



PROPERTY INSPECTION REPORT

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Inspection Date: August 13, 2025

INSPECTION REPORT OVERVIEW

Report Context

1.1 UNDERSTANDING THERMAL IMAGING

Please be advised that infrared thermal imaging may be utilized to assess specific areas or systems for potential anomalies. Any indications observed through thermal imaging are always corroborated by supplementary methods, such as a moisture meter, to confirm their presence. The effectiveness of infrared thermography in detecting moisture is contingent upon the actual presence of moisture; therefore, during dry periods, a leak may exist but remain undetectable if the affected materials are devoid of moisture. It is crucial to understand that thermal imaging does not function as X-ray vision, cannot penetrate solid surfaces, and is not capable of identifying mold.

1.2 SCOPE OF THE INSPECTION

This home inspection constitutes a non-intrusive, visual assessment of the readily accessible portions of the property. Its purpose is to identify significant concerns within specific systems or components as observed and deemed relevant by the inspector at the precise date and time of the inspection. All recommendations pertaining to repair, replacement, further evaluation, or maintenance should be reviewed by qualified trade professionals within your contractual contingency period or prior to the closing date, as applicable. This is essential for obtaining accurate cost estimates for any necessary work and recognizing that these expert evaluations may uncover additional issues beyond what is discernible during a purely visual inspection. This report will not encompass every conceivable issue or defect present but focuses solely on material deficiencies that were visible on the day of the assessment. The inspection aims solely to aid in evaluating the general condition of the residence. It does not forecast future conditions, and the property's state may evolve immediately following our departure. Inspectors are not obligated to relocate personal belongings, access panels, furnishings, equipment, vegetation, earth, snow, ice, or any obstructions that impede access or visibility.

1.3 IMPORTANT CONSIDERATIONS AND DISCLOSURES

It is advisable to review the established Standards of Practice for a comprehensive understanding of the inspection's scope.

The findings in this report reflect the observable condition of the property's accessible areas solely on the inspection date. The state of components can fluctuate between the inspection date and the date of title transfer. A comprehensive final walkthrough before closing is strongly advised to mitigate unforeseen issues. Acquiring a home warranty is also recommended, particularly if certain systems are approaching or have exceeded their expected lifespan.

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— End of Section —

GENERAL INSPECTION DISCLOSURES

— End of Section —

PROPERTY ASSESSMENT DETAILS

Site and Property Context

4.1 STRUCTURE ORIENTATION REFERENCE

Selected: Northern

For the purpose of this evaluation, the primary facade of the structure is defined as the side depicted in the report's cover image. Any directional references, such as 'left' or 'right' of the building, are to be interpreted from the perspective of an observer standing in the front yard, facing the main entrance.

— End of Section —

GROUND-LEVEL EXTERIOR STRUCTURES

Ground-Level Entry Structures

5.1 SURFACE CONCEALMENT BY CARPETING

MAINTENANCE ITEM

Location: West

The surface of the entryway was covered with an outdoor carpet material, which prevented a comprehensive inspection of the underlying structure.

Exterior Cladding and Trim

5.1 ABSENCE OF WEEP OPENINGS

The brick veneer lacked visible weep openings. Without these provisions, moisture may become trapped behind the brick, potentially leading to concealed damage. It is recommended to consult a qualified masonry professional to assess the need for weep openings and to perform any necessary installations.

5.2 RESTRICTED ACCESS TO BUILDING SIDES

RECOMMENDATION

Location: Bedroom South

Full access to certain sides of the structure was obstructed, preventing a complete evaluation of these areas during the inspection. These sections are therefore excluded from the scope of this report.

5.3 DAMAGED EXTERIOR VENT COVER

An exterior vent cover on the building's facade exhibited damage during the inspection. It is advised to have such covers repaired or replaced promptly to mitigate the risk of pest intrusion, moisture entry, or operational failure.

Window Systems and Sealing

5.1 BROKEN WINDOW PANE

OTHER

RECOMMENDATION

Location: Front room / Master bedroom / First Floor

A glass pane on one or more windows was broken. It is recommended to replace broken windows to restore their intended function.

Recommendation: Contact pro

5.2 CRACKED WINDOW PANE

RECOMMENDATION

Location: Back Yard

The damaged glass pane may expose sharp edges and reduce the thermal barrier against the elements. Further evaluation by a qualified contractor is recommended to repair or replace the damaged window as needed.

Recommendation: Contact window

5.3 BROKEN WINDOW PANE

OTHER

RECOMMENDATION

Location: First Floor, second bedroom

A glass pane on one or more windows was broken. It is recommended to replace broken windows to restore their intended function.

Recommendation: Contact pro

5.4 MISSING WINDOW/DOOR SCREEN BACKSIDE

MAINTENANCE ITEM

Location: Back Yard

A missing insect screen was observed on the backside of the house (window or door). Replace or reinstall a properly fitted screen to restore insect protection and normal function. If the opening is part of a door, ensure the replacement screen is installed to allow safe operation and proper sealing.

Outdoor Living Area Covers

5.1 COVERING DAMAGE OR DETERIORATION

MAINTENANCE ITEM

RECOMMENDATION

Location: 1st Floor Primary Bedroom

Portions of the outdoor living area covering show signs of damage or deterioration. It is recommended to consult with a qualified contractor for evaluation and necessary repairs.

Recommendation: Contact gc

Exterior Water Taps and Drainage Access

5.1 EXTERIOR HOSE BIB NOT FUNCTIONING

RECOMMENDATION

Location: Exterior

The exterior hose bib (outdoor faucet) was observed to be non-operational or not functioning properly at the time of inspection. Repair or replacement is recommended to restore function and prevent water intrusion or damage. Recommend evaluation and repair by a licensed plumber or qualified handyperson.

5.2 HOSE BIB HANDLE DAMAGED OR MISSING

OTHER

RECOMMENDATION

Location: Front side of the house

The handle for the exterior spigot was damaged or missing. Repairs or replacement as needed are recommended to be performed by a qualified individual to ensure proper operation.

Recommendation: Contact handyman-diy

5.3 EXTERIOR HOSE BIB NON-FUNCTIONAL

RECOMMENDATION

Location: Exterior

The exterior hose bib was observed to be non-functional. It is recommended to have a licensed plumber evaluate the unit and perform necessary repairs or replacement to restore proper water flow and prevent potential water damage.

5.4 EXTERIOR HOSE BIB NOT FUNCTIONAL

RECOMMENDATION

The exterior hose bib was observed to be non-functional. Replacement or repair by a licensed plumber is recommended to restore proper operation and prevent water intrusion or damage.

5.5 HOSE BIB NO WATER FLOW

MAINTENANCE-ITEM

RECOMMENDATION

Location: Exterior

The exterior spigot was not functional at the time of inspection, despite its shutoff valve being in the open position. We recommend consulting with the sellers regarding the presence of a secondary shutoff or having a licensed plumbing professional perform an evaluation.

Recommendation: Contact plumber

5.6 EXTERIOR HOSE BIB NOT FUNCTIONING

RECOMMENDATION

Location: Front yard

The exterior hose bib is not functioning properly. Repair or replacement is recommended to restore water flow and prevent potential water damage. Consult a licensed plumber for evaluation and repair.

5.7 MISSING

MAINTENANCE-ITEM

RECOMMENDATION

VAPOR/MOISTURE BARRIER

Location: Hose bib

A vapor or moisture barrier appears to be missing or not installed behind the stucco finish system. This condition could allow moisture to penetrate to the interior framing and cause damage. It is recommended that a qualified licensed contractor further evaluate and perform necessary repairs.

Recommendation: Contact pro

5.8 HOSE BIB REPAIR / REPLACEMENT RECOMMENDED

OTHER

Location: Exterior

Inspector recommends repairing or replacing the exterior hose bib to make it fully operational. Confirm functionality after repair and check for leaks. Obtain quotes from a licensed plumber or qualified contractor as needed.

5.9 HOSE BIB REPLACEMENT RECOMMENDED

MAINTENANCE-ITEM

Location: Front of house

The exterior hose bib located at the front of the house requires replacement. Replace the damaged/failed exterior faucet to prevent leaks and potential water intrusion. It is recommended that a qualified plumber or licensed contractor replace the unit and verify the isolation valve operation.

5.10 HOSE BIB HANDLE DAMAGED OR MISSING

RECOMMENDATION

Location: Back Yard

The handle for the exterior spigot was damaged or missing. Repairs or replacement as needed are recommended to be performed by a qualified individual to ensure proper operation.

Recommendation: Contact handyman-diy

5.11 MISSING EXTERIOR HOSE BIB

MAINTENANCE-ITEM

Location: northwest side of the house

An exterior hose bib (outdoor faucet) was missing on the northwest side of the house. This limits water access and may leave an exposed plumbing stub. Recommend a licensed plumber or qualified contractor install a properly functioning exterior hose bib, verify the isolation/shutoff valve, and cap or seal any exposed plumbing until replacement. Obtain estimates as needed.

5.12 HOSE BIB REPAIR / REPLACEMENT

RECOMMENDATION

RECOMMENDED**Location: Front of house**

The broken exterior hose bib on the front side of the house should be repaired or replaced by a licensed plumbing professional. Verify the isolation/shutoff valve and confirm the hose bib is fully operational and leak-free after repairs.

5.13 REPAIR/REPLACEMENT RECOMMENDED BY LICENSED CONTRACTOR

RECOMMENDATION

Location: Front of house

An exterior component on the front side of the house was observed to be non-functional. A licensed contractor should evaluate the specific component and perform repair or replacement as needed to restore proper operation and prevent related damage.

Chimney Structures

5.1 STUCCO

MAINTENANCE-ITEM

RECOMMENDATION

CRACKS/DAMAGE

Location: Chimney

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

Recommendation: Contact stucco

5.2 CORRODED CHIMNEY CAP

The chimney cap displayed signs of corrosion. Regular maintenance, such as sealing, is recommended to prevent further damage and extend its longevity.

Eaves and Soffit Components

5.1 FASCIA BOARD MATERIAL TYPE

Selected: Aluminum

5.2 SOFFIT PANEL MATERIAL TYPE

Selected: Composite

Paved Surfaces and Walkways

5.1 UNEVEN PAVERS TRIP HAZARD

SAFETY-HAZARD

Location: Back Yard

Uneven paver stones were observed in the backyard, creating a potential trip hazard to occupants and visitors. This condition presents an immediate safety concern and should be corrected. Recommend evaluation and repair by a qualified hardscape contractor or landscaper to re-level, reset, or replace affected pavers to eliminate the trip hazard.

Exterior Wall Cladding and Finishes

5.1 PREVIOUS EXTERIOR REPAIRS OBSERVED

Evidence of prior repairs was noted on the exterior cladding. It is advisable to consult with the property owner to ascertain the nature of these repairs and whether any associated moisture intrusion incidents were reported.

5.2 STUCCO CRACKS/DAMAGE

RECOMMENDATION

Location: Back Yard

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

Recommendation: Contact stucco

5.3 EXTERIOR SURFACE MATERIAL TYPE

RECOMMENDATION

Location: Living Room Bathroom Northeast

Selected: Concrete Panels, Exterior Insulation and Finish System (EIFS)

The primary material composing the exterior wall surfaces.

— End of Section —

ROOFING SYSTEM ASSESSMENT

Overall Roof Condition

6.1 BROKEN ROOF SHINGLES

RECOMMENDATION**Location: Roof**

Several roof shingles were observed to be broken. This condition may lead to water intrusion and should be addressed promptly to maintain the roof's integrity.

6.2 ROOF COVERING BEYOND LIFESPAN - REPLACEMENT RECOMMENDED

RECOMMENDATION**Location: Roof**

Based on the age and type of shingle, the roof has exceeded its expected service life. Even with current repairs, the design of the shingle is beyond its intended lifespan. It is recommended to consult a qualified roofing professional for suggestions and quotes regarding roof replacement.

Recommendation: Contact roof

Flashing System Integrity

6.1 CHIMNEY FLASHING: MISSING, LOOSE, DAMAGED, OR SUBSTANDARD

MAINTENANCE ITEM**Location: Dining Room**

The chimney flashing was identified as damaged, missing, or loose. This condition can result in water intrusion. It is recommended to consult a qualified roofing or chimney contractor to repair or replace the flashing.

Outdoor Air Conditioning Unit

6.1 ABNORMAL NOISE FROM OUTDOOR UNIT

RECOMMENDATION

Consider further evaluation by a qualified contractor to address the outdoor unit's excessive noise. The **sound could originate from a loose grate or panel, a damaged fan blade, or an internal component.** Repairs should be made as needed.

Recommendation: Contact hvac

Rainwater Management Systems

6.1 HANGING GUTTER

SAFETY HAZARD**Location: Gutters**

One of the gutters was observed to be improperly installed and hanging off the structure. This can lead to ineffective drainage and potential water damage to the property.

6.2 MISSING OR DAMAGED GUTTER HANGER

MAINTENANCE ITEM**Location: Roof**

A gutter hanger was observed to be missing or damaged. It is recommended to properly secure or replace the gutter hangers to ensure the intended stability and proper alignment of the gutter system.

6.3 LICENSED CONTRACTOR RECOMMENDED

RECOMMENDATION

GUTTER REPLACEMENT

Location: Back of house

The inspector recommends that gutter replacement/repair be performed by a licensed contractor to ensure proper attachment, flashing, and drainage performance. Obtain quotes and confirm contractor licensing and insurance prior to work.

Roof Penetrations and Ventilation

6.1 INADEQUATE PLUMBING VENT CLEARANCE

MAINTENANCE ITEM

NEAR ROOFTOP DECK

Location: Dining Room

The plumbing vent displayed insufficient clearance from a rooftop deck. For proper ventilation and to prevent sewer gases from entering recreational areas, vents should typically extend at least 6 feet above a rooftop deck. It is recommended to consult with a licensed professional to ensure appropriate vent height and mitigate potential health concerns.

Roofing Material Integrity

6.1 CRACKED/BRITTLE

MAINTENANCE-ITEM

COMPOSITION SHINGLES

RECOMMENDATION**Location: Roof**

One or more composition roof shingles exhibited cracking and/or brittleness. Cracked and brittle shingles typically indicate that the roof is nearing the end of its useful life. It is recommended to have a qualified licensed roofing contractor further evaluate and perform necessary repairs.

Recommendation: Contact roof

6.2 CRACKED ROOF TILES

RECOMMENDATION

Location: Roof

Cracked tiles were observed in various locations on the roof. It is recommended that a qualified roofing contractor assess and repair these areas as necessary. This type of roofing system typically benefits from annual evaluations and prompt repairs.

Recommendation: Contact pro

6.3 ROOF COVERING MATERIAL

SAFETY HAZARD

RECOMMENDATION

Location: Bedroom

Selected: Slate Tiles, Built-Up Gravel, Slateline Shingles

Recommendation: Contact pro

6.4 MAINTENANCE FLAG ROOF TILES

MAINTENANCE-ITEM

Location: Roof

Inspector flagged the broken roof tiles as a maintenance item for repair/replacement. Refer to the Roofing Material Integrity comment for details and recommended actions.

Chimney Systems

6.1 CHIMNEY STUCCO DETERIORATION

RECOMMENDATION

Location: Chimney Structures

The stucco on the chimney was observed to be coming off in certain areas. This can expose the underlying structure to weather elements and potential damage.

6.2 CHIMNEY STUCCO DETERIORATION

MAINTENANCE-ITEM

Location: Chimney

Stucco on the chimney is peeling and exhibiting deterioration. This condition can allow moisture penetration and should be evaluated and repaired by a qualified contractor experienced with exterior stucco and chimney finishes.

6.3 CHIMNEY STUCCO PEELING / DETERIORATION

RECOMMENDATION

Location: Chimney

Stucco on the chimney was observed to be peeling and deteriorating in multiple areas. This can expose underlying materials to moisture, increasing the risk of further deterioration or water intrusion. It is recommended that a qualified contractor or chimney specialist evaluate the chimney and perform necessary repairs to the stucco/finish to prevent additional damage.

6.4 ABSENCE OF VAPOR/MOISTURE BARRIER

RECOMMENDATION

Location: chimney

A vapor or moisture barrier appears to be absent or improperly installed behind the stucco finish system. This condition could facilitate moisture penetration to the interior framing, potentially resulting in structural damage. Further evaluation and necessary remediation by a qualified and licensed contractor are recommended.

Recommendation: Contact pro

6.5 EVIDENCE OF MOISTURE

MAINTENANCE-ITEM

RECOMMENDATION

INTRUSION AROUND CHIMNEY

Location: Chimney

Signs of moisture intrusion were noted around the chimney chase. It is recommended to consult a licensed chimney contractor to evaluate the flashing and/or other components to identify the source and mitigate further moisture intrusion.

Recommendation: Contact chimney

6.6 SUBSTANDARD EXTERIOR REPAIRS

RECOMMENDATION

Location: Chimney

Substandard repairs were observed on the exterior siding system. This condition can lead to moisture penetration into interior wall cavities. It is recommended that a qualified licensed contractor perform appropriate repairs.

Recommendation: Contact siding

6.7 EXTERIOR FINISH MATERIAL STUCCO

OTHER

Location: Chimney

The exterior finish on the chimney is stucco, as observed during the inspection. The stucco finish was noted peeling and exposing the underlying substrate.

6.8 EVIDENCE OF ACTIVE MOISTURE INTRUSION

RECOMMENDATION

Location: Chimney

The observed leakage could cause additional damage to the framing member and floor decking. Water staining and dampness were noted in one or more areas, as confirmed by a moisture meter. This condition increases the risk of insect infestation, mildew, and decay. It is recommended to consult a licensed contractor to identify and rectify the source of the dampness, which may involve improving exterior drainage, installing a waterproofing system, or sealing foundation cracks.

Recommendation: Contact waterproof

6.9 CLADDING AND TRIM DISPLAYING DETERIORATION, DAMAGE, OR DISTORTION

OTHER

RECOMMENDATION

Location: Chimney

Various sections of the exterior cladding and/or trim exhibited damage, instability, or warping. It is recommended that a qualified contractor undertake the necessary repairs, replacements, or installations of these components.

Recommendation: Contact siding

6.10 STUCCO CRACKS/DAMAGE

MAINTENANCE-ITEM

RECOMMENDATION

Location: Chimney

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

Recommendation: Contact stucco

6.11 EVIDENCE OF MOISTURE INTRUSION AROUND CHIMNEY

RECOMMENDATION

Location: Chimney

Signs of moisture intrusion were noted around the chimney chase. It is recommended to consult a licensed chimney contractor to evaluate the flashing and/or other components to identify the source and mitigate further moisture intrusion.

Recommendation: Contact chimney

Roof Flashing Components

6.1 COMPROMISED FLASHING OR SEALANT INTEGRITY

MAINTENANCE ITEM

Location: Living Room

Observations indicate the presence of openings or gaps within the flashing or sealant materials. Such breaches can compromise the water-resistant barrier of the roof, potentially leading to water penetration. It is recommended to engage a certified roofing contractor to address and repair these areas to prevent future moisture intrusion.

6.2 COMPROMISED OR ABSENT FLASHING

OTHER

RECOMMENDATION

Location: front side of home

Damaged or missing flashing creates a condition conducive to moisture penetration, which could lead to structural damage. Without proper flashing, water may compromise the window frame and trim. While not all windows require flashing, its presence significantly improves runoff control. It is recommended to consult a qualified contractor to install or repair flashing to prevent moisture intrusion.

Recommendation: Contact window

— End of Section —

INTEGRATED APPLIANCES

Food Waste Disposer

7.1 MISSING BUSHING FOR ELECTRICAL WIRING

RECOMMENDATION

Location: 1st Floor Bedroom

The bushing for the electrical supply wiring on the food waste disposer was missing. This condition could potentially expose live wiring. It is recommended to have the bushing reinstalled.

Kitchen Ventilation

7.1 VENT COVER DAMAGED OR MISSING

SAFETY HAZARD

Location: 1st Floor Bedroom

A damaged or missing vent cover could allow debris and small pests to enter. It is recommended to repair or replace the vent cover to ensure proper operation.

7.2 VENTILATION SYSTEM TYPE

Selected: Vented / Ducted

Wine Refrigerator

7.1 LOOSE HANDLE

RECOMMENDATION

The handle on the wine refrigerator was loose. It is recommended to consult a handyman to secure the handle.

Recommendation: Contact pro

Refrigeration Unit

7.1 APPROACHING OR EXCEEDING ESTIMATED SERVICE LIFE

RECOMMENDATION

Recommendation: Contact pro

7.2 DOOR HANDLE(S) LOOSE OR MISSING

The refrigeration unit's door handle was missing or loose. Repair or replacement is recommended as desired.

7.3 WATER LINE EXHIBITS LEAKAGE

RECOMMENDATION

The water line supplying the refrigeration unit was observed to be leaking at the time of inspection. This condition may cause damage to finished areas of the home. It is recommended to consult a licensed plumber to repair or replace the line to the refrigeration unit to ensure proper function.

Recommendation: Contact plumber

Laundry Appliances

7.1 WASHER IDENTIFICATION PLATE IMAGE

RECOMMENDATION

Recommendation: Contact pro

7.2 DRYER IDENTIFICATION PLATE IMAGE

RECOMMENDATION

Recommendation: Contact pro

7.3 WASHER NOT FULLY INSTALLED

RECOMMENDATION

One or more components of the washing machine were not connected, rendering the appliance non-operational. The operability of the appliance presents a limitation to this inspection. It is recommended to consult the seller to ensure the unit is properly installed and verify operation prior to property transfer.

Recommendation: Contact pro

Microwave Oven

7.1 UNIT NON-FUNCTIONAL OR MALFUNCTIONING

RECOMMENDATION

Location: Kitchen

The microwave oven appeared to be non-operational or was malfunctioning. It is advised that a qualified appliance technician evaluate and perform necessary repairs or replacement.

Recommendation: Contact appliance

INTERIOR ELEMENTS: DOORS, WINDOWS, AND WALLS

Interior Cabinetry and Countertops

8.1 DAMAGED CABINETRY

SAFETY HAZARD**RECOMMENDATION****Location:** 1st Floor Living Room

The cabinetry exhibited damage in various areas. Repairs or replacement of any damaged sections are recommended to be performed by a qualified individual.

Recommendation: Contact cabinet

8.2 DAMAGED, FAULTY, OR MISSING CABINET

DOOR**RECOMMENDATION**

One or more cabinet doors were observed to be damaged, faulty, or otherwise amiss. Repairs by a qualified contractor are recommended.

Recommendation: Contact cabinet

8.3 FAILING OR PEELING PAINT

SAFETY HAZARD**RECOMMENDATION****Location:** Kitchen 1st Floor

The paint finish exhibited signs of failure or peeling in one or more locations. It is recommended that a qualified contractor perform the necessary repairs.

Recommendation: Contact paint

Interior Flooring Surfaces

8.1 CRACKED FLOOR TILE

MAINTENANCE-ITEM**Location:** Kitchen

Two small cracks were observed in the kitchen floor tile. Cracked tile can allow moisture to penetrate the substrate and may deteriorate further over time. Recommend repair or replacement of the affected tile(s) by a qualified flooring contractor and verify the integrity of the surrounding substrate and grout. Obtain estimates as needed.

Ceiling Surfaces

8.1 SIGNIFICANT DRYWALL CRACKING

SAFETY-HAZARD

RECOMMENDATION

Location: Living Room

Significant drywall imperfections, including damage, cracking, or inconsistencies, were noted in the referenced area(s). It is advisable to inquire with the current homeowner(s) regarding any past alterations.

Repairs should be undertaken by a drywall contractor as desired.

Recommendation: Contact concrete

Exterior Door Systems

8.1 INOPERABLE OR DIFFICULT DOOR HANDLE LOCK

RECOMMENDATION

Location: Living Room

The handle lock on one or more exterior entryways was found to be inoperable or challenging to use.

Replacement of the locking doorknob by a qualified professional is recommended.

Recommendation: Contact handyman-diy

8.2 LOOSE, DAMAGED, OR MISSING DOOR HARDWARE

RECOMMENDATION

Location: Living Room

Various exterior door hardware components, including locksets, hinges, and pulls, were observed to be inoperable, damaged, loose, or absent. It is advised that a qualified contractor perform necessary repairs or replacements.

Recommendation: Contact handyman-diy

8.3 DAMAGED OR MISSING DOOR HARDWARE

RECOMMENDATION

Location: Living Room

The door handle is either damaged or missing. It is recommended that a qualified professional evaluate and repair or replace it as necessary.

Recommendation: Contact gc

8.4 LOCK MECHANISM REQUIRES ADJUSTMENT

The deadbolt mechanism exhibits difficulty in proper operation. It is recommended to consult a qualified locksmith for necessary adjustments or replacement of the lock.

BUILDING FOUNDATION AND STRUCTURAL COMPONENTS

Subflooring

9.1 SUBFLOORING WATER DAMAGE

RECOMMENDATION

Location: Living Room

Water damage was observed on the subflooring during the assessment. This damage may signify a historical or ongoing leak. It is advised to consult with the seller regarding the nature of the damage and any prior repairs. Alternatively, monitor the affected area for any subsequent deterioration.

Recommendation: Contact pro

9.2 POTENTIAL

SAFETY HAZARD

RECOMMENDATION

WOOD-DESTROYING INSECT DAMAGE

Location: 1st Floor Southeast

It is advised to engage a certified pest control company to address any wood-destroying organisms. Upon completion, have the affected areas repaired by a licensed building or remodeling contractor.

Recommendation: Contact pest

Main Structural Supports

9.1 JOIST/BEAM BRACING PRESENT (COPY)

Location: 2nd Floor Living Room

A supplementary post was observed installed beneath the first-floor joists, seemingly providing support to the first-floor structure. Further evaluation by a licensed contractor is recommended to determine if repairs or replacement of the first-floor joist system are necessary.

9.2 JOIST/BEAM BRACING PRESENT

RECOMMENDATION

Location: 2nd Floor Living Room

A supplementary post was observed installed beneath the first-floor joists, seemingly providing support to the first-floor structure. Further evaluation by a licensed contractor is recommended to determine if repairs or replacement of the first-floor joist system are necessary.

Recommendation: Contact foundation

Floor Joist System

9.1 INCORRECT FASTENING METHOD

SAFETY HAZARD

RECOMMENDATION

Location: 1st Floor Crawlspace

The joists were reinforced (sistered) using inappropriate fasteners. It is advised to consult a licensed contractor to properly secure the joists with the correct fasteners, ensuring their intended structural stability.

Recommendation: Contact pro

General Structural Information

9.1 CEILING CRACK POSSIBLE STRUCTURAL CONCERN

SAFETY-HAZARD

Location: Living Room

Significant cracking was observed in the ceiling in the Living Room that may indicate underlying structural movement or damage. A licensed contractor or structural engineer should be engaged to evaluate the extent and cause of the cracking and to recommend necessary repairs. This condition may represent a safety risk and should be addressed promptly.

9.2 SIGNIFICANT SETTLEMENT CRACKING

OTHER

RECOMMENDATION

Location: Living Room

Visible indications of atypical settlement or foundation movement were present. A comprehensive evaluation by a licensed structural engineer is strongly recommended, with subsequent repairs performed as determined necessary.

Recommendation: Contact structural

— End of Section —

CRAWLSPACE ASSESSMENT

Substructure Entry

10.1 COMPROMISED ENTRYWAY DOOR

RECOMMENDATION

The entry panel to the underlying space exhibited damage. Restoration of this compromised panel is advised.
Recommendation: Contact gc

— End of Section —

FIREPLACE AND VENTING SYSTEMS

— End of Section —

WATER AND WASTE SYSTEMS

Bathtub and Shower Systems

12.1 EVIDENCE OF ACTIVE MOISTURE INTRUSION

SAFETY-HAZARD

RECOMMENDATION

Location: Master Bathroom

The observed leakage could cause additional damage to the framing member and floor decking. Water staining and dampness were noted in one or more areas, as confirmed by a moisture meter. This condition increases the risk of insect infestation, mildew, and decay. It is recommended to consult a licensed contractor to identify and rectify the source of the dampness, which may involve improving exterior drainage, installing a waterproofing system, or sealing foundation cracks.

Recommendation: Contact waterproof

12.2 SHOWER DOOR MISALIGNMENT / IMPACTING GLASS

RECOMMENDATION

Location: Master Bathroom

The shower door was observed to be striking the adjoining glass and is misaligned. This condition can cause damage to the glass or hardware and may lead to failure if not corrected. It is recommended that a qualified glass/frameless-shower contractor or handyman evaluate the door alignment, adjust hinges or track, and install additional support or reinforcement as necessary to prevent further damage.

12.3 LOOSE SHOWER WALL TILES SAFETY HAZARD

SAFETY-HAZARD

Location: Master Bathroom Shower

Loose tiles were observed in the master bathroom shower and were reported as a potential safety hazard. Loose or detached tiles can fall or create sharp edges and often indicate compromised substrate or prior water intrusion. It is recommended to discontinue use of the shower until a qualified tile contractor or licensed plumber assesses the condition, secures or replaces loose tiles, and evaluates the underlying substrate for moisture damage or continued leaks. Prompt repair is advised to prevent injury and further deterioration.

— End of Section —

ELECTRICAL SYSTEMS

Electrical Receptacles, Switches, and Signaling Devices

13.1 GFCI BREAKER FAILURE TO TRIP

RECOMMENDATION

Ground-Fault Circuit Interrupter (GFCI) breakers in the panel did not trip when tested. Replacement of the affected breaker(s) is recommended, to be conducted by a licensed electrician.

Recommendation: Contact electrician

Electrical Conductors and Wiring

13.1 ALUMINUM WIRING OBSERVED

RECOMMENDATION

Aluminum wiring was noted. Aluminum wiring was used between 1965 and 1975 as a substitute for copper. Thermal expansion and oxidation can lead to loose connections, overheating, or arcing. It is recommended that a qualified electrician evaluate and repair as needed.

Recommendation: Contact electrician

— End of Section —

OVERHEAD SPACE ASSESSMENT

— End of Section —

HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

Indoor HVAC Unit

15.1 HVAC UNIT STATUS - UPSTAIRS MASTER BEDROOM

OTHER

Location: upstairs above the master bedroom

The HVAC system serving the upstairs master bedroom was observed to be operating normally.

— End of Section —

GARAGE SYSTEMS AND COMPONENTS

— End of Section —

DETACHED STRUCTURES

— End of Section —

AL OBSERVATIONS, ENVIRONMENTAL, AND PEST CONSIDER

— End of Section —

INSPECTION COMPLETION SUMMARY

— End of Section —