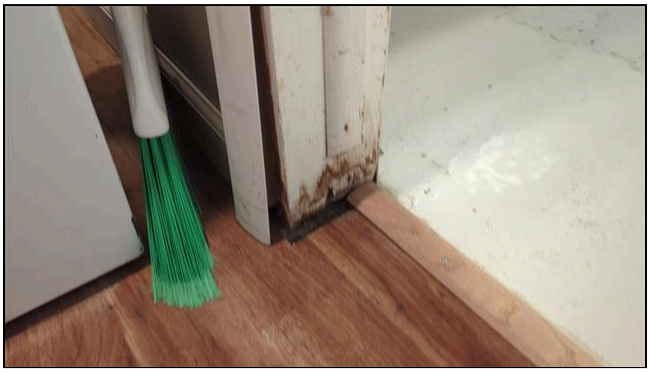


5.0 Item 10(Picture)



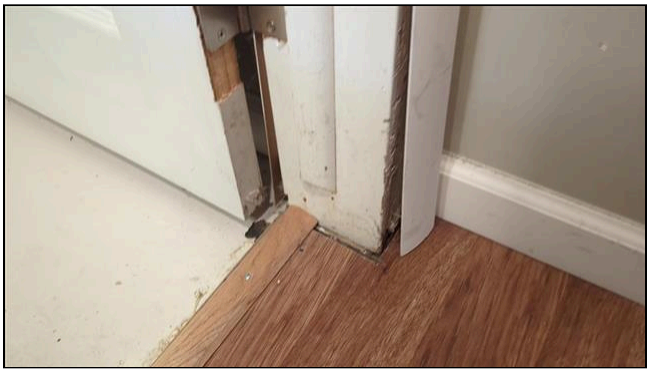
5.0 Item 11(Picture)

5.0 Item 12(Picture)



5.0 Item 13(Picture)

5.0 Item 14(Picture)



5.0 Item 15(Picture)

5.0 (2) The inspector disclaims responsibility for any water intrusion in the basement. Being that a general home inspection is a snapshot of the time date and weather conditions of the scheduled date, it is not always possible to identify leaks. Most basements will have some water intrusion that can often be easily corrected once identified. It is always a good idea to monitor the basement though various weather conditions over time and correct any issues present. Foundation construction included a finished basement.

The finished basement did not have means of egress compliant with generally-accepted modern safety standards. in homes with basements larger than 200 square feet or basements with sleeping rooms. Although means of egress may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Proper egress is a life-safety issue. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for compliance with generally-accepted modern safety standards.

Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab is limited by the fact that most of the slab was hidden beneath floor covering materials. The Inspectors comments are limited to only those portions of the slab he could view directly.

The basement floor consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.

5.0 (3) Maintaining a basement is crucial for the overall health and safety of your home. Here are some tips for basement home maintenance:

1. Check for water leaks: Inspect your basement regularly for any signs of water leaks. This could be dampness, water stains, or mold. If you notice any of these signs, address the problem immediately to prevent further damage.

2. Control humidity: Basements tend to be damp and humid, which can lead to mold growth and musty odors. Use a dehumidifier to control the humidity level and prevent these issues.

3. Keep the basement clean: Regularly clean your basement to prevent the buildup of dust, dirt, and debris. This will help keep the air clean and prevent mold growth.

4. Inspect the foundation: Check the foundation of your home for any cracks or damage. If you notice any issues, contact a professional to repair them.

5. Maintain proper ventilation: Proper ventilation is essential for preventing moisture buildup and maintaining good air quality in your basement. Ensure that your basement has adequate ventilation by opening windows or installing a ventilation system.

6. Address pest problems: Basements are a common entry point for pests like rodents and insects. If you notice any signs of pest infestations, take action to address the problem immediately.

7. Check the sump pump: If you have a sump pump in your basement, ensure that it is working properly by checking it regularly. A malfunctioning sump pump can lead to flooding and water damage.

By following these tips, you can ensure that your basement remains in good condition and free from potential hazards.

6. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.Inspection of the home electrical system typically includes visual inspection of the following:service drop: conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

Styles & Materials

Electrical Service Conductors::
Overhead service

Service Panel Ampacity::
100 amps

Service Panel Type::
Load Center

Service Panel Manufacturer::
Square D

Service Disconnect Location::
At Service Panel

Service Disconnect Type::
Breaker

Service Grounding Electrode::
Water pipe

Wiring Methods::
Surface mounted distribution
Not Visible
Conventional

Type of Branch Wiring::
Cloth-coated
Solid Copper
Stranded Copper

Ground Fault Circuit Interruptor (GFCI) Protection::
NO

Arc Fault Circuit Interruptor (AFCI) Protection::
NO

		IN	NI	NP	RR
6.0	General Electrical System Condition	•			
6.1	Service Drop, Drip Loop, Splice and Attachment	•			
6.2	Mast & Weatherhead			•	
6.3	Service Entrance Conductors	•			
6.4	Service Panel Manufacturer	•			
6.5	Service Panel Exposure Rating	•			
6.6	Service Panel Cabinet, Ampacity, and Cover	•			
6.7	Service Panel Wiring				•
6.8	Service Disconnect	•			
6.9	Overcurrent Protection Devices	•			
6.10	Service Grounding Electrode System & Service Bond	•			
6.11	Equipment Grounding & Bonding	•			
6.12	Exterior Electrical Receptacles				•
6.13	Conventional Electrical Receptacles (interior)				•
6.14	GFCI/AFCI Electrical Receptacles	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

		IN	NI	NP	RR
6.15	Switches				•
6.16	Lighting	•			
6.17	Visible Branch Wiring	•			
6.18	Smoke Detectors				•
6.19	Carbon Monoxide Detectors	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace **IN NI NP RR**

Comments:

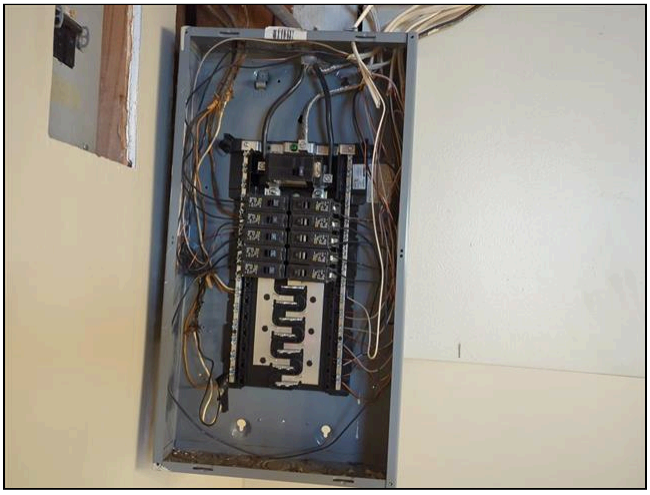
6.3 The service entrance conductors were inspected in the service panel.

Markings describing the amperage rating of the service entrance conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper rating. Confirmation of correct main conductor rating would require the services of a qualified electrical contractor.

6.6 (1) General deterioration typical for the age of the property. 100 amp square d electric panel. The panel is typically required to be mounted to a wall. The lower portion of the panel was hanging. The panel was secured. The labels were not properly completed.

6.6 Item 1(Picture)

6.6 Item 2(Picture)



6.6 Item 3(Picture)

6.6 (2) Electrical service panel maintenance is important to ensure that your home's electrical system is functioning safely and efficiently. Here are some tips for homeowners to maintain their electrical service panel:

1. Schedule regular inspections: Have a licensed electrician inspect your electrical service panel every three to five years to check for any signs of wear or damage. This can help identify any potential issues before they become major problems.

2. Keep the panel clear: Make sure that the area around your electrical service panel is free from clutter, debris, or any other items that could interfere with its operation.

3. Label the breakers: Ensure that each breaker in your electrical panel is properly labeled, so that you can easily identify which circuit is connected to each breaker.

4. Test the breakers: Periodically test your breakers to make sure that they are working properly. You can do this by turning off each circuit and then turning it back on again.

5. Upgrade when necessary: If your electrical service panel is old or outdated, consider upgrading to a newer, safer model. This can improve the safety and efficiency of your home's electrical system.

6. Avoid overloading the panel: Make sure not to overload your electrical service panel by plugging in too many devices or appliances at once. This can cause the breakers to trip, potentially leading to electrical hazards.

Remember, when it comes to your electrical service panel, safety is the top priority. If you have any concerns about your electrical system or if you notice any signs of electrical problems, contact a licensed electrician immediately.

6.7 There were disconnected wires inside the panel that were not properly capped or secured out of the way. there were wires that were going through a clamp into the panel however the clamp was not tightened.

6.7 Item 1(Picture)

6.7 Item 2(Picture)

6.7 Item 3(Picture)

6.10 An upgrade should be made to the grounding system in the home. a ground wire should run from the panel directly to the water meter. you should also consider adding a ground wire to the exterior of the home with the proper ground rods installed.

6.10 Item 1(Picture)

6.12 The front porch outlet was loose at the siding. The outlet was also ungrounded. There does not appear to be GFCI protection at this location. The outlet near the air conditioning unit had a loose cover. this unit should be properly secured. This outlet was also the GFCI receptacle controlling the outlets inside the garage space. The outlets were Ground Fault Circuit Interrupter protected (GFCI).

6.12 Item 1(Picture)

6.13 Ungrounded three prong Outlets were present. Please outlets should be properly upgraded or returned to two prong outlets.

6.14 For specific information on GFCI receptacles see the Specific sections in the report based on location.

General information on GFCI:

GFCI stands for Ground Fault Circuit Interrupter, and it is an electrical safety device that protects against electric shock. It works by constantly monitoring the flow of electrical current through a circuit. If there is a difference in the amount of current flowing into the circuit versus the amount of current flowing out of the circuit, the GFCI will quickly interrupt the electrical current and stop the flow of electricity.

The GFCI is typically found in areas where there is a higher risk of electrical shock, such as bathrooms, kitchens, laundry rooms, and outdoor areas. It is often installed in electrical outlets and can also be built into circuit breakers.

The purpose of the GFCI is to protect people from electrical shock caused by ground faults, which occur when an electrical current flows through a person's body and into the ground. This can happen if a person comes into contact with a faulty electrical appliance or if electrical wiring becomes damaged or exposed.

By quickly interrupting the flow of electricity, the GFCI can prevent serious injury or death from electric shock. It is an essential safety device that is required by building codes in many areas, and it is important to test GFCI outlets regularly to ensure they are working correctly.

6.15 The basement wall switches should be flush with the plate cover. The plate cover was loose. Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

6.15 Item 1(Picture)

6.16 General deterioration typical for the age of the property.

6.17 (1) Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

6.17 (2) Visible branch wiring refers to the electrical wiring that runs throughout the walls and ceilings of a home, providing power to outlets, switches, and light fixtures. While it's important to have a basic understanding of how your home's electrical system works, it's generally not recommended for homeowners to attempt to perform any electrical work beyond changing light bulbs or resetting circuit breakers.

If you are experiencing issues with your electrical system, such as flickering lights, power outages, or sparks coming from outlets or switches, it's important to contact a licensed electrician to diagnose and fix the problem. Attempting to repair or modify electrical wiring yourself can be dangerous and could result in serious injury or property damage.

However, as a homeowner, there are some things you can do to ensure that your electrical system is functioning safely and efficiently:

1. Regularly check your outlets and switches for signs of damage or wear, such as cracks, discoloration, or loose connections. If you notice any issues, have them repaired by a licensed electrician.

2. Avoid overloading outlets by plugging in too many devices at once. Use power strips with built-in surge protectors to help distribute power safely.

3. Make sure your home has properly installed and functioning smoke detectors and carbon monoxide detectors. Test them regularly and replace batteries as needed.

4. Keep flammable materials, such as curtains and furniture, away from outlets and light fixtures.

5. If you are planning to do any home renovations or additions, consult with a licensed electrician to ensure that any electrical work is done safely and up to code.

Remember, when it comes to electrical work, safety should always be your top priority. If you have any concerns about your home's electrical system, don't hesitate to contact a licensed electrician for assistance.

6.18 (1) You should replace the smoke detectors with new interconnected smoke detectors.

6.18 (2) Smoke and CO2 detectors are critical safety devices that can save lives in the event of a fire or carbon monoxide leak. To ensure that they function properly, it's essential to perform regular maintenance. Here are some tips for smoke and CO2 detector maintenance:

1. Test your detectors regularly: Most smoke and CO2 detectors have a test button. Press it to ensure that the alarm sounds loudly and clearly.

2. Replace the batteries: Smoke and CO2 detectors typically require batteries to function. Check the batteries regularly and replace them when they run low. It's a good idea to replace the batteries at least once a year.

3. Clean your detectors: Dust and debris can accumulate inside your detectors, causing them to malfunction. Clean your detectors regularly with a soft brush or vacuum cleaner attachment.

4. Replace your detectors: Smoke and CO2 detectors have a limited lifespan. Check the manufacturer's

recommendations for when to replace your detectors. Typically, smoke detectors should be replaced every 10 years, while CO2 detectors should be replaced every 5-7 years.

5. Keep detectors in good working order: Make sure your detectors are installed correctly and in good working order. If you notice any damage or other issues, contact a professional to repair or replace your detectors.

By following these tips, you can help ensure that your smoke and CO2 detectors function properly and provide the early warning needed to protect yourself and your family in the event of a fire or carbon monoxide leak.

6.19 (2) Smoke and CO2 detectors are critical safety devices that can save lives in the event of a fire or carbon monoxide leak. To ensure that they function properly, it's essential to perform regular maintenance. Here are some tips for smoke and CO2 detector maintenance:

1. Test your detectors regularly: Most smoke and CO2 detectors have a test button. Press it to ensure that the alarm sounds loudly and clearly.

2. Replace the batteries: Smoke and CO2 detectors typically require batteries to function. Check the batteries regularly and replace them when they run low. It's a good idea to replace the batteries at least once a year.

3. Clean your detectors: Dust and debris can accumulate inside your detectors, causing them to malfunction. Clean your detectors regularly with a soft brush or vacuum cleaner attachment.

4. Replace your detectors: Smoke and CO2 detectors have a limited lifespan. Check the manufacturer's recommendations for when to replace your detectors. Typically, smoke detectors should be replaced every 10 years, while CO2 detectors should be replaced every 5-7 years.

5. Keep detectors in good working order: Make sure your detectors are installed correctly and in good working order. If you notice any damage or other issues, contact a professional to repair or replace your detectors.

By following these tips, you can help ensure that your smoke and CO2 detectors function properly and provide the early warning needed to protect yourself and your family in the event of a fire or carbon monoxide leak.

7. Garage

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

Garage Vehicle Door Type::
Single

Number of Vehicle Doors::
1

		IN	NI	NP	RR
7.0	Vehicle Doors	•			
7.1	Floors	•			
7.2	Walls				•
7.3	Garage Electrical				•
7.4	Roof Framing				•
7.5	Garage Gutters			•	
7.6	Exterior Wall Covering				•
7.7	Roof Covering				•
7.8	Windows				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

7.0 (1) The overhead door was manually operated. At the time of inspection. There was no opener.

Maintain garage door components including weather strips, guides and tracks, springs and openers.

A qualified contractor should perform any work that is beyond your comfort.

7.0 (2) Proper garage door maintenance is important to ensure the safety and smooth operation of your garage door. Here are some tips on how to maintain your garage door:

1. Regularly inspect your garage door: Look for any signs of wear and tear, such as cracks, dents, or rust. Check the springs, cables, and rollers for signs of damage or wear.

2. Lubricate moving parts: Regularly lubricate the moving parts of your garage door, such as the rollers, hinges, and springs. This will help them operate smoothly and quietly.

3. Test safety features: Test the safety features of your garage door, such as the auto-reverse mechanism, to ensure that they are working properly.

4. Keep the tracks clean: Keep the tracks of your garage door clean and free of debris, which can cause the door to become stuck or damaged.

5. Tighten hardware: Check the hardware on your garage door, such as screws and bolts, to ensure that they

are tight and secure.

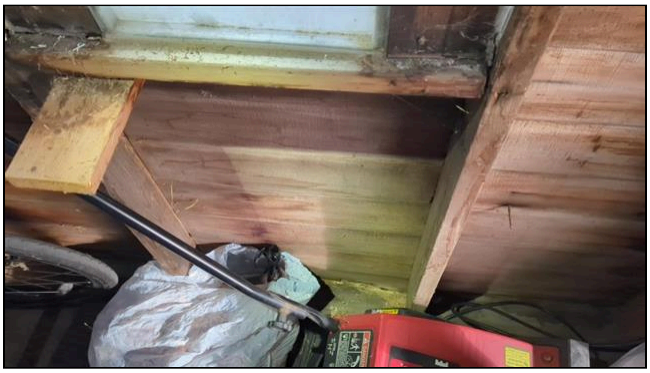
6. Keep the door balanced: Check the balance of your garage door by disconnecting the opener and manually opening and closing the door. If the door does not stay in place when it is open or closed, it may need to be balanced.

7. Replace worn parts: If any parts of your garage door are worn or damaged, such as the springs or cables, they should be replaced by a professional.

By following these tips, you can keep your garage door in good condition and avoid costly repairs or accidents.

7.1 General deterioration typical for the age of the property. Most of the floor was not visible.

7.2 There was visible rot to the wood frame at the walls. This is typically a result of gutter, neglect and excess water over a period of time finding its way into this area. These areas should be identified and repaired. General deterioration typical for the age of the property and location.



7.2 Item 1(Picture)

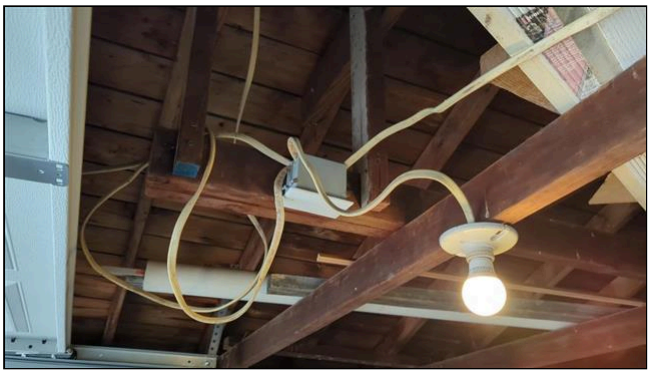
7.2 Item 2(Picture)

7.2 Item 3(Picture)

7.2 Item 4(Picture)

7.3 While the garage was GFCI protected with the outlet near the air conditioning unit. the wiring was poorly installed and secured. the outlet on the wall had an open ground circuit. This can be an issue with the wiring at the outlet or elsewhere in the circuit. Corrections should be made for safety and reliability. The exterior light above the overhead door flickered when operated. This may be a wiring issue or bulb issue.

7.3 Item 1(Picture)


7.3 Item 2(Picture)


7.3 Item 3(Picture)


7.3 Item 4(Picture)


7.3 Item 5(Picture)

7.4 There were missing collar tie braces where the overhead door track was. While the inspector did not notice significant movement in the roof or wall framing, you should add additional collar tie supports to prevent this in the future.


7.4 Item 1(Picture)


7.4 Item 2(Picture)

7.5 There were no gutters. gutters are an important part of protecting the structure. Gutters should be added.


7.5 Item 1(Picture)

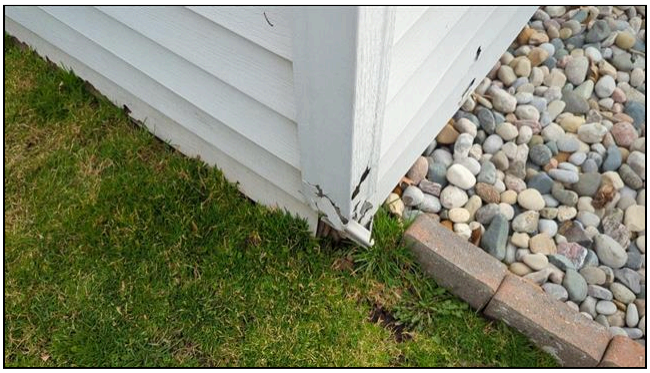
7.6 The vinyl siding had General damage around the lower portion of the garage. There were some gaps or separated sections of siding that should be corrected. There was loose or missing trim at the Eve or soffit below the roof that needs to be corrected. Consider the costs of repairing or updating the siding and trim.


7.6 Item 1(Picture)


7.6 Item 2(Picture)


7.6 Item 3(Picture)


7.6 Item 4(Picture)


7.6 Item 5(Picture)


7.6 Item 6(Picture)


7.6 Item 7(Picture)


7.6 Item 8(Picture)

7.7 Architectural asphalt shingles were present. there was some Bond failure similar to the primary home roof. more information is available in that portion of the report. this roof also had no ventilation. ventilation is a requirement when installing a roof. Repairs are needed.


7.7 Item 1(Picture)


7.7 Item 2(Picture)


7.7 Item 3(Picture)


7.7 Item 4(Picture)

7.8 The window was generally damaged and deteriorated. there was cracked glass and rotted trim. Repairs are needed. Consider replacement.


7.8 Item 1(Picture)


7.8 Item 2(Picture)


7.8 Item 3(Picture)

8. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Styles & Materials

Walls and Ceilings::
Drywall
Lath and Plaster
Drop ceiling

Floor Covering Materials::
Carpet
Tile
Wood

Interior Doors::
Wood

Window Material::
Vinyl

Window Glazing::
Thermal Pane

Window Operation::
Double-hung
Sliding
Fixed

Cabinets::
Solid Wood

Countertops::
Granite/Quatz

Smoke/CO Detectors::
Smoke detectors installed (battery type)
Carbon monoxide detector(s) installed

		IN	NI	NP	RR
8.0	Floors	•			
8.1	Walls	•			
8.2	Ceilings	•			
8.3	Lighting	•			
8.4	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	•			
8.5	Doors	•			
8.6	Windows/Skylights/Sliding door wall				•
8.7	Stairs	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

8.0 General wear and deterioration.

8.1 General minor deterioration.

8.2 General minor deterioration.

8.5 Minor deterioration, doors often require adjustments and fitting with seasonal changes.

8.6 (1) The bathroom window as well as the front bedroom window facing the neighbor's house had failed seals between the panes of glass which resulted in etching or staining.

8.6 Item 1(Picture)

8.6 (2) The majority of the windows in the home were functioning as intended. Windows and their condition can change seasonally and require regular maintenance and cleaning to function properly. The inspection is based on the condition of the windows when inspected.

Maintaining your interior windows is an important part of keeping your home looking its best and ensuring that your windows continue to function properly. Here are some tips for interior window maintenance:

1. Regular cleaning: Regularly cleaning your windows can help prevent buildup of dirt, dust, and other debris that can damage the glass or cause it to become cloudy. Use a soft cloth or sponge and a mild cleaning solution to wipe down the window glass and frame.

2. Inspect for damage: Inspect your windows regularly for any signs of damage, such as cracks or chips in the glass or damage to the frame. Repair or replace any damaged windows as soon as possible to prevent further damage.

3. Lubricate moving parts: If your windows have moving parts, such as hinges or tracks, lubricate them with a silicone spray or other lubricant to ensure smooth operation.

4. Seal any gaps: Check for any gaps between the window frame and the wall or window sill, and seal them with caulk to prevent drafts and energy loss.

5. Consider adding window film: Window film can provide added insulation and UV protection for your windows, as well as added privacy and security.

By following these tips for interior window maintenance, you can help ensure that your windows continue to look and function their best for years to come.

9. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

Styles & Materials

Water Supply Source::
Public Water Supply

Main Water Supply Pipe::
3/4-inch
Copper

Water Distribution Pipes::
1/2-inch and 3/4-inch copper
1/2 and 3/4-inch galvanized steel

Distribution Pipe Bonding::
Pipes were bonded
No Dielectric Union Jumper

Sewage System Type::
Public

Water Heater Manufacturer:
Bradford White

Drain Waste and Vent Pipe Materials::
Polyvinyl Chloride (PVC)
Cast Iron
Galvanized
Not Visible

Date of Manufacture:
2018

Water Heater Fuel Type:
Gas

Water Heater Type:
Tank (conventional)

Water Heater Tank Capacity:
50 gallons

Gas Pipe Material::
Black Steel

Type of Gas::
Natural Gas

		IN	NI	NP	RR
9.0	Exterior Plumbing	•			
9.1	Source of Water	•			
9.2	Water Supply and Distribution	•			
9.3	Sewage and DWV Systems				•
9.4	Gas Water Heater	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

9.0 Exterior plumbing maintenance involves taking care of the pipes, fixtures, and other components of your plumbing system that are located outside your home. Here are some tips to help you maintain your exterior plumbing:

1. Inspect your plumbing regularly: Check your outdoor plumbing fixtures, such as faucets, hose bibs, and sprinklers, for any signs of leaks or damage. Make sure that the water is flowing properly and that there are no signs of rust or corrosion.

2. Winterize your plumbing: Before the winter season, make sure to drain and disconnect all outdoor hoses and shut off the water supply to outdoor faucets. This will prevent frozen pipes and potential damage to your plumbing system.

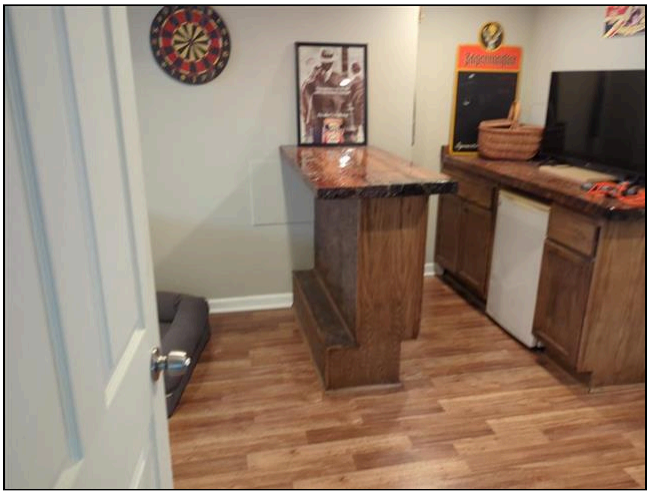
3. Keep drains clear: Clear any debris or leaves from your outdoor drains to prevent blockages and backups. You can also use a drain cleaner to keep your pipes flowing smoothly.

4. Check your water pressure: High water pressure can cause damage to your plumbing system over time. Use a water pressure gauge to test the pressure and make sure it's within the recommended range.

5. Hire a professional: If you're unsure about how to maintain your exterior plumbing, or if you suspect that there's a problem with your plumbing system, it's best to hire a professional plumber to help you out. They can identify potential issues and recommend the best course of action to keep your plumbing system in good shape.

By following these tips, you can help prevent plumbing problems and ensure that your plumbing system continues to work efficiently.

9.1 The home water was supplied from a public source. The water meter was behind a wall cover near a bar counter in the basement.



9.1 Item 1(Picture)

9.2 (1) Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The inspection is based on visible defects. there were some galvanized pipes still attached to the system. this is considered something that should be upgraded over time. galvanized pipes often constrict water flow and transmit rust and debris through the system. Most of the visible plumbing was copper.

9.2 (2) Proper maintenance of a house's water supply and distribution system is essential to ensure that the water is safe and clean for use, and that the system operates efficiently. Here are some tips for maintaining your house's water supply and distribution system:

1. Check for leaks: Regularly inspect all the water pipes, faucets, and fixtures for leaks. Even small leaks can waste a lot of water over time and increase your water bills. Fix any leaks as soon as possible.

2. Clean faucets and showerheads: Over time, faucets and showerheads can become clogged with mineral deposits or other debris. Clean them regularly to maintain good water flow.

3. Drain your water heater: Sediment can build up in your water heater over time, which can reduce its efficiency and lifespan. Drain the water heater regularly to remove the sediment.

4. Insulate your pipes: If your pipes are not properly insulated, they can freeze and burst in cold weather. Insulating your pipes can help prevent this from happening.

5. Test your water quality: Have your water tested periodically to make sure it is safe for consumption. You can purchase a water testing kit or hire a professional to do it for you.

6. Check your water pressure: High water pressure can damage your pipes and fixtures, while low water pressure can make it difficult to perform everyday tasks. Check your water pressure regularly and adjust it if necessary.

By following these maintenance tips, you can help ensure that your house's water supply and distribution system operates efficiently and safely.

9.2 (3) The visible water distribution pipes were a combination of 1/2-inch and 3/4-inch galvanized steel. These pipes are old and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss the necessity, options and costs for replacement.

9.2 (4) Although the water distribution pipes were included as part of the bonding system, no jumper was installed across a dielectric union. The union may interrupt the electrical continuity of the pipes. The Inspector recommends a jumper be installed by a qualified electrical contractor.

9.3 (1) There was a drain cleanout in the basement bathroom area. Prior to the sewer scope, this was noted as a concern. The seal or plug may not be tight enough and you may need to consider replacing the cap or plug to prevent leaking. This drain cover is improper. The sewer scope inspector indicated that the flange was damaged or broken which will not allow a proper seal. This portion of the drain should be replaced and properly capped. Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

The inspector recommends that you have a qualified contractor inspect the main sewer line.

9.3 Item 1(Picture)

9.3 Item 2(Picture)

9.3 (2) Proper maintenance of a home sewage and DWV (drain-waste-vent) system is essential to ensure that it functions efficiently and does not become a source of health hazards. Here are some tips for maintaining your home sewage and DWV system:

1. Regular Cleaning: It is important to regularly clean your DWV system to prevent blockages and buildup of debris. Use a plumbing snake or drain cleaner to remove any clogs in the system. Also, clean the toilet, sink, and shower drain regularly to prevent hair and other debris from accumulating.

2. Regular Inspection: Conduct regular inspections of your home sewage and DWV system to ensure there are no leaks or cracks. Look for any signs of water damage, mold, or mildew.

3. Pumping: If your home has a septic system, it is important to have it pumped regularly to prevent overflow and damage to the system. The frequency of pumping depends on the size of the tank and the number of people in the household.

4. Proper Disposal: Avoid flushing any non-degradable materials down the toilet, such as feminine hygiene

products, paper towels, and grease. These items can clog the pipes and cause damage to the system.

5. Professional Inspection: Have a professional plumber inspect your home sewage and DWV system periodically. They can identify any potential problems and offer solutions before they become major issues.

6. Proper Ventilation: Ensure that your DWV system has proper ventilation to prevent the buildup of harmful gases, such as methane. This can be achieved by installing vent pipes that extend to the roof.

By following these tips, you can ensure that your home sewage and DWV system functions efficiently and safely.

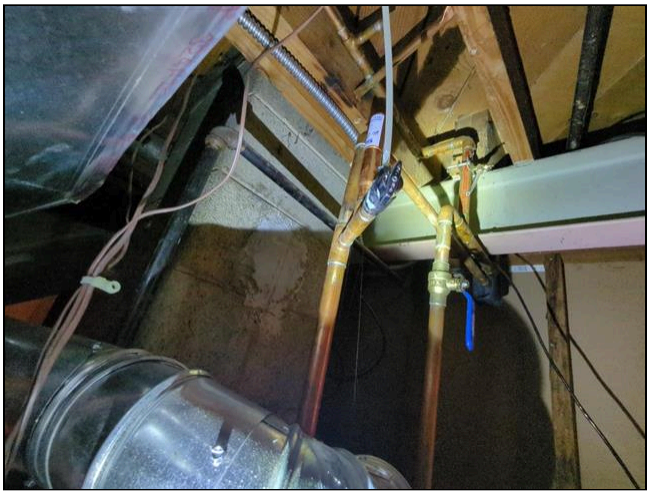
9.4 (1) 2018, Bradford White hot water heater. 48 gallons. There was water staining on top of the tank from a previous leak. This was not leaking at the time of inspection. Monitor and repair as needed. The photo shows the data plate of the water heater.

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

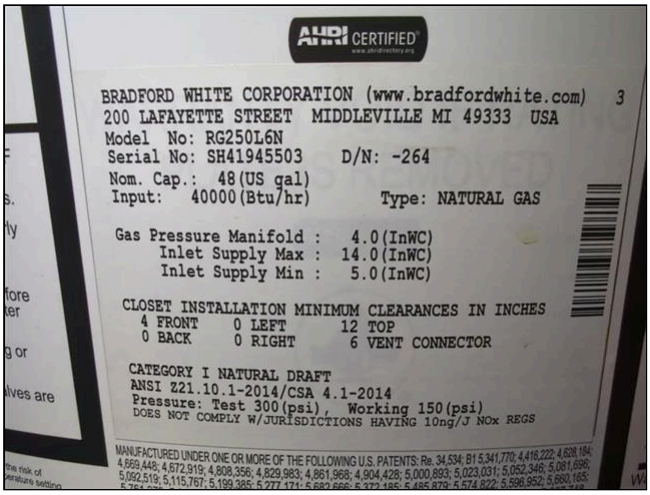
The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

9.4 Item 1(Picture)

9.4 Item 2(Picture)



9.4 Item 3(Picture)



9.4 Item 4(Picture)

9.4 (2) As a homeowner, it's important to perform regular maintenance on your hot water heater to ensure its functioning properly and efficiently. Here are some tips for hot water heater maintenance:

1. Check the temperature and pressure relief valve: This valve is designed to release pressure from the tank if it becomes too high. Test it by lifting the lever on the valve and allowing some water to escape.

2. Drain the tank: Over time, sediment can build up in the bottom of the tank, which can cause the tank to be less efficient. Drain the tank annually to remove any sediment.

3. Insulate the tank: If your hot water heater is located in a cold area, such as a garage or basement, insulating the tank can help it retain heat better.

4. Check the anode rod: The anode rod is a sacrificial component that helps prevent rust and corrosion inside the tank. Check it annually and replace it if it's corroded or worn.

5. Check the thermostat: Make sure the thermostat is set to the desired temperature and functioning properly.

6. Check for leaks: Check the area around the hot water heater for any leaks, including the pipes and fittings.

By performing these maintenance tasks regularly, you can help extend the life of your hot water heater and ensure its functioning properly. If you're unsure about any of these tasks or don't feel comfortable performing them yourself, consider hiring a professional plumber.

10. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

Styles & Materials

Heating System Type::
Gas-fired Furnace (medium efficiency)

Energy Source::
Natural gas

Number of Heat Systems (excluding wood)::
One

Heating/Cooling Ducts::
Not insulated

Air Filter::
Disposable

Filter Size::
20x25

Heating System Brand::
Lennox

		IN	NI	NP	RR
10.0	Furnace	•			
10.1	Fuel, Piping and Support	•			
10.2	Thermostat	•			

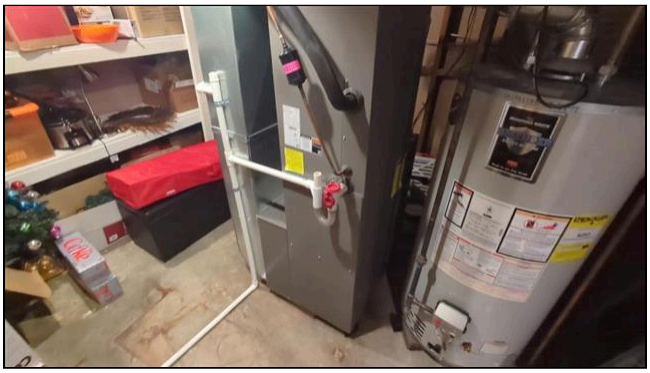
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

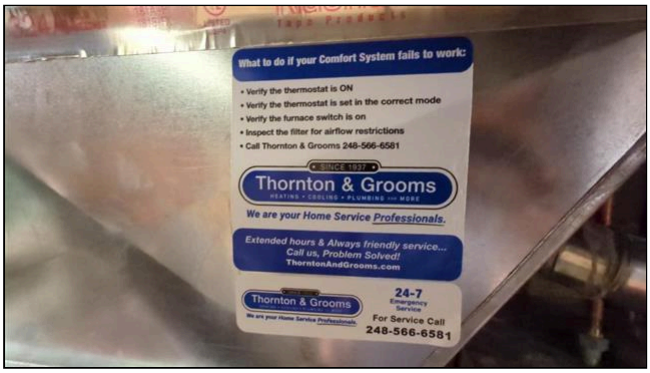
10.0 (1) Lenox furnace, 2018. Air filter was 20x25x5. The filter was dirty and will need to be replaced. This filter is typically replaced every 6 months to 1 year. Follow manufacturers instructions. There was a humidifier present. The humidifier was operating at the time of inspection. The humidifier will require a filter pad replacement as an instructed by the manufacturer. As a precaution, do not store paint chemicals or other flammable items near the furnace. Do not block access to the furnace.

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

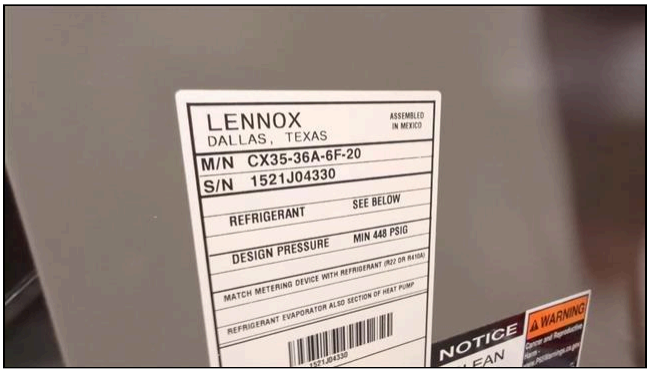
The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)

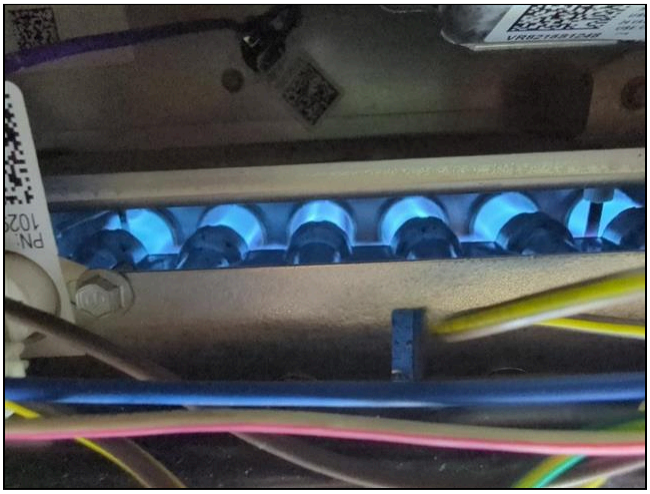
10.0 Item 4(Picture)

10.0 Item 5(Picture)

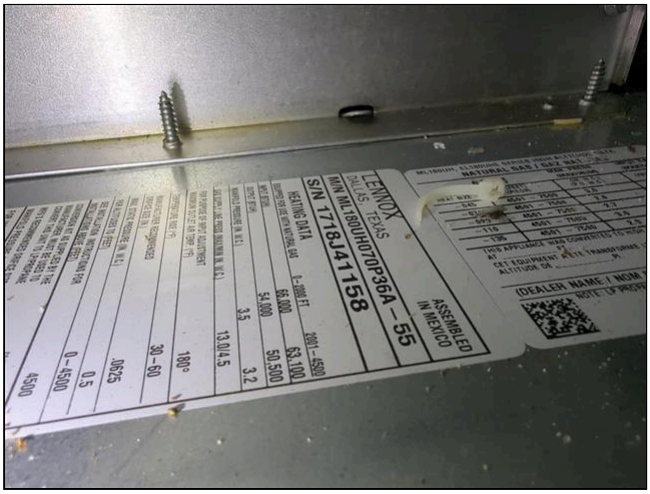
10.0 Item 6(Picture)

10.0 Item 7(Picture)

10.0 Item 8(Picture)



10.0 Item 9(Picture)



10.0 Item 10(Picture)

10.0 (2) Furnace Home Maintenance: Tips for Keeping Your System Running Efficiently

Your home's furnace is an essential part of your heating system, and it's crucial to keep it running efficiently. A well-maintained furnace can save you money on energy bills, improve air quality, and prolong the lifespan of your system.

Here are some furnace home maintenance tips to help you keep your system running smoothly:

1. Change Air Filters Regularly

One of the simplest but most important steps in furnace maintenance is to change your air filters regularly. A dirty air filter can reduce your furnace's efficiency, increase your energy bills, and even damage your system over time. Aim to change your filters at least every three months, but more frequently if you have pets or allergies.

2. Check the Thermostat

Another key component of furnace maintenance is checking your thermostat. Make sure it's working properly and set to the correct temperature. A programmable thermostat can save you money on energy bills by automatically adjusting the temperature when you're away from home.

3. Clean the Furnace

Dirt and debris can accumulate on your furnace over time, reducing its efficiency and potentially causing damage. Clean your furnace regularly to remove dust, dirt, and other contaminants. You can use a vacuum with a soft brush attachment to clean the exterior of your furnace, and a damp cloth to wipe down the interior.

4. Schedule Annual Maintenance

To ensure that your furnace is running at peak performance, it's essential to schedule annual maintenance with a professional HVAC technician. They can inspect your system, clean the components, and make any necessary repairs or adjustments. Annual maintenance can also help prevent breakdowns and extend the lifespan of your furnace.

5. Check for Carbon Monoxide

Carbon monoxide is a colorless, odorless gas that can be deadly if it leaks into your home. Install a carbon monoxide detector near your furnace and test it regularly to ensure that it's working properly.

Humidifier Maintenance:

If you have a furnace humidifier in your home, it's important to include it in your regular home maintenance routine. Here are some tips to help you maintain your furnace humidifier:

1. Change the Water Panel

The water panel is the component of your furnace humidifier that is responsible for adding moisture to the air. Over time, minerals and other deposits can build up on the panel, reducing its effectiveness. Plan to change the water panel at least once per year, or more frequently if you notice any buildup or scaling.

2. Clean the Humidifier Housing

Like your furnace, your humidifier can accumulate dust, dirt, and other contaminants over time. Regularly clean the housing to prevent buildup and ensure that the unit is functioning properly. You can use a damp cloth to wipe down the exterior of the housing and a soft-bristled brush to clean the interior.

3. Check the Water Supply

Your furnace humidifier needs a steady supply of water to operate properly. Check the water supply regularly to ensure that it's flowing freely and that there are no leaks or blockages in the system. If you notice any issues, such as low water pressure or a leaking valve, call a professional to make any necessary repairs.

4. Adjust the Humidistat

The humidistat is the component of your furnace humidifier that controls the level of humidity in your home. Check the humidistat regularly to ensure that it's set to the proper level, based on the outdoor temperature and your personal comfort preferences. If the humidistat is not functioning properly, it may need to be replaced.

5. Schedule Annual Maintenance

Like your furnace, your humidifier should be inspected and serviced by a professional technician at least annually.

By following these furnace home maintenance tips, you can ensure that your system is running efficiently and safely. Don't neglect your furnace - a little maintenance now can save you time and money in the long run.

11. Cooling

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

Styles & Materials

Number of cooling systems (excluding window AC):
One

Cooling System Type::
Split System (indoor and outdoor components

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Lennox

		IN	NI	NP	RR
11.0	Central Air Conditioner		•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

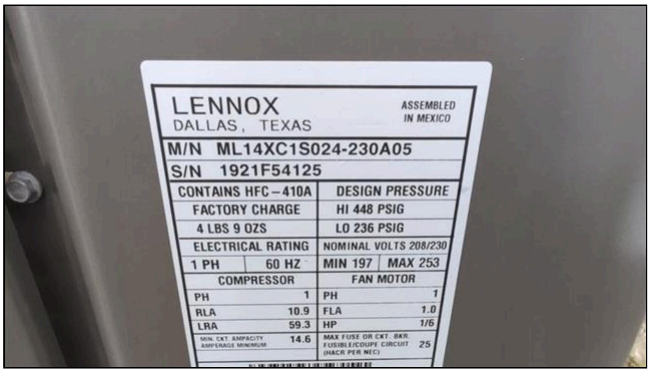
Comments:

11.0 (1) 2021 Lenox air conditioning unit. The unit was not thoroughly tested or operated because the temperatures were too cold. Information from the air-conditioner label/data plate is shown in the photo.

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection. The Inspector recommends that they be serviced by a qualified HVAC contractor. Neglected evaporator coils can cause the cooling system to perform poorly. Potential problems include reduced airflow, poor indoor air quality, limited cooling ability, and coil damage from corrosion.

11.0 Item 1(Picture)



11.0 Item 2(Picture)

11.0 (2) Maintaining your air conditioning unit is important to ensure that it operates efficiently and effectively, and to extend its lifespan. Here are some tips on air conditioning unit maintenance:

1. Change the air filter regularly: Dirty air filters can restrict airflow and decrease the efficiency of your unit.

Check your air filter every month and change it at least once every three months.

2. Clean the coils: The evaporator and condenser coils can accumulate dirt and debris over time, which can decrease the efficiency of your unit. Clean the coils annually using a soft brush or vacuum cleaner.

3. Check the drain line: A clogged drain line can cause water to back up into your home, leading to water damage and mold growth. Check the drain line regularly and clear any clogs using a mixture of bleach and water.

4. Check the refrigerant levels: Low refrigerant levels can cause your unit to work harder and less efficiently. Have a professional check your refrigerant levels and add more if necessary.

5. Clean the fins: The fins on the outside of your unit can become bent or blocked by debris, which can reduce airflow. Use a soft brush to gently clean the fins and straighten any bent ones.

6. Schedule annual maintenance: Regular maintenance by a professional can help ensure that your unit is operating at peak efficiency and can catch any potential problems before they become major issues.

By following these tips, you can help ensure that your air conditioning unit runs smoothly and efficiently, keeping your home cool and comfortable during the hot summer months.

12(A) . 1

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

None

		IN	NI	NP	RR
12.0.A	Floors	•			
12.1.A	Electrical Receptacles and Switches	•			
12.2.A	Lighting	•			
12.3.A	Ventilation	•			
12.4.A	Cabinets				•
12.5.A	Toilet				•
12.6.A	Bathtub				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

12.0.A General wear and deterioration. there was a cracked Threshold at the entryway. Grout maintenance is recommended.

12.0.A Item 1(Picture)

12.1.A The bathroom outlets were Ground Fault Circuit Interrupter protected.

12.3.A There was a window. Bathroom ventilation is an important aspect of maintaining a healthy and comfortable indoor environment. It involves the process of removing moist and stale air from the bathroom and replacing it with fresh air from the outside.

Proper bathroom ventilation is necessary to prevent mold and mildew growth, which can cause health problems and damage to the bathroom fixtures and surfaces. It also helps to eliminate unpleasant odors and improve indoor air quality.

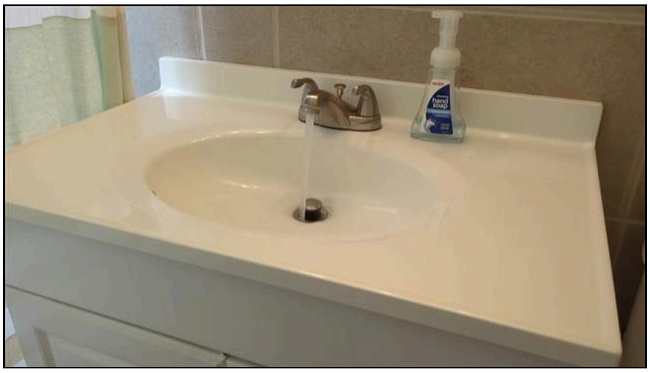
There are different types of bathroom ventilation systems, including exhaust fans, windows, and natural ventilation. Exhaust fans are the most common and effective method of bathroom ventilation. They work by

removing moist air from the bathroom and exhausting it to the outside through a duct system.

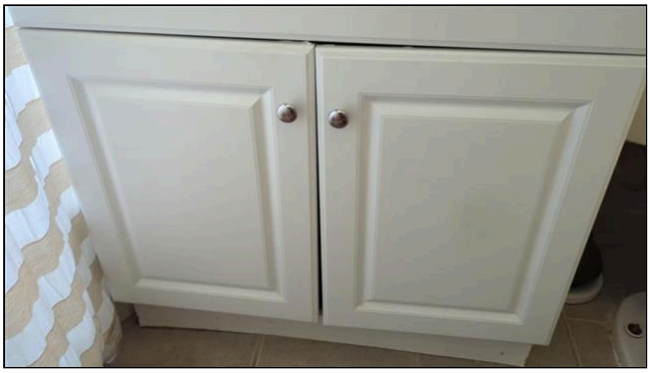
When choosing an exhaust fan, it is important to consider its size, noise level, and airflow rate. It should be able to move a sufficient amount of air to effectively ventilate the bathroom, but not so much that it causes drafts or noise disturbance.

In addition to using a ventilation system, it is also important to keep the bathroom clean and dry to prevent the growth of mold and mildew. This includes wiping down surfaces after use, fixing any leaks or water damage, and regularly cleaning the bathroom fixtures and accessories.

12.4.A (1) General wear and deterioration. the drain was slow. this will need to be maintained. There was sealant around the drain inlet. This indicates an issue with a leak. There was staining on the sealant. A proper seal should be installed.



12.4.A Item 1(Picture)



12.4.A Item 2(Picture)

12.4.A Item 3(Picture)

12.4.A Item 4(Picture)

12.4.A (2) Regular maintenance of your bathroom sink can help prevent clogs, unpleasant odors, and other plumbing issues. Here are some tips for keeping your bathroom sink clean and well-maintained:

1. Clean the sink regularly: Wipe down the sink with a mild cleaner or soap and water regularly to remove any buildup of dirt or soap scum. Avoid using harsh chemicals that could damage the sink or plumbing.

2. Check for leaks: Periodically check under the sink for any signs of leaks, such as moisture or water stains. If you notice a leak, have it repaired as soon as possible to prevent damage to your home.

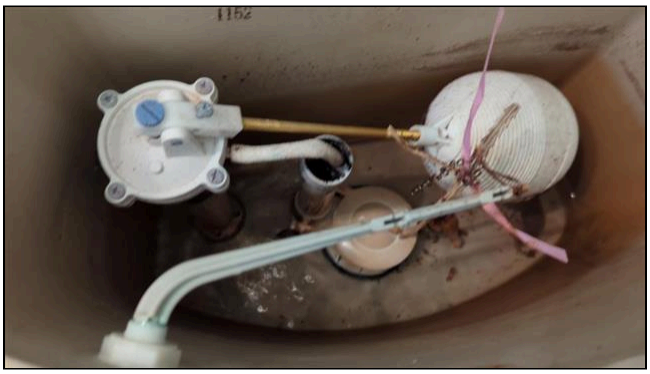
3. Unclog drains: Use a plunger or drain snake to remove any clogs from the sink drain. Avoid using chemical drain cleaners, as they can be harsh and may damage your plumbing over time.

4. Address unpleasant odors: If your sink has a foul smell, pour a mixture of baking soda and vinegar down the drain, followed by hot water. You can also place a few drops of essential oil on a cotton ball and place it in the sink to help freshen the air.

5. Maintain the faucet: Clean the faucet regularly with a mild cleaner or soap and water. If the faucet is leaking or dripping, have it repaired to prevent water waste and further damage to the plumbing.

By following these tips, you can help keep your bathroom sink clean and well-maintained, ensuring that it functions properly and lasts for years to come.

12.5.A (1) The toilet ran continuously. the toilet internals will need to be repaired or replaced. Typically the flapper and seal fail resulting in water continuously running.



12.5.A Item 1(Picture)

12.5.A (2) Toilet maintenance is an important task that helps to keep your toilet in good condition and prevent problems such as leaks and blockages. Here are some tips for toilet maintenance:

1. Regular cleaning: Regular cleaning of your toilet can help to prevent buildup of bacteria, mold and mildew. Use a toilet cleaner and a brush to scrub the bowl, including under the rim, and wipe down the seat, lid and exterior with a disinfectant.

2. Check for leaks: Periodically check for leaks in your toilet by adding a few drops of food coloring to the tank. If the color appears in the bowl within a few minutes, it means there's a leak in the flapper valve or flush valve that needs to be fixed

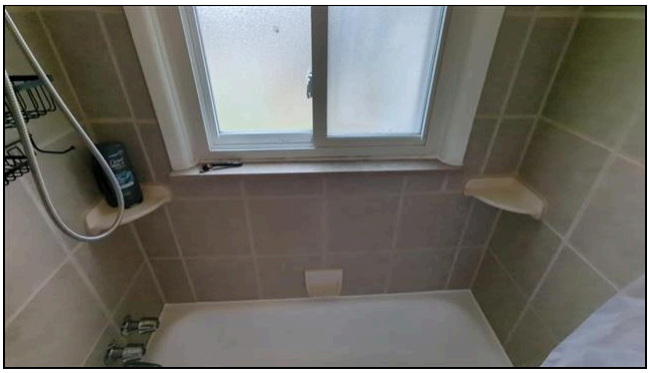
3. Use a plunger: A plunger can be used to clear clogs in the toilet bowl. Make sure the plunger is submerged in water and create a tight seal around the drain hole. Then, push and pull the plunger forcefully to create suction and dislodge the clog.

4. Don't flush inappropriate items: Only flush toilet paper and human waste down the toilet. Other items such as wipes, feminine hygiene products, and paper towels can clog the toilet and cause blockages.

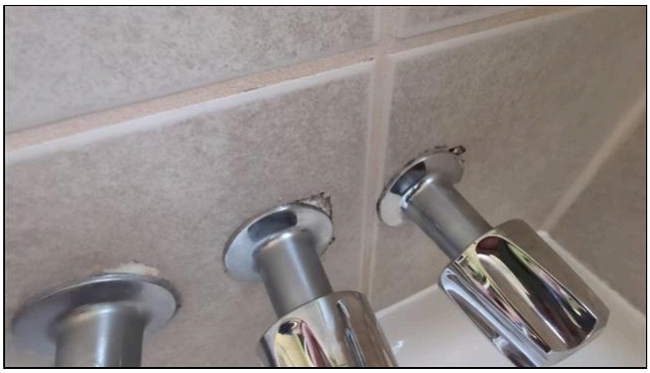
5. Replace parts as needed: If you notice that the toilet is running constantly or not flushing properly, it may be time to replace parts such as the flapper valve or flush valve. These parts can wear out over time and cause leaks or other problems.

By following these tips, you can help to keep your toilet in good condition and avoid costly repairs in the future.

12.6.A (1) General wear and deterioration. There was a window in the shower location. it is very important to maintain the sealant around this window and the paint around the wood trim. This window will require more maintenance and upkeep to ensure proper function and operation as a result of its location. There were gaps around the shower valves. There was staining from previous dripping. There was no drain, stop or present. The tub was slow to drain. There was no drain, stop or present. The tub was slow to drain.

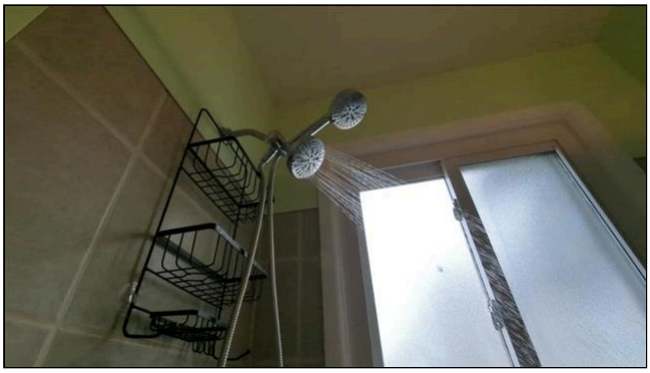


12.6.A Item 1(Picture)

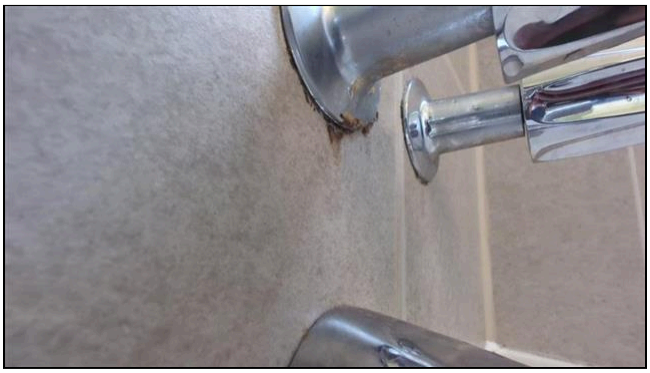


12.6.A Item 2(Picture)

12.6.A Item 3(Picture)



12.6.A Item 4(Picture)



12.6.A Item 5(Picture)

12.6.A (2) Maintaining your bathtub can help ensure that it remains in good condition for a longer period of time. Here are some tips for bathtub maintenance:

1. Clean regularly: Regular cleaning can help prevent dirt and grime buildup. Use a non-abrasive cleaner and a soft cloth to wipe down the bathtub.

2. Avoid harsh chemicals: Harsh chemicals can damage the finish of your bathtub. Avoid using abrasive or acidic cleaners, and opt for gentle, non-toxic cleaners instead.

3. Fix leaks: If you notice any leaks in your bathtub, fix them as soon as possible. Leaks can cause water damage and lead to more serious problems down the line.

4. Check the caulking: Caulking around the bathtub can deteriorate over time. Check the caulking periodically and reapply it if necessary to prevent water from seeping through.

5. Use a mat or non-slip surface: Using a mat or non-slip surface in the bathtub can help prevent slips and falls.

6. Don't use sharp objects: Avoid using sharp objects like razors or scissors in the bathtub, as they can scratch the surface.

7. Rinse after use: Rinse the bathtub with warm water after each use to remove any soap or other residues.

By following these simple tips, you can help keep your bathtub looking and functioning like new for years to come.

12(B) . 2

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Exhaust Fans:

None

		IN	NI	NP	RR
12.0.B	Electrical Receptacles and Switches	•			
12.1.B	Lighting	•			
12.2.B	Ventilation				•
12.3.B	Toilet				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

12.0.B The bathroom outlets were Ground Fault Circuit Interrupter protected.

12.2.B There was no ventilation or operable window.

12.3.B The tank had damage. the damage did not appear to be affecting the toilets function. Monitor and repair as needed.

12.3.B Item 1(Picture)

12.3.B Item 2(Picture)

13. Kitchen and Built-in Appliances

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Cabinets::
Solid Wood

Countertop Material::
Granite/Quatz

Range::
Gas

Range Hood::
Recirculating (removable filter)
Fan Operable
Lights inoperable

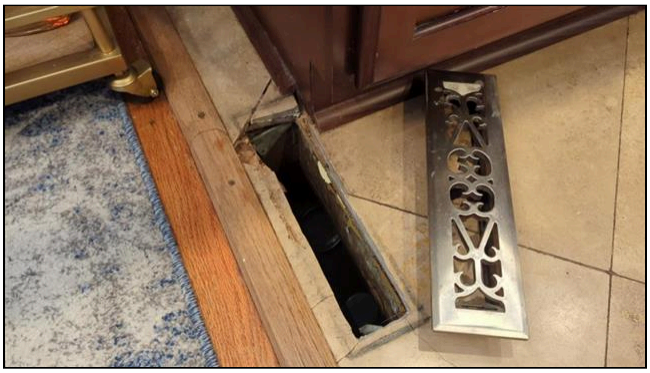
Dishwasher::
Present, Inspected

		IN	NI	NP	RR
13.0	Floors				•
13.1	Receptacles and Switches	•			
13.2	Lighting	•			
13.3	Cabinets	•			
13.4	Range	•			
13.5	Range Hood				•
13.6	Garbage Disposal	•			
13.7	Dishwasher	•			
13.8	Built-in Microwave	•			
13.9	Refrigerator	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace | **IN** | **NI** | **NP** | **RR**

Comments:

13.0 General wear and deterioration. there was some cracked tiles as well as chipping in the tile. the tile appears to be a natural stone. The tile floor did not appear to be installed on a cement backer which will prevent cracking and movement to the tile.


13.0 Item 1(Picture)


13.0 Item 2(Picture)

13.0 Item 3(Picture)

13.1 The kitchen outlets were Ground Fault Circuit Interrupter (GFCI) protected.

13.3 (1) General wear and deterioration.

13.3 Item 1(Picture)

13.3 Item 2(Picture)

13.3 (2) Maintaining your kitchen sink is important to ensure its longevity and to prevent unpleasant odors and clogs. Here are some tips for kitchen sink maintenance:

1. Clean regularly: Clean your sink after every use with a mild soap and water. Use a soft sponge or cloth to avoid scratches.

2. Avoid abrasive cleaners: Avoid using abrasive cleaners or scouring pads as they can scratch and damage your sink. Instead, use a mild cleaner and a soft sponge.

3. Don't let food waste go down the drain: Avoid letting food waste go down the drain as it can lead to clogs. Use a strainer to catch food particles and dispose of them in the trash.

4. Avoid pouring hot liquids down the drain: Hot liquids can cause damage to your sink's pipes. Let them cool down before disposing of them.

5. Use baking soda and vinegar to unclog drains: If your drain becomes clogged, try using a mixture of baking soda and vinegar. Pour 1/2 cup of baking soda down the drain, followed by 1/2 cup of vinegar. Let it sit for 10-15 minutes, then pour hot water down the drain.

6. Repair leaks promptly: If you notice any leaks or drips from your sink or faucet, have them repaired promptly to prevent water damage and mold growth.

By following these tips, you can keep your kitchen sink in good condition and avoid the need for costly repairs or replacements. If you have difficulty or and uncomfortable performing listed tasks, hire a professional.

Maintaining your kitchen cabinets and countertops is essential for their longevity and to keep them looking their best. Here are some tips for keeping them in good condition:

1. Clean regularly: Wipe down your cabinets and countertops regularly with a soft cloth or sponge and a mild cleaning solution. Avoid using abrasive cleaners or scouring pads that could scratch the surface.

2. Use coasters: Always use coasters or placemats when placing glasses, plates or hot pots on your countertops to prevent scratches or heat damage.

3. Avoid harsh chemicals: Avoid using harsh chemicals, such as bleach or ammonia, on your cabinets and countertops as they can cause damage over time.

4. Protect from water damage: Wipe up spills immediately to prevent water damage or staining. Also, be sure to use a cutting board when chopping food to prevent scratches on your countertop.

5. Polish or seal: Depending on the type of material your countertops are made of; you may need to apply a sealer or polish periodically to keep them looking their best and to protect the surface.

6. Check for damage: Regularly inspect your cabinets and countertops for any signs of damage, such as cracks, chips, or warping. Repair any damage as soon as possible to prevent it from worsening.

By following these simple tips, you can keep your kitchen cabinets and countertops looking great for years to come. Always check manufactures guidelines for maintenance and cleaning.

13.4 (1) The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

The appliances were operated at the time of inspection. Appliances will require cleaning and maintenance to ensure proper operation. Consider getting a warranty or repair service to protect you from the cost of repair or replacement when the equipment develops issues. The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

13.4 Item 1(Picture)

13.4 Item 2(Picture)

13.4 Item 3(Picture)

13.4 (2) Proper maintenance of your kitchen range can help extend its lifespan and ensure it operates safely and efficiently. Here are some tips to help you maintain your kitchen range:

1. Clean regularly: Wipe down the range with a soft cloth and mild detergent regularly. This will prevent buildup of grease and dirt.

2. Check and clean burners: Remove the burner grates and caps and clean them with soap and water. If there is any buildup, use a toothbrush or a stiff brush to remove it. Ensure that the burner ports are clean and free from debris.

3. Clean the oven: Use an oven cleaner or a mixture of baking soda and water to clean the inside of the oven. Follow the manufacturer's instructions carefully.

4. Clean the range hood: The range hood should be cleaned regularly to prevent grease buildup. Remove the filter and wash it in hot, soapy water. Clean the hood with a soft cloth and mild detergent.

5. Check the igniters: If the igniters on your gas range are not working, clean them with a toothbrush or a stiff brush. If they still don't work, they may need to be replaced.

6. Check the oven door seal: The oven door seal should be checked regularly to ensure that it is not damaged or worn. Replace it if necessary to prevent heat from escaping.

7. Check the gas connection: If you have a gas range, check the gas connection to ensure that it is secure and not leaking.

By following these tips, you can help ensure that your kitchen range operates safely and efficiently for years to come.

13.4 (3) Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends service by a qualified contractor.

13.5 (1) General deterioration. The microwave hood was too close to the gas range surface. This is a potential fire hazard and it is highly recommended that you correct this issue. Minimum 24" clearance from the range surface to the bottom of the hood or microwave. The range hood did not exhaust to the outside but re-circulated air through cleanable filters. There was a missing screen or filter. The light bulb did not function at the time of inspection.

13.5 Item 1(Picture)

13.5 (2) Regular maintenance of your range hood can help ensure it operates efficiently and safely. Here are some tips for maintaining your range hood:

1. Clean the filters: The filters in your range hood trap grease and other cooking residues, which can reduce the airflow and cause the motor to work harder. Clean or replace the filters regularly according to the manufacturer's instructions.

2. Clean the exterior: Use a damp cloth and a mild detergent to wipe down the exterior of the hood regularly. Avoid using abrasive or acidic cleaners, as they can damage the finish.

3. Check the fan blades: Over time, the fan blades in your range hood can accumulate dirt and debris. Clean them with a soft brush or cloth, and ensure they are properly secured.

4. Check the ductwork: Make sure the ductwork is properly connected and free from obstructions, such as bird nests or debris.

5. Check the lights: If your range hood has lights, check them regularly to ensure they are working properly. Replace any bulbs that have burned out.

By following these maintenance tips, you can help ensure your range hood operates effectively and safely for years to come.

13.6 (1) Operated at the time of inspection.

13.6 (2) Maintaining your garbage disposal is important to ensure that it continues to work properly and doesn't develop any unpleasant odors. Here are some tips for maintaining your garbage disposal:

1. Keep it clean: Use a mixture of ice cubes and salt to clean your garbage disposal. Fill the disposal with ice cubes, sprinkle salt on top, and turn on the disposal. The ice and salt will help clean the blades and remove any built-up debris.

2. Use it regularly: Use your garbage disposal frequently to prevent any food waste from accumulating and creating a blockage.

3. Don't put non-food items down the disposal: Avoid putting anything that isn't food down the disposal. This includes things like paper, plastic, metal, or glass.

4. Avoid hard or fibrous foods: Hard foods like bones or fibrous foods like celery can damage the blades of your garbage disposal. Try to avoid putting these items down the disposal.

5. Keep it well-maintained: Schedule an annual maintenance appointment with a professional plumber to ensure that your garbage disposal is working properly and to catch any issues before they become a bigger problem.

6. Run water before and after use: Running water before and after using the garbage disposal helps to flush out any debris and prevent clogs.

By following these tips, you can ensure that your garbage disposal continues to work properly and doesn't develop any unpleasant odors. Always consult with your owner's manual prior to any maintenance.

13.7 (1) The dishwasher should be secured to the cabinets or countertop. The bracket was loose. There were missing gaskets where the dishwasher meets the cabinets. These help prevent moisture from steam getting into the cabinet space. Some of the buttons were worn out. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.

The appliances were operated at the time of inspection. Appliances will require cleaning and maintenance to ensure proper operation. Consider getting a warranty or repair service to protect you from the cost of repair or replacement when the equipment develops issues.

13.7 Item 1(Picture)

13.7 Item 2(Picture)

13.7 (2) Dishwashers are essential household appliances that make our lives easier by saving us time and effort when it comes to washing dishes. However, like all appliances, dishwashers require regular maintenance to ensure they function efficiently and last longer. Here are some tips for maintaining your dishwasher:

1. Clean the interior: Remove any food debris or residue from the dishwasher's interior by wiping it down with a damp cloth. You can also use a dishwasher cleaner to clean the interior and remove any buildup or stains.

2. Clean the filters: Dishwashers have filters that prevent food particles from clogging the drain. These filters should be cleaned regularly to ensure proper functioning of the dishwasher. Remove the filters and rinse them with warm water. Use a soft brush to remove any stubborn debris.

3. Check the spray arms: The spray arms distribute water to clean the dishes. Check them for any clogs or blockages and remove any debris that may be blocking the spray holes.

4. Check the seals: The door seals keep the water inside the dishwasher. Check the seals for any cracks or damage and replace them if necessary.

5. Run hot water before starting the dishwasher: Before starting the dishwasher, run hot water in the sink to ensure that the water entering the dishwasher is hot. This will improve the dishwasher's cleaning performance.

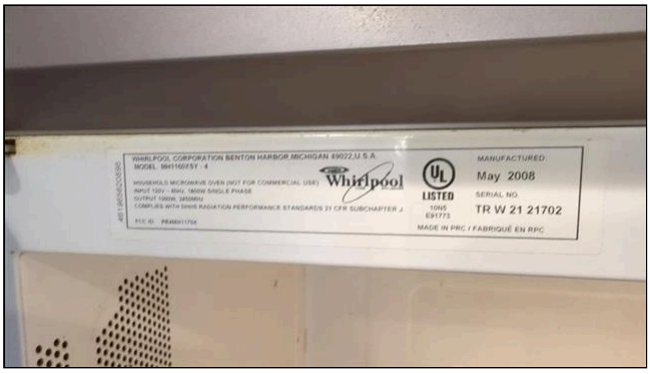
6. Use the right detergent: Use a high-quality dishwasher detergent that is specifically designed for use in dishwashers. Using the wrong detergent can cause buildup and clogs.

7. Run vinegar through the dishwasher: Running a cycle with a cup of vinegar can help remove any buildup and odors from the dishwasher.

By following these simple tips, you can keep your dishwasher functioning efficiently and extend its lifespan.

13.8 (1) There was damage to the exterior of the microwave. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

13.8 Item 1(Picture)



13.8 Item 2(Picture)

13.8 (2) Regular maintenance of your built-in microwave can help keep it running efficiently and prevent breakdowns. Here are some maintenance tips:

1. Clean the interior regularly: Wipe down the interior of the microwave with a damp cloth or sponge after

each use. For stubborn stains, you can use a mild cleaner or vinegar and water solution. Avoid using abrasive cleaners or scrubbers that can scratch the interior.

2. Clean the exterior: Wipe down the exterior of the microwave with a damp cloth or sponge. Avoid using abrasive cleaners or scrubbers that can scratch the surface.

3. Clean the air filter: Some built-in microwaves have air filters that need to be cleaned regularly. Check your owner's manual for instructions on how to clean the filter. Generally, you can remove the filter and wash it with soap and water, then let it dry before re-installing it.

4. Check the door seal: Make sure the door seal is clean and free of debris. If you notice any damage or cracks, it may need to be replaced.

5. Check the turntable: Remove the turntable and wash it with soap and water. Make sure it is properly aligned and rotates smoothly. If the turntable is damaged, it may need to be replaced.

6. Check the vents: Make sure the vents on the microwave are not blocked by any objects. This can cause the microwave to overheat and damage the internal components.

7. Test the microwave: Test the microwave regularly by heating a cup of water for one minute. If the water does not heat evenly or takes longer than one minute to heat, the microwave may need to be serviced.

By following these simple maintenance tips, you can help ensure that your built-in microwave runs efficiently and lasts for many years.

13.9 (1) The appliances were operating at the time of inspection. Appliances will require cleaning and maintenance to ensure proper operation. Consider getting a warranty or repair service to protect you from the cost of repair or replacement when the equipment develops issues.

13.9 (2) Proper maintenance of a refrigerator is essential for ensuring its longevity and efficient functioning. Here are some tips for refrigerator maintenance:

1. Clean the coils: The coils on the back or bottom of your refrigerator can accumulate dust and debris over time, which can reduce the efficiency of your refrigerator. Use a vacuum cleaner or a coil cleaning brush to clean the coils regularly.

2. Check the door seals: The door seals on your refrigerator can become cracked or damaged over time, causing cold air to escape and making your refrigerator work harder to maintain the desired temperature. Check the door seals regularly and replace them if necessary.

3. Keep it full: A full refrigerator will retain cold temperatures more efficiently than an empty one. Try to keep your refrigerator well-stocked to ensure maximum efficiency.

4. Check the temperature: The temperature of your refrigerator should be set between 35 and 38 degrees Fahrenheit, and the freezer should be set between 0 and 5 degrees Fahrenheit. Use a thermometer to check the temperature regularly and adjust the settings if necessary.

5. Clean the interior: Regularly clean the interior of your refrigerator with a mild detergent and warm water. Wipe down spills and stains immediately to prevent them from becoming difficult to clean.

6. Avoid overloading: Avoid overloading your refrigerator with too much food. This can cause the refrigerator to work harder to maintain the desired temperature, reducing its efficiency.

By following these simple tips, you can keep your refrigerator running smoothly and efficiently for years to come.

14. Laundry Room

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following:dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

Styles & Materials

Dryer Power::
Gas

Dryer Vent::
Ribbed foil
Not Visible

Dryer Gas Supply::
Natural gas

		IN	NI	NP	RR
14.0	Floors	•			
14.1	Receptacles, Switches, Connections	•			
14.2	Lighting	•			
14.3	Cabinets				•
14.4	Dryer Venting				•
14.5	Laundry room venting	•			
14.6	Dryer gas line	•			
14.7	Miscellaneous	•			

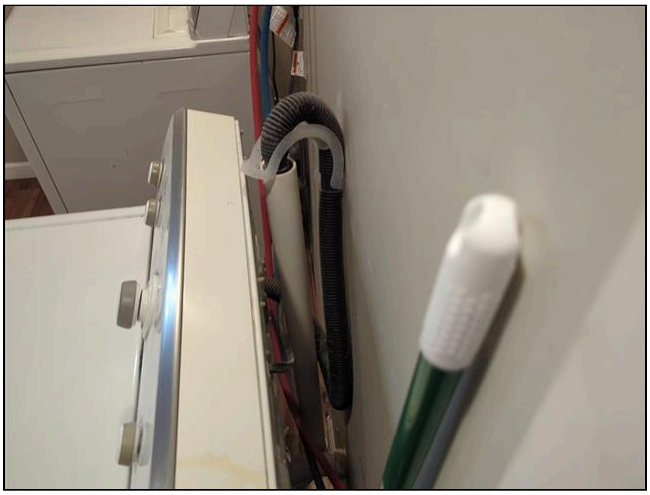
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

14.0 General wear and deterioration.

14.1 The laundry room outlets were Ground Fault Circuit Interrupter protected.

14.3 As a note the washing machine discharge line was not of the proper size for this use. best practice would be to have a 2 inch drain line and trap. You can also route the discharge into the laundry tub. The laundry tub was in the makeshift bathroom. there was active leaking below the trap. the sink was not properly secured.



14.3 Item 1(Picture)

14.3 Item 2(Picture)

14.3 Item 3(Picture)

14.3 Item 4(Picture)

14.4 (1) A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

14.4 Item 1(Picture)

14.4 (2) Proper venting of a dryer is crucial for efficient and safe operation. Here are some tips for dryer venting:

1. Check the vent hose: The vent hose connects the dryer to the vent duct, which leads outside. Make sure the vent hose is not kinked, bent, or crushed, as this can cause the dryer to work harder and may also create a fire hazard.

2. Shorten the venting: Ideally, the venting should be as short as possible. The longer the venting, the more difficult it is for the dryer to push the air out, which reduces efficiency and can also create a fire hazard.

3. Use a vent hood: Install a vent hood on the exterior of your home to prevent debris, animals, and insects from entering the venting system. The vent hood should be cleaned regularly to prevent clogs.

4. Clean the venting system: The venting system should be cleaned regularly to prevent clogs, which can reduce efficiency and create a fire hazard. Use a vent brush or vacuum attachment to clean the vent duct,

and remove any lint or debris that has accumulated.

5. Use the right type of venting: The venting should be made of rigid metal or flexible metal ducting, as these materials are less likely to accumulate lint and create a fire hazard than plastic or vinyl venting.

By following these tips for dryer venting, you can ensure that your dryer operates safely and efficiently, while also reducing the risk of fire hazards.

14.4 (3) The dryer was vented using a flexible, ribbed, foil-like vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

14.6 Maintaining the gas line to your dryer is important for ensuring the safe and efficient operation of the appliance. Here are some tips for maintaining your dryer gas line:

1. Check for leaks: Gas leaks are a serious safety hazard. To check for leaks, mix some soapy water and apply it to the gas line connection points. If you see bubbles forming, you have a leak and need to shut off the gas supply to the dryer immediately.

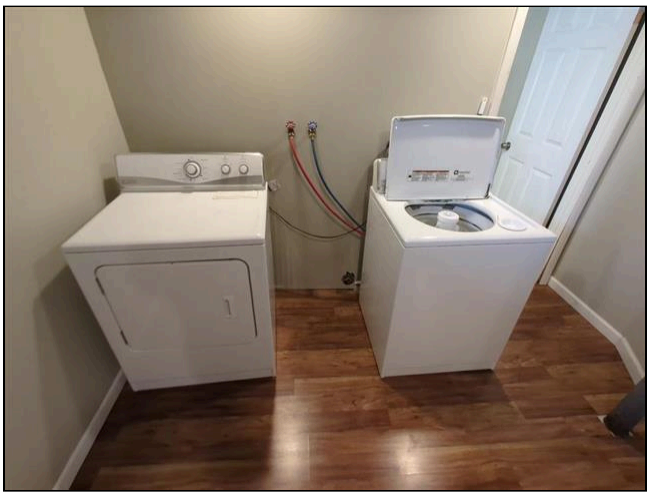
2. Inspect the gas line: Regularly inspect the gas line for any signs of damage or wear. Look for cracks, kinks, or corrosion on the gas line. If you notice any damage, have it repaired or replaced as soon as possible.

3. Keep the area around the gas line clear: Keep the area around the gas line free from clutter and debris. This will help prevent damage to the gas line and make it easier to access if you need to inspect or repair it.

4. Hire a professional for installation or repairs: If you need to install a new gas line or repair an existing one, it is best to hire a licensed professional. They have the experience and knowledge to perform the work safely and correctly.

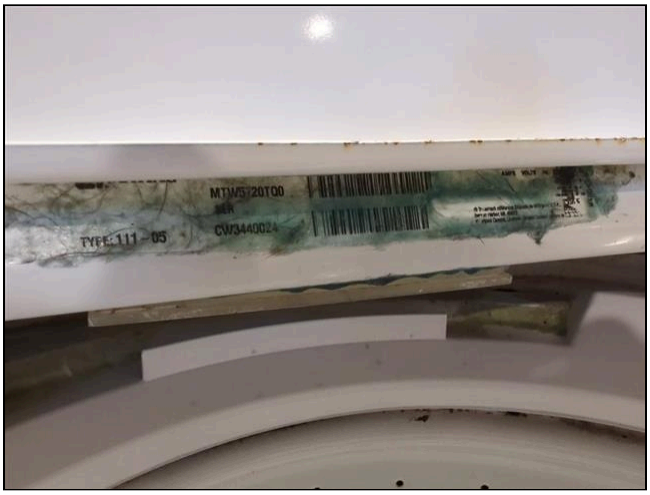
5. Follow manufacturer's instructions: Always follow the manufacturer's instructions for maintaining your dryer and gas line. This will help ensure the safe and efficient operation of the appliance.

14.7 (1) The appliances were operated at the time of inspection. Appliances will require cleaning and maintenance to ensure proper operation. Consider getting a warranty or repair service to protect you from the cost of repair or replacement when the equipment develops issues.



14.7 Item 1(Picture)

14.7 Item 2(Picture)



14.7 Item 3(Picture)

14.7 (2) Proper maintenance of your washer and dryer can help extend their lifespan and ensure that they continue to function efficiently. Here are some tips for maintaining your washer and dryer:

Washer Maintenance:

1. Clean the lint filter: After every wash cycle, clean the lint filter to prevent clogs and improve the machine's efficiency.

2. Check the hoses: Regularly inspect the hoses for signs of wear and tear or leaks. Replace any damaged hoses immediately.

3. Run a cleaning cycle: Use a washing machine cleaner to run a cleaning cycle once a month to remove buildup and odors.

4. Don't overload the machine: Overloading the machine can cause excessive wear and tear and reduce its lifespan.

5. Leave the door open: After each wash cycle, leave the door open for a few hours to allow the machine to air out and prevent mold and mildew.

Dryer Maintenance:

1. Clean the lint screen: Clean the lint screen after each use to prevent buildup and reduce the risk of fire.

2. Clean the vent: Clean the vent pipe regularly to remove lint buildup and prevent clogs.

3. Don't overload the dryer: Overloading the dryer can cause excessive wear and tear and reduce its lifespan.

4. Check the drum: Check the drum for loose objects such as coins or buttons that can cause damage to the machine.

5. Clean the interior: Clean the interior of the dryer regularly to remove any lint or debris that may have accumulated.

By following these maintenance tips, you can help ensure that your washer and dryer continue to function properly and efficiently for years to come.

General Summary

Inspection Pros llc

586-292-9340
RyanYoung.ip@gmail.com

Customer
[redacted]

Address
[redacted]

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. Roof

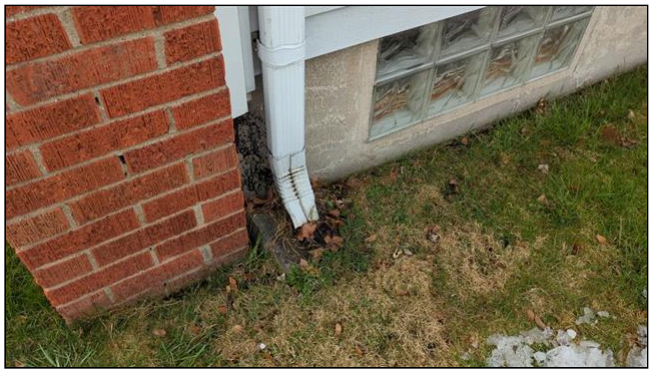
1.3 Roof Drainage System

Repair/Replace

(1) The gutter troughs were loose in areas, there were water stains where sealant will need to be maintained to prevent leaking between the seams. There were missing gutter downspout extensions. There was debris that needs to be regularly cleaned. All gutter downspouts should be properly sloped and at least 6' away from the foundation of the home. Gutters that drain onto the roof surface should be extended into lower troughs to eliminate excess water from damaging the roof covering material as well as voiding manufactures warranties.

1.3 Item 1(Picture)

1.3 Item 2(Picture)



1.3 Item 3(Picture)

1.3 Item 4(Picture)

1.3 Item 5(Picture)

(2) Regular maintenance of your roof drainage system is important to prevent water damage to your home. Here are some tips for roof drainage system maintenance:

1. Clean gutters and downspouts: Gutters and downspouts can become clogged with leaves, debris, and other materials, causing water to overflow onto your roof and potentially cause damage. Clean gutters and downspouts regularly to ensure that they are functioning properly.

2. Check for leaks: Check your gutters, downspouts, and roof for any leaks. Repair any leaks as soon as possible to prevent water damage.

3. Inspect the roof: Inspect your roof for any damage, such as missing or damaged shingles. Repair any damage as soon as possible to prevent water from seeping into your home.

4. Install gutter guards: Gutter guards can help prevent debris from entering your gutters and downspouts, reducing the need for frequent cleaning.

5. Direct water away from your home: Make sure your downspouts are directing water away from your home's foundation. This will help prevent water from seeping into your basement or crawl space.

6. Trim trees: Trim any trees near your roof that could potentially damage your roof or clog your gutters with falling leaves and debris.

By following these maintenance tips, you can help prevent water damage to your home and ensure that your roof drainage system is functioning properly.

1.5 Asphalt Composition Shingle

Repair/Replace

(1) There were shingles that had poor bond to the lower courses of shingle. This may encourage damage from wind. These areas were more prominent near the chimney on the back side of the roof. The shingles being raised up by the wind have also raised the nearby roof vent. Tar or sealant will need to be applied below the shingles to prevent wind damage and encourage proper bond. Some of the nails may need to be tapped down and sealed to prevent further issue. Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, and other deficiencies that develop with time, exposure to weather and circumstances. Accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

1.5 Item 1(Picture)

1.5 Item 2(Picture)

1.5 Item 3(Picture)

1.5 Item 4(Picture)

1.5 Item 5(Picture)

1.5 Item 6(Picture)

(2) Asphalt shingles are a popular roofing material because they are durable, affordable, and relatively easy to install. However, like any other roofing material, they require regular maintenance to ensure they last a long time. Here are some tips for asphalt shingle maintenance:

1. Inspect the roof regularly: Regular inspections can help identify any issues with your asphalt shingles before they become major problems. Look for signs of damage, such as missing or broken shingles, cracks, or curling edges.

2. Clean the roof: Debris, such as leaves, twigs, and dirt, can accumulate on your roof and cause damage over time. Use a roof rake or leaf blower to remove debris from the roof regularly.

3. Repair or replace damaged shingles: If you notice any damaged shingles during your inspection, it's important to repair or replace them promptly. Missing or broken shingles can allow water to penetrate the roof and cause damage to your home's interior.

4. Check the flashing: The flashing around chimneys, skylights, and vents can become damaged over time, leading to leaks. Inspect the flashing regularly and repair or replace any damaged areas.

5. Trim overhanging branches: Trees that are too close to the roof can drop branches or debris onto it, causing damage. Trim any overhanging branches or consider planting trees farther away from your home.

6. Hire a professional: If you're not comfortable inspecting or maintaining your asphalt shingle roof, consider hiring a professional to do it for you. They can identify any issues and provide recommendations for repairs or replacement if necessary.

By following these tips, you can help ensure that your asphalt shingle roof lasts a long time and provides reliable protection for your home.

2. Attic

2.2 Roof Structure Ventilation

Repair/Replace

(1) There were stained Nails visible in the Attic space. these indicate the ventilation is not proper. there was a ridge vent and can vents near the ridge. there were visible soffit Vents and baffles which should allow proper airflow. the issue may have been corrected, however the signs of poor ventilation were present. You should monitor and correct this as needed.

2.2 Item 1(Picture)

2.2 Item 2(Picture)

(2) The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

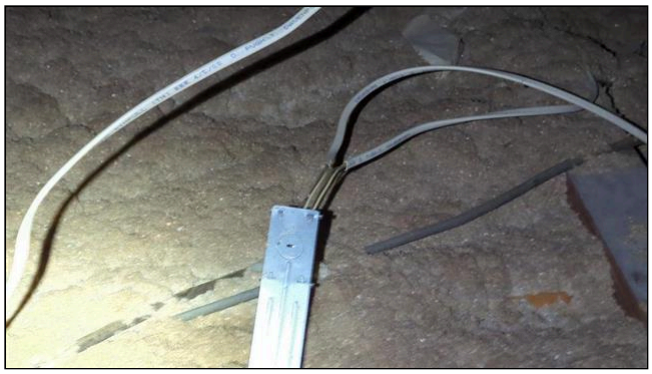
2.3 Attic Electrical

Repair/Replace

Most not visible due to covering by insulation. Comments are made based on visible items and defects. There were wires that were not properly secured. there were visible ground wires that were not properly capped or installed inside the junction box. The wires going into the recessed lights that were visible in the attic space were not properly installed. There was no clamp.

2.3 Item 1(Picture)

2.3 Item 2(Picture)



2.3 Item 3(Picture)

2.4 Misc Attic Conditions (leakage, debris, etc.)

Repair/Replace

There was a lot of bird nest material inside the attic space. there was a new screen installed inside below the can vent to prevent further pest entry. This will need to be regularly maintained and cleaned to ensure the vent is operating properly. You may consider replacing the vent. There was sign of mice or other pests. Consider bait traps or a pest control plan. There was water staining around the chimney. this area was dry at the time of inspection.

2.4 Item 1(Picture)

2.4 Item 2(Picture)

2.4 Item 3(Picture)

2.4 Item 4(Picture)

2.4 Item 5(Picture)

2.4 Item 6(Picture)

3. Exterior

3.2 General Grounds

Repair/Replace

(1) Grading will change over time. Ensure grading is in good condition and not neutral or negative. This will help keep water away from the foundation.

Maintain and trim all trees, shrubs, bushes and vines from growing on and around the building. Keep them from touching and overhanging the structure.

(2) Grading around a home foundation is an important aspect of maintenance to prevent water damage and ensure the stability of the structure. The grading around the foundation should slope away from the house at a 5% slope (or about 6 inches of drop for every 10 feet of distance) to allow for proper drainage of rainwater and snow melt.

Here are some steps to take when grading around a home foundation:

1. Start by identifying the existing grading around the foundation. Walk around the perimeter of the house and look for any areas where the soil is sloping towards the foundation or where water is pooling after rain.

2. Use a shovel or other tools to adjust the soil and create a gradual slope away from the foundation. Add topsoil and compact it to create a slight mound around the foundation to encourage water to flow away from the house.

3. Monitor the grading periodically and make adjustments as necessary to ensure that the soil is maintaining the proper slope away from the foundation. If you notice any settling or erosion, add more soil and re-grade the area.

4. Consider installing gutters and downspouts to collect rainwater from the roof and direct it away from the foundation. This can help prevent water from seeping into the basement or crawl space and causing water damage.

By maintaining proper grading around the foundation, you can help prevent costly water damage and ensure the long-term stability of your home. If you are unsure about how to grade around your foundation, consult with a professional landscaper or foundation specialist for guidance.

3.3 Exterior Trim

Repair/Replace

(1) There was missing and loose trim in areas. The trim will need to be repaired to prevent further damage into deterioration. Missing trim will need to be replaced. There were also loose soffits on the right side of the home that needs to be secured. General deterioration typical for the age of the property.

3.3 Item 1(Picture)

3.3 Item 2(Picture)

3.3 Item 3(Picture)

3.3 Item 4(Picture)

(2) General minor deterioration that is typical for the age of the home.

Aluminum wrapped trim is a common feature in modern homes, and it requires regular maintenance to keep it looking its best. Here are some tips on how to maintain aluminum wrapped trim:

1. Clean the trim regularly: Use a soft cloth or sponge and a mild detergent solution to clean the trim. Avoid using abrasive cleaners, as they can scratch the surface of the aluminum.

2. Rinse the trim thoroughly: After cleaning the trim, rinse it thoroughly with clean water to remove any soap residue.

3. Check for damage: Inspect the aluminum wrapped trim periodically for any signs of damage, such as dents or scratches. If you notice any damage, have it repaired as soon as possible to prevent further damage.

4. Protect the trim from the elements: Aluminum wrapped trim is designed to withstand the elements, but it's still important to protect it from prolonged exposure to sun, rain, and snow. Consider applying a protective coating or sealant to help prevent damage from the elements.

5. Keep the trim dry: Moisture can cause damage to aluminum wrapped trim, so it's important to keep it dry. If you notice any moisture on the trim, dry it off immediately.

By following these tips, you can help keep your aluminum wrapped trim looking great for years to come.

3.4 Porch

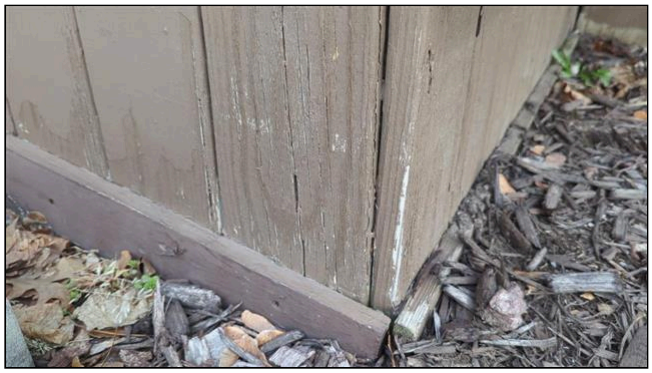
Repair/Replace

The front porch was a deck. The wood around the deck had general deterioration including pitting or rot around several of the nails. Some of the boards did not appear to be properly secured. The guardrails at the front steps were loose. It is likely that rebuilding or repairing the deck will be necessary. Replace all damaged boards. As a note, there were gaps under the right side of the deck that were covered with a fence. This will need to be maintained to prevent pest entry. There was no

visibility to the framing below the deck. General deterioration typical for the age of the property.


3.4 Item 1(Picture)


3.4 Item 2(Picture)

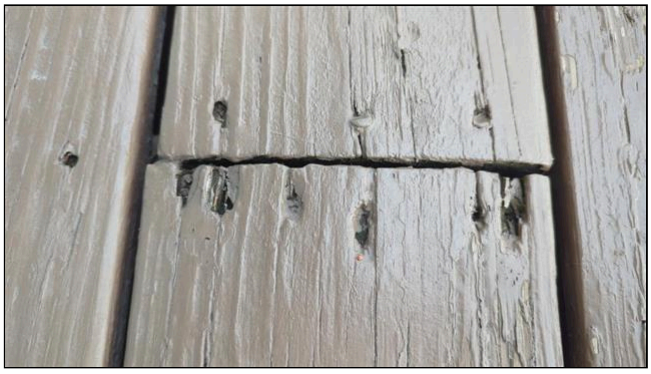

3.4 Item 3(Picture)


3.4 Item 4(Picture)


3.4 Item 5(Picture)


3.4 Item 6(Picture)


3.4 Item 7(Picture)


3.4 Item 8(Picture)


3.4 Item 9(Picture)


3.4 Item 10(Picture)

3.5 Patio

Repair/Replace

(1) The paver patio had dips or sloped surfaces that may be considered a safety hazard. There were pavers that were loose and moving. There was a need for repairs and maintenance. Grout or the sand between the pavers should be regularly cleaned and maintained or replaced as needed. The patio was sunk near the back of the house and areas. This may encourage water to sit near the foundation.


3.5 Item 1(Picture)


3.5 Item 2(Picture)


3.5 Item 3(Picture)


3.5 Item 4(Picture)

(2) Maintaining a paver patio is important to ensure it stays in good condition and looks great for years to come. Here are some tips on how to properly maintain your paver patio:

1. Regular cleaning: Sweep your patio regularly to prevent the accumulation of debris and dirt. You can also use a leaf blower to blow away any loose debris.

2. Stain removal: If you notice any stains on your paver patio, remove them as soon as possible. Use

a mild detergent mixed with water and a stiff bristled brush to scrub the stain away. Avoid using harsh chemicals as they can damage the pavers.

3. Seal the pavers: Sealing your paver patio is important to protect it from damage caused by weather, foot traffic, and spills. Sealing the pavers also helps to prevent the growth of weeds and moss. It is recommended to seal the pavers once every 2-3 years.

4. Repair any damages: If you notice any cracks or damages to your pavers, repair them as soon as possible to prevent further damage. You can remove the damaged pavers and replace them with new ones.

5. Avoid using salt: Avoid using salt to melt ice on your paver patio during winter. Salt can damage the pavers and cause them to crack.

By following these tips, you can keep your paver patio looking beautiful and in great condition for many years.

4. Wall Exteriors

4.0 Door Exteriors

Repair/Replace

The rear door trim was in poor condition. It will require paint and sealant maintenance. You may consider wrapping the exposed wood with aluminum flashing to prevent further maintenance and deterioration. There was exposed holes from nails or screws that were removed. This is likely from an old storm door that is no longer present. General deterioration typical for the age of the property.

4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.0 Item 3(Picture)

4.0 Item 4(Picture)

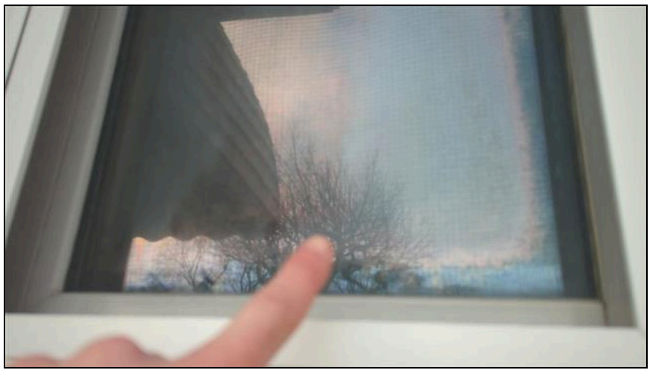
4.1 Window Exteriors

Repair/Replace

(1) The sealant was deteriorated and will need to be maintained. There was splitting and cracking present. This is an indication that the sealant needs to be replaced. There were visibly dirty weep channels that need to be cleaned and maintained to allow proper function of the window. The front window to the right of the porch had visibly failed seals between the pains of glass which resulted in etching. At the time of the inspection, window exteriors showed general weathering, wear, and deterioration commensurate with their age.

At the time of the inspection, window exteriors exhibited general deterioration requiring maintenance. All work should be performed by a qualified contractor.

4.1 Item 1(Picture)



4.1 Item 2(Picture)

(2) Exterior window maintenance is important to keep your windows looking good and functioning properly. Here are some tips for maintaining your exterior windows:

1. Clean your windows regularly: Regularly cleaning your windows can help prevent dirt and grime buildup, which can lead to damage over time. Use a mild detergent and warm water, or a specialized window cleaner, to clean the glass.

2. Check the caulking: The caulking around your windows helps to seal out moisture and drafts. Over time, caulking can dry out and crack, so it's important to check it periodically and replace it if necessary.

3. Inspect the weatherstripping: The weatherstripping around your windows helps to prevent drafts and improve energy efficiency. Inspect it regularly and replace it if it's damaged or worn.

4. Check the hardware: Make sure that all the hardware on your windows, such as locks, handles, and hinges, is working properly. Replace any damaged or worn parts.

5. Trim nearby trees and bushes: Trees and bushes near your windows can scratch the glass or damage the frames. Keep them trimmed back to avoid this.

By following these tips, you can help keep your exterior windows in good condition and prolong their lifespan.

4.2 Exterior Wall Penetrations

Repair/Replace

Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

4.3 Brick exterior

Repair/Replace

(1) At the front of the home the brick ledge below the siding and above the brick was improperly installed. The ledge or seal was not properly secured or pitched away from the home. It was lacking visible flashing and or sealant to prevent water from damaging the brick or getting into the wall cavity. This item will need to be repaired.

4.3 Item 1(Picture)

4.3 Item 2(Picture)

4.3 Item 3(Picture)

4.3 Item 4(Picture)

4.3 Item 5(Picture)

4.3 Item 6(Picture)

(2) Although exterior wall construction was hidden behind interior and exterior wall coverings, exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick. Proper construction methods include the installation of a drainage plane (a membrane such as housewrap of

felt paper) applied to exterior wall sheathing, an air gap left between the drainage plane and the brick, and a method for diverting any moisture that may enter th air gap to the weather-face of the brick. Brick is typically fastened to the framing using metal fasteners. The Inspector was unable to confirm the presence of a moisture-resistant membrane.

Maintaining the exterior of a brick home is important to ensure that it stays in good condition and continues to look attractive. Here are some tips for maintaining brick exteriors:

1. Inspect regularly: Regularly inspect the brick exterior for any signs of damage or wear and tear, such as cracks, chips, or crumbling mortar. Catching these issues early can prevent further damage and costly repairs.

2. Clean the brick: Over time, dirt, grime, and mildew can accumulate on brick surfaces, making them look dull and unattractive. Use a mild detergent and water solution to clean the brick, using a soft-bristled brush to scrub away any dirt or stains. Avoid using a high-pressure washer, as this can damage the brick.

3. Repair damaged areas: If you notice any damaged areas, such as cracks or missing mortar, it's important to repair them as soon as possible. Use a mortar mix that matches the existing mortar, and carefully fill in any gaps or cracks.

4. Seal the brick: Applying a sealer to the brick can help protect it from moisture, which can cause damage over time. Make sure to choose a sealer that is specifically designed for brick surfaces.

5. Trim trees and shrubs: If you have trees or shrubs growing near the brick exterior, make sure to trim them regularly. Overhanging branches can scratch the brick surface, and plant roots can cause damage to the foundation.

6. Check the gutters: Clogged gutters can cause water to overflow and damage the brick exterior. Make sure to clean the gutters regularly and check for any leaks or damage.

By following these tips, you can help keep your brick exterior in good condition and extend its lifespan.

4.4 Vinyl Siding

Repair/Replace

(1) There was damage to the siding that will need to be repaired or replaced. there was excessive damage at the corner of the home near the gate. There were loose sections of siding near the air conditioning unit. These areas will need to be addressed. This is an indication of age.

4.4 Item 1(Picture)

4.4 Item 2(Picture)

4.4 Item 3(Picture)

4.4 Item 4(Picture)

4.4 Item 5(Picture)

(2) General deterioration typical for the age of the property.

Vinyl siding is a popular choice for many homeowners because of its durability, low maintenance requirements, and versatility. However, it still requires some maintenance to keep it looking good and functioning properly. Here are some tips for maintaining your vinyl siding:

1. Regular Cleaning: Regularly cleaning your vinyl siding will help prevent dirt and grime buildup, which can damage the surface. Use a soft-bristled brush or a pressure washer to clean the siding with a mixture of mild detergent and water. Avoid using abrasive cleaners or scrub brushes that can scratch the surface.

2. Inspect for Damage: Inspect your vinyl siding for any damage, such as cracks, chips, or holes. Repair any damage promptly to prevent moisture from penetrating beneath the siding, which can lead to mold and mildew growth.

3. Trim Trees and Shrubs: Overhanging trees and shrubs can scratch and damage vinyl siding. Keep them trimmed back away from your home.

4. Protect from Heat Sources: Vinyl siding can warp or melt when exposed to high heat sources, such as grills, fire pits, or outdoor heaters. Keep these items away from your vinyl siding to prevent damage.

5. Check for Proper Installation: Ensure that your vinyl siding was installed properly, with the appropriate number of fasteners and proper spacing. Improper installation can cause the siding to warp or buckle.

By following these maintenance tips, you can help ensure that your vinyl siding lasts for many years and remains in good condition.

6. Electrical

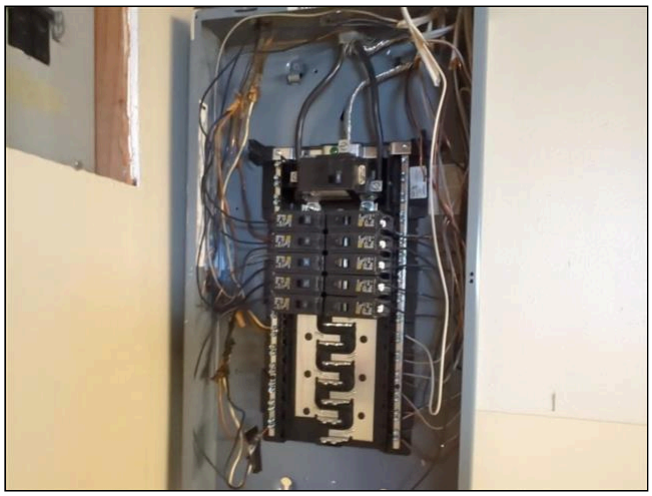
6.7 Service Panel Wiring

Repair/Replace

There were disconnected wires inside the panel that were not properly capped or secured out of the way. there were wires that were going through a clamp into the panel however the clamp was not tightened.

6.7 Item 1(Picture)

6.7 Item 2(Picture)



6.7 Item 3(Picture)

6.12 Exterior Electrical Receptacles

Repair/Replace

The front porch outlet was loose at the siding. The outlet was also ungrounded. There does not appear to be GFCI protection at this location. The outlet near the air conditioning unit had a loose cover. this unit should be properly secured. This outlet was also the GFCI receptacle controlling the outlets inside the garage space. The outlets were Ground Fault Circuit Interrupter protected (GFCI).

6.12 Item 1(Picture)

6.13 Conventional Electrical Receptacles (interior)

Repair/Replace

Ungrounded three prong Outlets were present. Please outlets should be properly upgraded or returned to two prong outlets.

6.15 Switches

Repair/Replace

The basement wall switches should be flush with the plate cover. The plate cover was loose. Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

6.15 Item 1(Picture)

6.18 Smoke Detectors

Repair/Replace

(1) You should replace the smoke detectors with new interconnected smoke detectors.

(2) Smoke and CO2 detectors are critical safety devices that can save lives in the event of a fire or carbon monoxide leak. To ensure that they function properly, it's essential to perform regular maintenance. Here are some tips for smoke and CO2 detector maintenance:

1. Test your detectors regularly: Most smoke and CO2 detectors have a test button. Press it to ensure that the alarm sounds loudly and clearly.

2. Replace the batteries: Smoke and CO2 detectors typically require batteries to function. Check the

batteries regularly and replace them when they run low. It's a good idea to replace the batteries at least once a year.

3. Clean your detectors: Dust and debris can accumulate inside your detectors, causing them to malfunction. Clean your detectors regularly with a soft brush or vacuum cleaner attachment.

4. Replace your detectors: Smoke and CO2 detectors have a limited lifespan. Check the manufacturer's recommendations for when to replace your detectors. Typically, smoke detectors should be replaced every 10 years, while CO2 detectors should be replaced every 5-7 years.

5. Keep detectors in good working order: Make sure your detectors are installed correctly and in good working order. If you notice any damage or other issues, contact a professional to repair or replace your detectors.

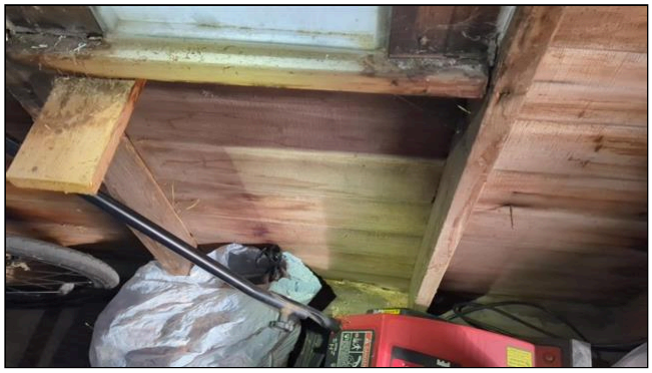
By following these tips, you can help ensure that your smoke and CO2 detectors function properly and provide the early warning needed to protect yourself and your family in the event of a fire or carbon monoxide leak.

7. Garage

7.2 Walls

Repair/Replace

There was visible rot to the wood frame at the walls. This is typically a result of gutter, neglect and excess water over a period of time finding its way into this area. These areas should be identified and repaired. General deterioration typical for the age of the property and location.



7.2 Item 1(Picture)

7.2 Item 2(Picture)

7.2 Item 3(Picture)

7.2 Item 4(Picture)

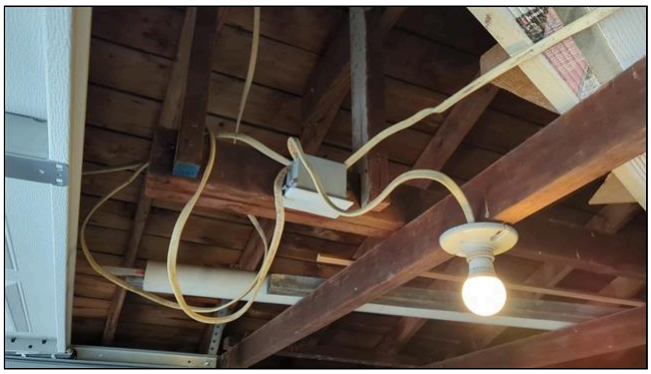
7.3 Garage Electrical

Repair/Replace

While the garage was GFCI protected with the outlet near the air conditioning unit. the wiring was

poorly installed and secured. the outlet on the wall had an open ground circuit. This can be an issue with the wiring at the outlet or elsewhere in the circuit. Corrections should be made for safety and reliability. The exterior light above the overhead door flickered when operated. This may be a wiring issue or bulb issue.

7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.3 Item 3(Picture)

7.3 Item 4(Picture)

7.3 Item 5(Picture)

7.4 Roof Framing

Repair/Replace

There were missing collar tie braces where the overhead door track was. While the inspector did not notice significant movement in the roof or wall framing, you should add additional collar tie supports to prevent this in the future.


7.4 Item 1(Picture)


7.4 Item 2(Picture)

7.6 Exterior Wall Covering

Repair/Replace

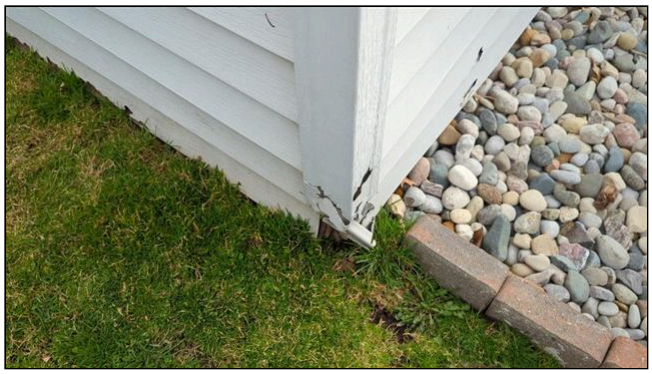
The vinyl siding had General damage around the lower portion of the garage. There were some gaps or separated sections of siding that should be corrected. There was loose or missing trim at the Eve or soffit below the roof that needs to be corrected. Consider the costs of repairing or updating the siding and trim.


7.6 Item 1(Picture)


7.6 Item 2(Picture)


7.6 Item 3(Picture)


7.6 Item 4(Picture)



7.6 Item 5(Picture)

7.6 Item 6(Picture)

7.6 Item 7(Picture)

7.6 Item 8(Picture)

7.7 Roof Covering

Repair/Replace

Architectural asphalt shingles were present. there was some Bond failure similar to the primary home roof. more information is available in that portion of the report. this roof also had no ventilation. ventilation is a requirement when installing a roof. Repairs are needed.

7.7 Item 1(Picture)

7.7 Item 2(Picture)


7.7 Item 3(Picture)


7.7 Item 4(Picture)

7.8 Windows

Repair/Replace

The window was generally damaged and deteriorated. there was cracked glass and rotted trim. Repairs are needed. Consider replacement.


7.8 Item 1(Picture)


7.8 Item 2(Picture)


7.8 Item 3(Picture)

8. Interior

8.6 Windows/Skylights/Sliding door wall

Repair/Replace

(1) The bathroom window as well as the front bedroom window facing the neighbor's house had failed seals between the panes of glass which resulted in etching or staining.

8.6 Item 1(Picture)

(2) The majority of the windows in the home were functioning as intended. Windows and their condition can change seasonally and require regular maintenance and cleaning to function properly. The inspection is based on the condition of the windows when inspected.

Maintaining your interior windows is an important part of keeping your home looking its best and ensuring that your windows continue to function properly. Here are some tips for interior window maintenance:

1. Regular cleaning: Regularly cleaning your windows can help prevent buildup of dirt, dust, and other debris that can damage the glass or cause it to become cloudy. Use a soft cloth or sponge and a mild cleaning solution to wipe down the window glass and frame.

2. Inspect for damage: Inspect your windows regularly for any signs of damage, such as cracks or chips in the glass or damage to the frame. Repair or replace any damaged windows as soon as possible to prevent further damage.

3. Lubricate moving parts: If your windows have moving parts, such as hinges or tracks, lubricate them with a silicone spray or other lubricant to ensure smooth operation.

4. Seal any gaps: Check for any gaps between the window frame and the wall or window sill, and seal them with caulk to prevent drafts and energy loss.

5. Consider adding window film: Window film can provide added insulation and UV protection for your windows, as well as added privacy and security.

By following these tips for interior window maintenance, you can help ensure that your windows continue to look and function their best for years to come.

9. Plumbing

9.3 Sewage and DWV Systems

Repair/Replace

(1) There was a drain cleanout in the basement bathroom area. Prior to the sewer scope, this was noted as a concern. The seal or plug may not be tight enough and you may need to consider replacing the cap or plug to prevent leaking. This drain cover is improper. The sewer scope inspector indicated that the flange was damaged or broken which will not allow a proper seal. This portion of the drain should be replaced and properly capped. Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

The inspector recommends that you have a qualified contractor inspect the main sewer line.

9.3 Item 1(Picture)

9.3 Item 2(Picture)

(2) Proper maintenance of a home sewage and DWV (drain-waste-vent) system is essential to ensure that it functions efficiently and does not become a source of health hazards. Here are some tips for maintaining your home sewage and DWV system:

1. Regular Cleaning: It is important to regularly clean your DWV system to prevent blockages and buildup of debris. Use a plumbing snake or drain cleaner to remove any clogs in the system. Also, clean the toilet, sink, and shower drain regularly to prevent hair and other debris from accumulating.

2. Regular Inspection: Conduct regular inspections of your home sewage and DWV system to ensure there are no leaks or cracks. Look for any signs of water damage, mold, or mildew.

3. Pumping: If your home has a septic system, it is important to have it pumped regularly to prevent overflow and damage to the system. The frequency of pumping depends on the size of the tank and the number of people in the household.

4. Proper Disposal: Avoid flushing any non-degradable materials down the toilet, such as feminine hygiene products, paper towels, and grease. These items can clog the pipes and cause damage to the system.

5. Professional Inspection: Have a professional plumber inspect your home sewage and DWV system periodically. They can identify any potential problems and offer solutions before they become major issues.

6. Proper Ventilation: Ensure that your DWV system has proper ventilation to prevent the buildup of harmful gases, such as methane. This can be achieved by installing vent pipes that extend to the roof.

By following these tips, you can ensure that your home sewage and DWV system functions efficiently and safely.

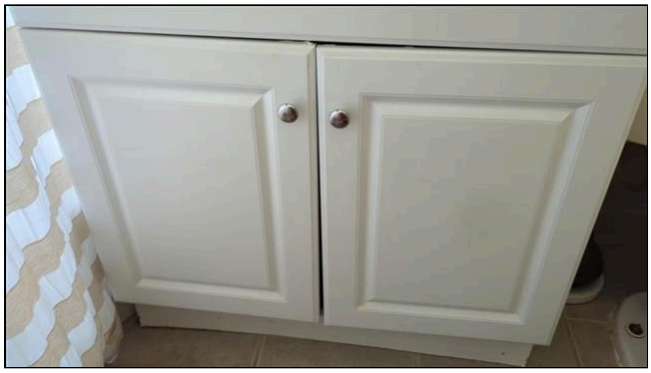
12(A) . 1

12.4.A Cabinets

Repair/Replace

(1) General wear and deterioration. the drain was slow. this will need to be maintained. There was sealant around the drain inlet. This indicates an issue with a leak. There was staining on the sealant. A proper seal should be installed.

12.4.A Item 1(Picture)



12.4.A Item 2(Picture)

12.4.A Item 3(Picture)

12.4.A Item 4(Picture)

(2) Regular maintenance of your bathroom sink can help prevent clogs, unpleasant odors, and other plumbing issues. Here are some tips for keeping your bathroom sink clean and well-maintained:

1. Clean the sink regularly: Wipe down the sink with a mild cleaner or soap and water regularly to remove any buildup of dirt or soap scum. Avoid using harsh chemicals that could damage the sink or plumbing.

2. Check for leaks: Periodically check under the sink for any signs of leaks, such as moisture or water stains. If you notice a leak, have it repaired as soon as possible to prevent damage to your home.

3. Unclog drains: Use a plunger or drain snake to remove any clogs from the sink drain. Avoid using chemical drain cleaners, as they can be harsh and may damage your plumbing over time.

4. Address unpleasant odors: If your sink has a foul smell, pour a mixture of baking soda and vinegar down the drain, followed by hot water. You can also place a few drops of essential oil on a cotton ball and place it in the sink to help freshen the air.

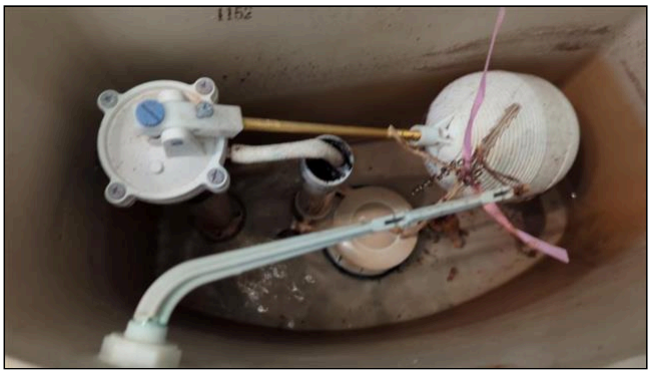
5. Maintain the faucet: Clean the faucet regularly with a mild cleaner or soap and water. If the faucet is leaking or dripping, have it repaired to prevent water waste and further damage to the plumbing.

By following these tips, you can help keep your bathroom sink clean and well-maintained, ensuring that it functions properly and lasts for years to come.

12.5.A Toilet

Repair/Replace

(1) The toilet ran continuously. the toilet internals will need to be repaired or replaced. Typically the flapper and seal fail resulting in water continuously running.



12.5.A Item 1(Picture)

(2) Toilet maintenance is an important task that helps to keep your toilet in good condition and prevent problems such as leaks and blockages. Here are some tips for toilet maintenance:

1. Regular cleaning: Regular cleaning of your toilet can help to prevent buildup of bacteria, mold and mildew. Use a toilet cleaner and a brush to scrub the bowl, including under the rim, and wipe down the seat, lid and exterior with a disinfectant.

2. Check for leaks: Periodically check for leaks in your toilet by adding a few drops of food coloring to the tank. If the color appears in the bowl within a few minutes, it means there's a leak in the flapper valve or flush valve that needs to be fixed

3. Use a plunger: A plunger can be used to clear clogs in the toilet bowl. Make sure the plunger is submerged in water and create a tight seal around the drain hole. Then, push and pull the plunger forcefully to create suction and dislodge the clog.

4. Don't flush inappropriate items: Only flush toilet paper and human waste down the toilet. Other items such as wipes, feminine hygiene products, and paper towels can clog the toilet and cause blockages.

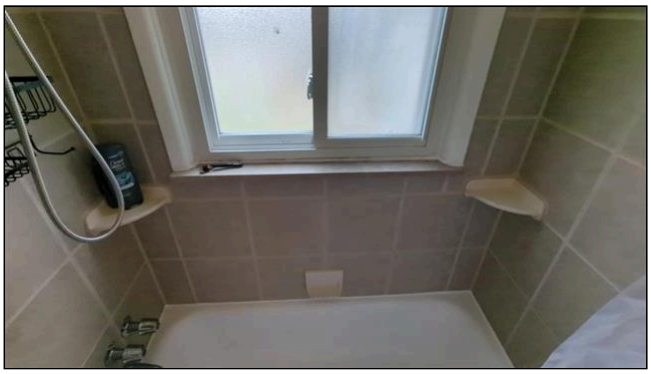
5. Replace parts as needed: If you notice that the toilet is running constantly or not flushing properly, it may be time to replace parts such as the flapper valve or flush valve. These parts can wear out over time and cause leaks or other problems.

By following these tips, you can help to keep your toilet in good condition and avoid costly repairs in the future.

12.6.A Bathtub

Repair/Replace

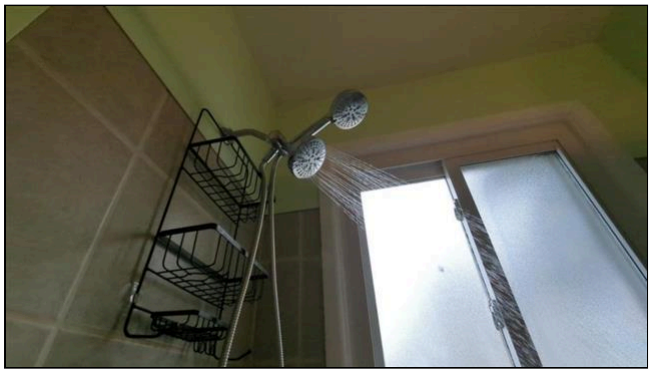
(1) General wear and deterioration. There was a window in the shower location. it is very important to maintain the sealant around this window and the paint around the wood trim. This window will require more maintenance and upkeep to ensure proper function and operation as a result of its location. There were gaps around the shower valves. There was staining from previous dripping. There was no drain, stop or present. The tub was slow to drain. There was no drain, stop or present. The tub was slow to drain.



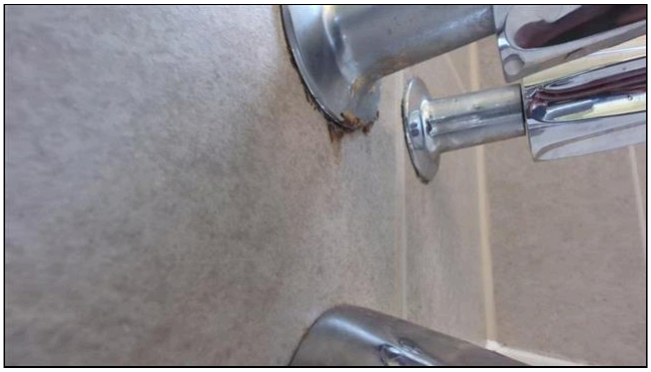
12.6.A Item 1(Picture)

12.6.A Item 2(Picture)

12.6.A Item 3(Picture)



12.6.A Item 4(Picture)



12.6.A Item 5(Picture)

(2) Maintaining your bathtub can help ensure that it remains in good condition for a longer period of time. Here are some tips for bathtub maintenance:

1. Clean regularly: Regular cleaning can help prevent dirt and grime buildup. Use a non-abrasive cleaner and a soft cloth to wipe down the bathtub.

2. Avoid harsh chemicals: Harsh chemicals can damage the finish of your bathtub. Avoid using abrasive or acidic cleaners, and opt for gentle, non-toxic cleaners instead.

3. Fix leaks: If you notice any leaks in your bathtub, fix them as soon as possible. Leaks can cause water damage and lead to more serious problems down the line.

4. Check the caulking: Caulking around the bathtub can deteriorate over time. Check the caulking periodically and reapply it if necessary to prevent water from seeping through.

5. Use a mat or non-slip surface: Using a mat or non-slip surface in the bathtub can help prevent slips and falls.

6. Don't use sharp objects: Avoid using sharp objects like razors or scissors in the bathtub, as they

can scratch the surface.

7. Rinse after use: Rinse the bathtub with warm water after each use to remove any soap or other residues.

By following these simple tips, you can help keep your bathtub looking and functioning like new for years to come.

12(B) . 2

12.2.B Ventilation

Repair/Replace

There was no ventilation or operable window.

12.3.B Toilet

Repair/Replace

The tank had damage. the damage did not appear to be affecting the toilets function. Monitor and repair as needed.

12.3.B Item 1(Picture)

12.3.B Item 2(Picture)

13. Kitchen and Built-in Appliances

13.0 Floors

Repair/Replace

General wear and deterioration. there was some cracked tiles as well as chipping in the tile. the tile appears to be a natural stone. The tile floor did not appear to be installed on a cement backer which will prevent cracking and movement to the tile.

13.0 Item 1(Picture)

13.0 Item 2(Picture)

13.0 Item 3(Picture)

13.5 Range Hood

Repair/Replace

(1) General deterioration. The microwave hood was too close to the gas range surface. This is a potential fire hazard and it is highly recommended that you correct this issue. Minimum 24" clearance from the range surface to the bottom of the hood or microwave. The range hood did not exhaust to the outside but re-circulated air through cleanable filters. There was a missing screen or filter. The light bulb did not function at the time of inspection.

13.5 Item 1(Picture)

(2) Regular maintenance of your range hood can help ensure it operates efficiently and safely. Here are some tips for maintaining your range hood:

1. Clean the filters: The filters in your range hood trap grease and other cooking residues, which can reduce the airflow and cause the motor to work harder. Clean or replace the filters regularly according to the manufacturer's instructions.

2. Clean the exterior: Use a damp cloth and a mild detergent to wipe down the exterior of the hood regularly. Avoid using abrasive or acidic cleaners, as they can damage the finish.

3. Check the fan blades: Over time, the fan blades in your range hood can accumulate dirt and debris. Clean them with a soft brush or cloth, and ensure they are properly secured.

4. Check the ductwork: Make sure the ductwork is properly connected and free from obstructions, such as bird nests or debris.

5. Check the lights: If your range hood has lights, check them regularly to ensure they are working properly. Replace any bulbs that have burned out.

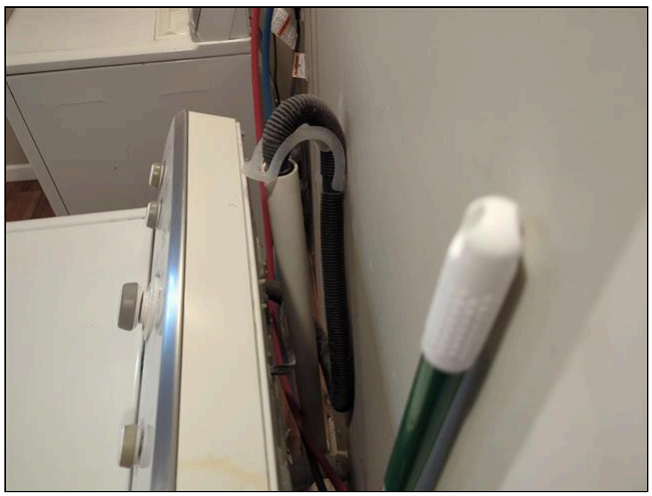
By following these maintenance tips, you can help ensure your range hood operates effectively and safely for years to come.

14. Laundry Room

14.3 Cabinets

Repair/Replace

As a note the washing machine discharge line was not of the proper size for this use. best practice would be to have a 2 inch drain line and trap. You can also route the discharge into the laundry tub. The laundry tub was in the makeshift bathroom. there was active leaking below the trap. the sink was not properly secured.



14.3 Item 1(Picture)

14.3 Item 2(Picture)

14.3 Item 3(Picture)

14.3 Item 4(Picture)

14.4 Dryer Venting

Repair/Replace

(1) A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

14.4 Item 1(Picture)

(2) Proper venting of a dryer is crucial for efficient and safe operation. Here are some tips for dryer venting:

1. Check the vent hose: The vent hose connects the dryer to the vent duct, which leads outside. Make sure the vent hose is not kinked, bent, or crushed, as this can cause the dryer to work harder and may also create a fire hazard.

2. Shorten the venting: Ideally, the venting should be as short as possible. The longer the venting, the more difficult it is for the dryer to push the air out, which reduces efficiency and can also create a fire hazard.

3. Use a vent hood: Install a vent hood on the exterior of your home to prevent debris, animals, and insects from entering the venting system. The vent hood should be cleaned regularly to prevent clogs.

4. Clean the venting system: The venting system should be cleaned regularly to prevent clogs, which can reduce efficiency and create a fire hazard. Use a vent brush or vacuum attachment to clean the vent duct, and remove any lint or debris that has accumulated.

5. Use the right type of venting: The venting should be made of rigid metal or flexible metal ducting, as these materials are less likely to accumulate lint and create a fire hazard than plastic or vinyl venting.

By following these tips for dryer venting, you can ensure that your dryer operates safely and efficiently, while also reducing the risk of fire hazards.

(3) The dryer was vented using a flexible, ribbed, foil-like vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Ryan Young

INVOICE

Inspection Pros llc
586-292-9340
RyanYoung.ip@gmail.com
Inspected By: Ryan Young

Inspection Date: [redacted]
Report ID: [redacted]

Customer Info:	Inspection Property:
[redacted] **Customer's Real Estate Professional:** [redacted]	[redacted]

Inspection Fee:

Service	Price	Amount	Sub-Total
up to 1500 sq/ft	[redacted]	1	[redacted]
Radon	[redacted]	1	[redacted]

Tax [redacted]
Total Price [redacted]

Payment Method: [redacted]
Payment Status: [redacted]
Note:

[redacted]

TO THE INSPECTOR:

The preferred method for the inspection agremeent is to use it with the Appointments feature through the HG Online Services. For information on this feature, please visit our Support Center, go to www.homegauge.com and click on Support, HomeGauge Support Center. Or call Support at 828-254-2030.

If you are seeing this while viewing your report, close the print preview, click on File, Printing Options, click on the Print Option you are using (typically Full Report for Upload) and it will highlight blue, then click "Edit", and un-check the check mark for agreement, and click OK.