



SEI RESIDENTIAL REPORT

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Acworth, GA 30102

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08/31/2026



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TABLE OF CONTENTS

1: Inspection Details	6
2: Roof	11
3: Exterior	22
4: Basement, Foundation, Crawlspace & Structure	51
5: Garage	62
6: HVAC	69
7: Heating	71
8: Cooling	73
9: Plumbing	75
10: Electrical	87
11: Attic, Insulation & Ventilation	95
12: Doors, Windows & Interior	101
13: Fireplace	112
14: Built-in Appliances	113
15: Final Walkthrough	116

SUMMARY

- ⊖ 2.1.1 Roof - Coverings: Significant Granular Wear
- ⊖ 2.1.2 Roof - Coverings: Shingles - Missing
- ⊖ 2.1.3 Roof - Coverings: Shingles - Previous Repair
- ⊖ 2.1.4 Roof - Coverings: Shingles - Organics / Moss
- ⊖ 2.1.5 Roof - Coverings: Pop Nails
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- 🔧 3.2.1 Exterior - Exterior Plumbing / Hose Bibs: Hose Bib - Nonfunctional
- ⊖ 3.3.1 Exterior - Siding, Flashing & Trim: Siding - Ground Clearance
- ⊖ 3.3.2 Exterior - Siding, Flashing & Trim: Siding - Penetrations
- ⊖ 3.3.3 Exterior - Siding, Flashing & Trim: Siding - Penetrations 2
- ⊖ 3.3.4 Exterior - Siding, Flashing & Trim: Siding - Previous Repairs
- ⊖ 3.3.5 Exterior - Siding, Flashing & Trim: Siding - Pest, Damage
- 🔧 3.3.6 Exterior - Siding, Flashing & Trim: Siding - Caulked Joints Deteriorated
- ⊖ 3.3.7 Exterior - Siding, Flashing & Trim: Trim - Rot
- ⊖ 3.4.1 Exterior - Eaves, Soffits & Fascia: Soffit / Facia - Water Damage / Rot
- ⊖ 3.6.1 Exterior - Exterior Windows: Trim - Rot
- ⊖ 3.6.2 Exterior - Exterior Windows: Window - Glass Damage
- ⊖ 3.8.1 Exterior - Walkways, Patios & Driveways: Driveway - Uneven/Trip Hazard
- ⊖ 3.8.2 Exterior - Walkways, Patios & Driveways: Walkway - Cracking, Damage
- ⊖ 3.8.3 Exterior - Walkways, Patios & Driveways: Walkway - Uneven / Trip Hazard
- ⊖ 3.8.4 Exterior - Walkways, Patios & Driveways: Driveway - Washout
- ⊖ 3.9.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Boards
- ⊖ 3.9.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- ⊖ 3.9.3 Exterior - Decks, Balconies, Porches & Steps: Deck / Porch - Loose Handrails
- ⊖ 3.9.4 Exterior - Decks, Balconies, Porches & Steps: Stairs - Deteriorated
- ⊖ 3.9.5 Exterior - Decks, Balconies, Porches & Steps: Footer - Improperly Installed
- ⊖ 3.9.6 Exterior - Decks, Balconies, Porches & Steps: Handrail - Rot
- ⊖ 3.9.7 Exterior - Decks, Balconies, Porches & Steps: Overhang Damage - Rot
- ⊖ 3.9.8 Exterior - Decks, Balconies, Porches & Steps: Uneven / Cracked boards
- ⊖ 3.9.9 Exterior - Decks, Balconies, Porches & Steps: Baluster - Loose
- ⊖ 3.9.10 Exterior - Decks, Balconies, Porches & Steps: Landing - Missing/Improper
- ⊖ 3.9.11 Exterior - Decks, Balconies, Porches & Steps: Framing - Separation
- ⊖ 3.9.12 Exterior - Decks, Balconies, Porches & Steps: Deck - Wood to Ground
- ⊖ 3.10.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading - Exterior Erosion
- ⊖ 3.10.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading - Negative Slope
- 🔧 3.10.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation - Tree, Overhang
- ⊖ 3.11.1 Exterior - Chimney: Chimney Cap - Metal / Rust

- ⊖ 3.12.1 Exterior - Retaining Walls: Retaining Wall - Leaning
- 🔧 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Settlement
- ⊖ 4.1.3 Basement, Foundation, Crawlspace & Structure - Foundation: Water Intrusion
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Concrete Slab - Settlement
- ⊖ 4.3.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Concrete Slab - Significant
- ⊖ 4.3.3 Basement, Foundation, Crawlspace & Structure - Floor Structure: Slab-Moisture Intrusion
- ⊖ 4.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Evidence of Water Intrusion
- ⚠ 4.5.2 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Potential Microbial Growth
- ⊖ 5.1.1 Garage - Ceiling: Potential Microbial Growth
- ⊖ 5.1.2 Garage - Ceiling: Moisture Damage - Previous
- ⊖ 5.2.1 Garage - Walls & Firewalls: Potential Microbial Growth
- ⊖ 5.3.1 Garage - Floor: Slab Cracking - Uneven
- ⊖ 5.4.1 Garage - Garage Door: Springs - Missing
- ⊖ 5.5.1 Garage - Garage Door Opener: Garage Door - Nonfunctional
- ⊖ 5.6.1 Garage - Garage Door- Basement: Water Intrusion - Damage
- ⊖ 9.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Fixture - Damaged
- ⊖ 9.2.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Fixture - Incomplete
- ⊖ 9.3.1 Plumbing - Drain, Waste, & Vent Systems: Fixture - Drain / Slow
- ⊖ 9.3.2 Plumbing - Drain, Waste, & Vent Systems: Drain Line - Leak
- ⊖ 9.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Stains - Leakage
- 🔧 9.5.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater - Concrete
- ⊖ 9.5.3 Plumbing - Hot Water Systems, Controls, Flues & Vents: Expansion Device- Missing
- ⊖ 10.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double Tap - Neutral
- ⊖ 10.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Challenger Breaker
- ⚠ 10.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⚠ 10.5.2 Electrical - GFCI & AFCI: Ungrounded Outlets
- ⊖ 11.2.1 Attic, Insulation & Ventilation - Attic Insulation: Rodent Presence
- ⊖ 11.3.1 Attic, Insulation & Ventilation - Attic Framing, Decking: Leak / Water Damage
- ⊖ 12.1.1 Doors, Windows & Interior - Doors: Interior Door - Missing
- ⊖ 12.1.2 Doors, Windows & Interior - Doors: Door / Frame - Damage
- ⊖ 12.2.1 Doors, Windows & Interior - Windows: Damaged - Glass
- ⊖ 12.3.1 Doors, Windows & Interior - Floors: Uneven / Loose Subflooring
- 🔧 12.3.2 Doors, Windows & Interior - Floors: Uneven Flooring - Common
- ⊖ 12.4.1 Doors, Windows & Interior - Walls: Wall - Damage
- ⚠ 12.4.2 Doors, Windows & Interior - Walls: Potential Microbial Growth
- 🔧 12.5.1 Doors, Windows & Interior - Ceilings: Stains on Ceiling - Previous
- ⊖ 12.5.2 Doors, Windows & Interior - Ceilings: Potential Microbial Growth
- ⊖ 12.7.1 Doors, Windows & Interior - Countertops & Cabinets: Cabinet - Damage
- ⊖ 12.7.2 Doors, Windows & Interior - Countertops & Cabinets: Rodent / Pest
- 🔧 14.4.1 Built-in Appliances - Garbage Disposal: Not Recommended - Septic

 14.6.1 Built-in Appliances - Washer/Dryer: Dryer Outlet - Loose

1: INSPECTION DETAILS

Information

Occupancy
Furnished, Vacant

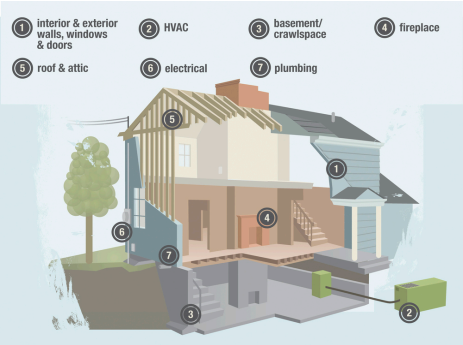
Type of Building
Single Family

Style
Multi-level

Weather Conditions
Clear, Recent Rain

Temperature - approximate
82 Fahrenheit (F)

Typical Inspection Sections



InterNACHI SOP Sections

In Attendance

Client, Sharp Eye Trainee, Sharp Eye - Zeb

SCOPE AND LIMITATIONS OF AN INSPECTION

Be advised that this inspection is confined to visual and accessible areas only. Inspectors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the inspection is to give the client an overview of the general condition of various systems in the property, both structurally and component-wise.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues.

Be advised that inspectors are not engineers and can only render a visual report on the functional conditions of the structure and components at time of inspection.

Be advised that warranties and guarantees are not given on any inspected components. The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Be advised that Sharp Eye Inspections will test and evaluate the HVAC and heating systems in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, interior of ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems as we check.

Some inspection components may or may not be covered by your Real Estate Contract. Consult your Realtor or attorney regarding your contractual conditions. Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property. It is not possible to detect every concern during a general visual inspection.

Sharp Eye Inspections accepts no responsibility or liability for any omission in its inspection or the report related to defects or irregularities which are not reasonably visible at the time of the inspection, which are below ground or which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring); which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris, or soil). Sharp Eye Inspections does not inspect septic tanks, drain fields or perform termite inspections unless additionally contracted to do so by the client.

Sharp Eye Inspections does not move owner/occupied items for the purposes of the inspection;

We do not inspect items that are not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas and ceiling cavities and high, constricted or dangerous areas for which inspection is not permitted by Occupational Safety and Health regulations.

In addition, the customer accepts that Sharp Eye Inspections may not detect some defects because the defect may only occur intermittently or the defect has been deliberately concealed. (i.e. previously painted stains, temporary flashings, "handyman" fixes, etc.)

The client has employed this Sharp Eye Inspections to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present and does not hold the inspection company and/or inspector liable for future malfunctions, repairs, or replacements needed of structural systems, mechanical systems, or functional components of the property inspected.

Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "**Safety / Major**" by the inspector 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) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **handyman or a qualified contractor** and are not considered routine maintenance or DIY items.

Safety / Major = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

About Thermal Imaging

Throughout Interior

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.**

Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Estimated Life Expectancy Chart for Homes: Estimated Life Expectancy Chart for Homes

How long should a reasonable person expect appliances, products, materials, systems, and components to last? General life expectancies do have a determined length of time evaluated and researched. Please visit [InterNACHI's Standard Estimated Life Expectancy Chart for Homes](#) to estimate important and necessary lengths of times certain components of your home should last. Please keep in mind these results are based on regular recommended maintenance and conditions like reasonable wear and tear, and not extreme weather or other conditions, neglect, or over-use or abuse. These are guidelines only and not to be relied upon as guarantees or warranties.

Notice to Third Parties

The contents of this report are confidential and intended solely for the use of the individual, individuals, or entity to which Sharp Eye Inspections LLC was hired to inspect at the property address listed on this report. If you are not the named individual, individuals or entity listed on this inspection report, you should not disseminate, distribute, copy, or rely upon this report. If you are not the intended recipient of this inspection report, you are now notified that disclosing, copying, distributing, or taking action in reliance of these contents is strictly prohibited as this report is copyrighted by Sharp Eye Inspections LLC 549 Hardee St., Dallas, Ga. 30132 and is intended solely for our client/s. ALL RIGHTS RESERVED. The inspector strongly advises against any reliance on this report for future observations.

Should you not be the client/s who retained our company to inspect this property, we recommend that you retain a qualified home/ property inspector to provide you with your own inspection and report regarding this property. Liability under this report is limited to the party identified on the cover page of this report.

Limitations

General Conditions

ADDITIONAL BUILDINGS

Additional buildings/structures are excluded from report by request of the client.

General Conditions

NOTEWORTHY CONDITIONS

Noteworthy Conditions:

This property exhibits a significant number of noteworthy conditions, some of which occur in multiple instances throughout and around the property. As such, the client should consider specific items described and photographs included in this report to be representative examples, rather than a complete catalog of all instances of that item or condition on the property.

Further evaluation to quantify all instances of specific items mentioned in this report is recommended.

Radon Testing Waived

RADON TESTING

Radon testing was not requested for this home. We do recommend that homes in this area of Georgia be tested for radon presence at the interiors.

You can, at any time prior to or after the home inspection, request that radon testing be done at this address.

Sewer Line Evaluation Waived

SEWER LINE EVALUATION TESTING

Sewer Line Evaluation (sewer scope) was not requested for this home.

You can, at any time prior to or after the home inspection, request that a sewer line evaluation be done at this address.

2: ROOF

Information

Roof Type / Style Gable, Gambrel, Combination	Roof Drainage Systems: Gutter Material Seamless Aluminum	Flashings: Material Rubber, Metal
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Inspection Method

Ground, Drone

We use a variety of methods and tools to evaluate the condition of a roof during an inspection. These can include both visual and non-invasive techniques to help identify potential issues and areas of concern.

Visual inspection is a key component of roof inspection and involves a thorough evaluation of the roof surface and components, including shingles, flashing, vents, and other features. During a visual inspection, we may use binoculars, drones, or other tools to help us get a closer look at hard-to-reach areas of the roof.

In addition to visual inspection, we may also use non-invasive testing techniques, such as moisture meters or thermal imaging cameras, to help identify areas of moisture or heat loss in the roof structure.

It's important to note that while these tools and techniques can be helpful in identifying potential issues with a roof, they may not always provide a complete picture of the roof's condition. In some cases, further testing or evaluation may be needed to fully assess the condition of the roof or to identify hidden issues.

General Conditions

Exterior

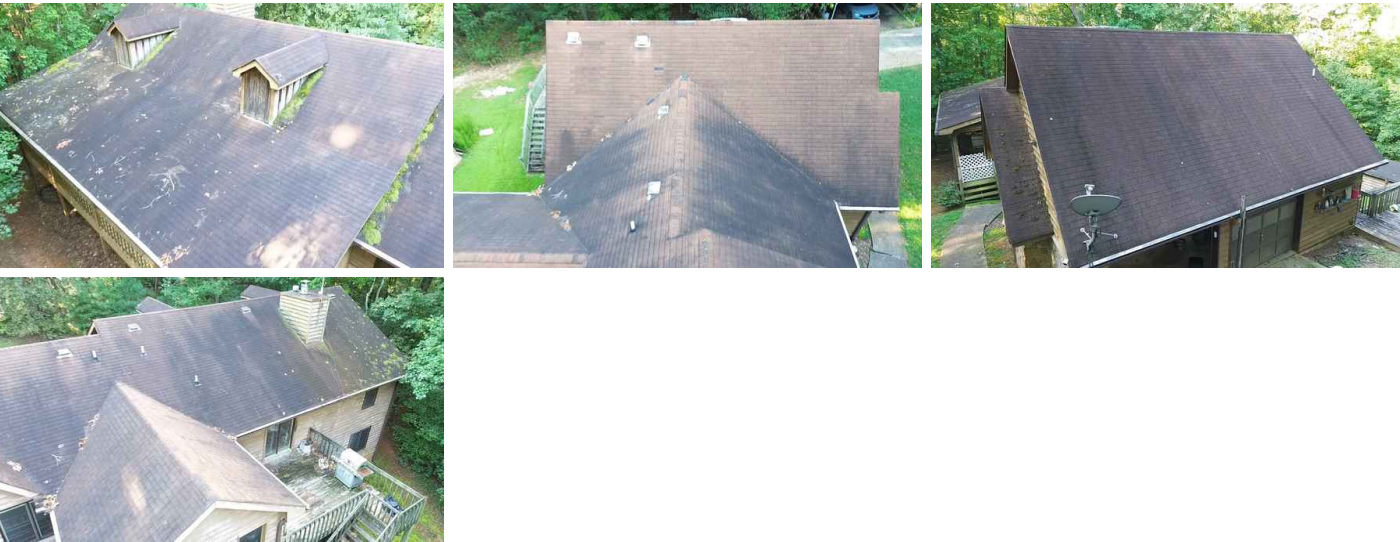
Inspecting a roof system can be challenging and may be limited by several factors.

One limitation is that the roof may be inaccessible or unsafe to inspect due to weather conditions, steepness, or other hazards. In some cases, we may not be able to inspect certain areas of the roof or roofing materials without specialized equipment or safety precautions.

Another limitation is that the condition of a roof may not be fully evident from a visual inspection alone. Underlying layers or components of the roof system may be difficult to evaluate without further testing or destructive inspection, which may not be feasible during a standard home inspection.

Additionally, some roofing materials may be difficult to inspect or evaluate due to their composition or installation method. For example, slate or tile roofs may be challenging to inspect due to their weight or fragility, while certain types of metal roofs may be difficult to evaluate due to their reflective properties.

It is important for homeowners to understand these limitations and to be aware that our inspection may not identify all potential issues or concerns with a roof system. We may recommend further evaluation by a specialist or contractor who has expertise in the installation and maintenance of roofing materials.



Coverings: Covering Material

Exterior

Asphalt (3 Tab)

It's important for SEI to emphasize that the current condition of a roof can be affected by a variety of factors, including age, weather conditions, and previous maintenance or repairs. While we will do our best to assess the condition of the roof during our inspection, we cannot guarantee that all potential issues will be identified.

Furthermore, it's important to note that our inspection is a visual assessment only and may not uncover hidden defects or damage that could impact the roof's performance. In some cases, more extensive testing or analysis may be required to fully evaluate the roof's condition.

Lastly, any recommendations or observations made during our inspection are not a guarantee of future performance or a guarantee against future issues. It's up to homeowners to prioritize regular maintenance and repairs to ensure the longevity and performance of their roofs.

Coverings: Asphalt 3 - Tab Shingles

Exterior

3-tab asphalt shingles are a traditional and economical roofing material consisting of rectangular shingle tabs with a uniform, flat appearance. These shingles are manufactured with a single layer of material and typically have a lifespan of 15-20 years, depending on climate conditions, installation quality, and maintenance.



Coverings: Roof Covering Material Age

Exterior

Near End of Material Life Expectancy

Estimated material age observed at time of inspection based on age of structure, visual evaluation, and material condition.

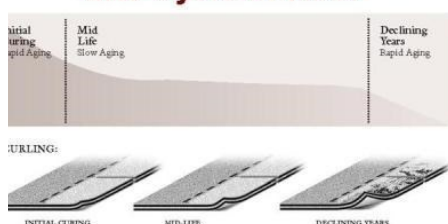
Recommend follow up with a certified roofing/shingle installer for more precise age.

Regular maintenance and inspections recommended for roof system as part of long-term care of the roofing system.

Here are some key tips for maintaining your roof:

- Keep your roof clean: Debris like leaves, branches, and dirt can build up on your roof over time and cause damage. Regularly remove any debris that accumulates on your roof to prevent it from collecting and causing damage.
- Trim back trees: Overhanging branches can cause damage to your roof during storms or high winds. Make sure to trim back any branches that could potentially fall onto your roof or scrape against it.
- Inspect your roof regularly: Keep an eye out for any signs of damage or wear and tear, such as missing or cracked shingles, rusted flashing, or loose or damaged gutters. Catching these issues early can prevent further damage and save you money in the long run.
- Fix issues promptly: If you do notice any damage, be sure to address it promptly. Ignoring problems like leaks or missing shingles can lead to more extensive damage and costly repairs.
- Hire a professional: While some maintenance tasks can be done by homeowners, it's always a good idea to hire a professional roofing contractor for more extensive repairs or inspections. They have the experience and expertise to identify and address any issues with your roof.

Life Cycle of Roof



Roof Drainage Systems: Downspouts / Discharges

Exterior

During our inspection, we may identify issues such as clogs, sagging, or damage to the gutters. These issues can lead to water overflow, foundation damage, and even potential water intrusion into the home, which can result in costly repairs.

To maintain the gutters' function and protect the property, we recommend regular maintenance such as cleaning out debris and ensuring proper water flow. We also recommend inspecting the gutters regularly for signs of sagging or damage, and repairing or replacing them as needed.



Roof Drainage Systems: Gutters

Exterior

During our inspection, we may identify issues such as clogs, sagging, or damage to the gutters. These issues can lead to water overflow, foundation damage, and even potential water intrusion into the home, which can result in costly repairs.

To maintain the gutters' function and protect the property, we recommend regular maintenance such as cleaning out debris and ensuring proper water flow. We also recommend inspecting the gutters regularly for signs of sagging or damage, and repairing or replacing them as needed.



Flashings: Rubber Vent Boots

Exterior

Rubber boot flashings are used to seal the areas around pipes, vents, and other penetrations on the roof to prevent water intrusion.

While rubber boot flashings can be durable and effective, they may deteriorate over time due to exposure to the elements, causing cracking or splitting. When this occurs, water can seep into the roofing system, potentially leading to water damage, mold growth, and other issues.

It's important for homeowners to prioritize regular maintenance of their roofing system, including checking the condition of rubber boot flashings. If damage or wear is observed, it's recommended that a licensed roofing contractor be consulted to evaluate and repair or replace the flashing as needed.



Flashings: Chimney Flashing

Exterior, Chimney

Chimney flashings are used to seal the area where the chimney meets the roof, preventing water intrusion into the home.

Chimney flashings can be made of various materials, including metal, rubber, or a combination of both. Over time, flashings can deteriorate due to exposure to the elements or improper installation, leading to water intrusion and potential damage to the home.

To prevent potential water intrusion and protect the home from damage, it's important for homeowners to prioritize regular maintenance of their roofing system, including checking the condition of chimney flashings. This can help identify issues before they become more significant and costly to repair.

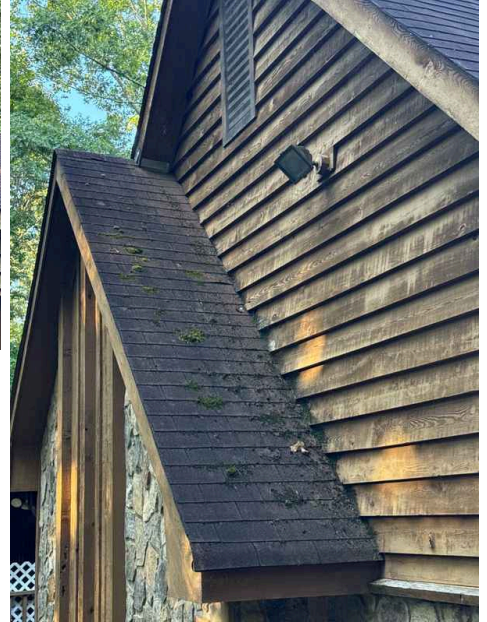


Flashings: Roof to Wall Connections

Exterior

Roof-to-wall flashings are used to seal the area where the roof meets the exterior wall of the home, preventing water intrusion into the structure.

Issues with roof-to-wall flashings can lead to water intrusion and potential damage to the home, making it important for homeowners to prioritize regular maintenance of their roofing system, including checking the condition of roof-to-wall flashings. If we observe any issues during an inspection, we will recommend that a licensed roofing contractor be consulted to evaluate and repair or replace the flashing as needed.



Ventilation: Ventilation Type

Exterior

Gable Vents, Passive, Soffit Vents

Adequate ventilation can help prevent moisture buildup, improve energy efficiency, and prolong the life of the roofing system.

During an inspection, we will typically evaluate the ventilation of the roofing and attic spaces, looking for signs of inadequate or improper ventilation. Common issues we may observe include insufficient venting, blocked or obstructed vents, or improperly installed vents.

Inadequate ventilation can lead to a number of issues, including increased moisture levels in the attic, which can lead to mold growth and potential damage to the roof deck and insulation. Improper ventilation can also lead to increased energy costs and decreased energy efficiency of the home.

Overall, proper ventilation is an important aspect of maintaining a healthy and functional roofing system. By ensuring adequate ventilation and addressing any issues as they arise, homeowners can help prolong the life of their roofing system and prevent potential damage to their home.



Ventilation: Gable Venting

Exterior, Attic

Gable vents are typically installed on both sides of the gable, near the peak of the roof. They work by allowing air to flow in through the lower vents and out through the upper vents, creating a natural flow of air that can help to regulate the temperature and humidity levels in the attic.



Ventilation: Soffit Venting

Exterior

Soffit venting is an important component of a home's ventilation system, as it helps to regulate the flow of air through the attic space. Soffit vents are typically installed in the eaves or overhangs of the roof, and work by drawing in cooler air from the outside while allowing hot air to escape through other vents, such as ridge vents or gable vents.



Skylights & Other Roof Penetrations: Additional Roof Penetrations

Exterior, Roof

None

Inspecting skylights and other penetrations through a roof can be challenging due to their location and design, and there may be limitations to what we can evaluate during a home inspection.

Skylights, for example, may be difficult to access and may require specialized equipment or expertise to inspect properly. Additionally, the condition of the flashing around the skylight may be difficult to evaluate without removing portions of the roofing material.

Other penetrations, such as plumbing vents or chimneys, may also pose limitations to our inspection due to their design and location on the roof. We will do our best to inspect these penetrations for signs of damage or deterioration, but there may be limitations to our ability to fully evaluate their condition.

Skylights & Other Roof Penetrations: Satellite Dish

Exterior, Roof

The installation of a satellite dish may involve drilling holes into the roof or wall, which can potentially compromise the integrity of the roofing or siding materials. We may not be able to fully evaluate the condition of these materials in the immediate vicinity of the satellite dish without further evaluation or testing.



Skylights & Other Roof Penetrations: Satellite Dish - Removed

The installation of a satellite dish may involve drilling holes into the roof or wall, which can potentially compromise the integrity of the roofing or siding materials. We may not be able to fully evaluate the condition of these materials in the immediate vicinity of the satellite dish without further evaluation or testing.



Limitations

Coverings

LIMITED ROOF COVERING INSPECTION

ROOF

During the roof covering inspection, certain areas could not be thoroughly evaluated. Limited access or visibility prevents a comprehensive assessment of the entire roof surface. This limitation means some potential issues might not have been detected during the inspection process.

Flashings

UNABLE TO FULLY INSPECT

The accessibility of the flashing may be limited, making it challenging to fully evaluate its condition.

Flashings located in hard-to-reach areas, such as behind walls or in tight spaces, may be difficult to inspect thoroughly. Additionally, certain types of roofing materials, such as slate or tile, may require the removal of individual pieces to access the flashing, which can be time-consuming and costly.

If we encounter limitations in inspecting flashings due to inaccessibility, we will document these limitations in our report and recommend that the homeowner consult with a licensed roofing contractor to further evaluate the flashing and recommend any necessary repairs or replacement.

While we strive to provide a thorough inspection of the roofing system, some limitations may be beyond our control. It's important for homeowners to understand these limitations and consult with qualified professionals to ensure the proper maintenance and repair of their roofing system.

Ventilation

VENTILATION AREAS - LIMITED / INACCESSIBLE

EXTERIOR

In some cases, portions of the ventilation system may not be visible or accessible, such as areas that are obstructed by insulation or inaccessible due to the design of the home. Additionally, certain types of roofing materials may not allow for proper ventilation, which can limit our ability to fully evaluate the ventilation system.

It's also important to note that the effectiveness of the ventilation system can vary depending on a number of factors, such as the size and layout of the home, the local climate, and the type of roofing materials used.

Observations

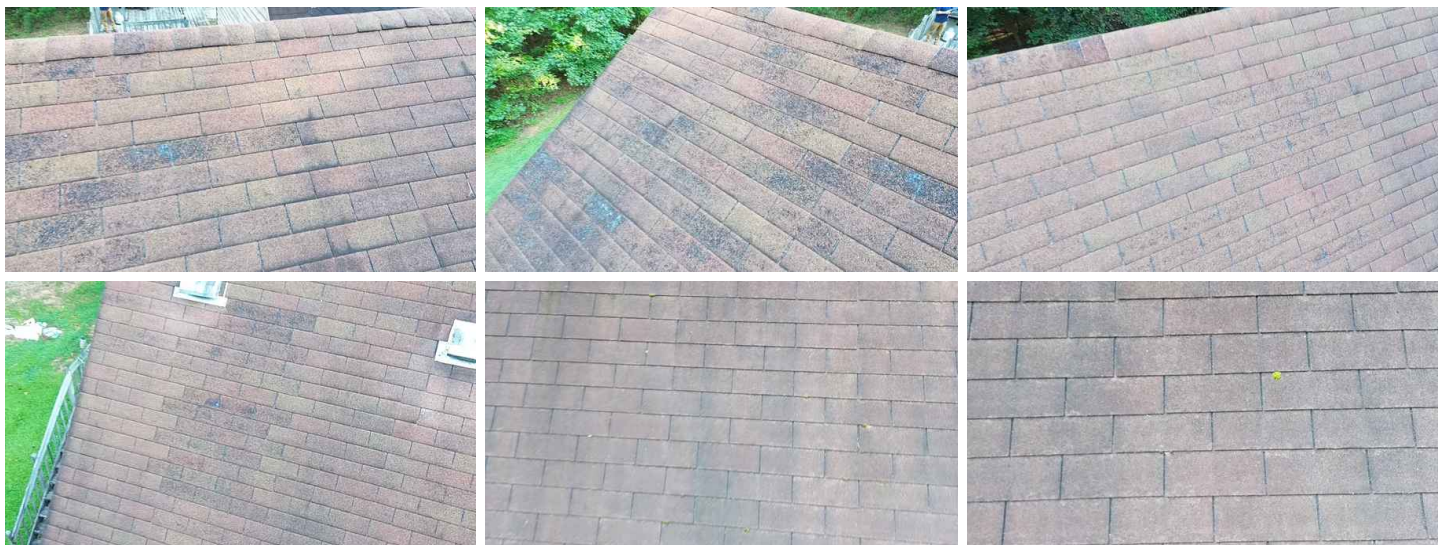
2.1.1 Coverings

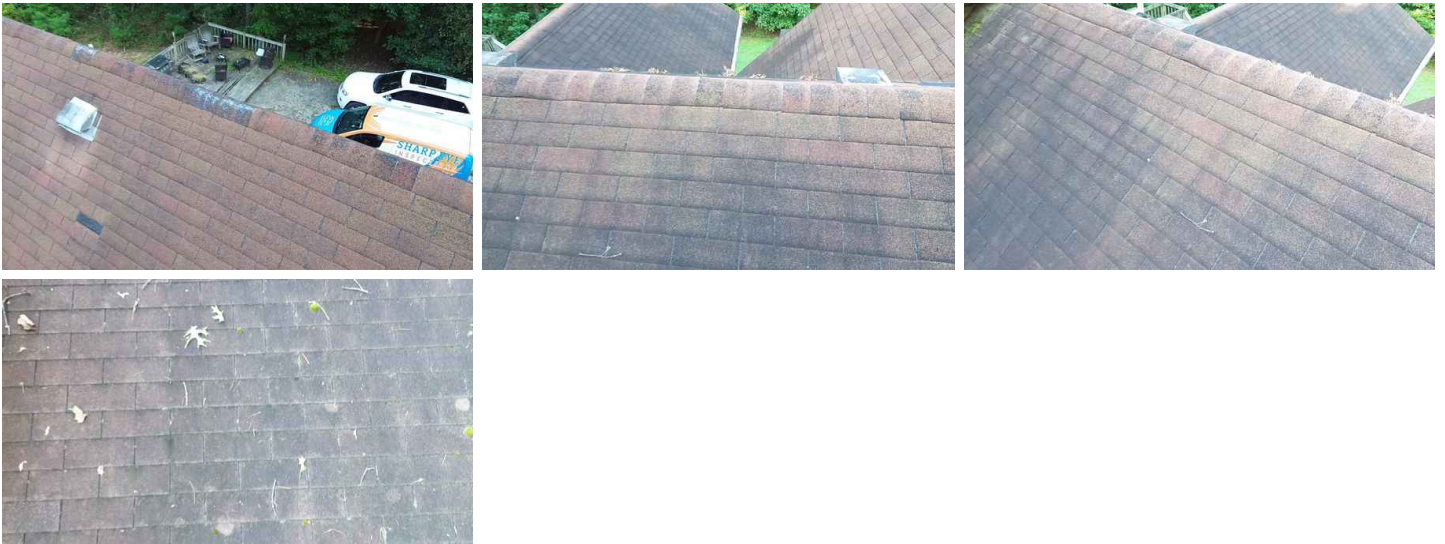
SIGNIFICANT GRANULAR WEAR



Roof shingles showed granular wear consistent with the end of its service life.

Recommend further evaluation by a qualified, licensed roofing contractor.





2.1.2 Coverings

SHINGLES - MISSING

EXTERIOR

Shingles are missing from the roof surface. These were discovered during visual roof inspection, which reveals potential areas of vulnerability. Missing shingles compromise the roof's protective barrier, potentially allowing water intrusion and leading to underlying structural damage. Recommend immediate professional roofing assessment and repair to prevent further deterioration and potential water-related issues. Recommend repair or replace as needed by a qualified, licensed roofing professional.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

SHINGLES - PREVIOUS REPAIR

Observed conditions of previous repair and or shingle replacement in multiple locations throughout exterior. Recommend additional information from existing owner for previous repairs to date newly installed shingles.

Recommendation

Contact a qualified professional.



2.1.4 Coverings

SHINGLES - ORGANICS / MOSS

EXTERIOR

Shingles with moss growth were discovered during the roof inspection. Moss can retain moisture against the roof surface, potentially causing premature deterioration of roofing materials. This condition can lead to wood rot, shingle damage, and reduced roof lifespan if left untreated. Recommend professional roof cleaning and assessment to remove moss and evaluate potential underlying damage.

Recommend further evaluation by a qualified, licensed roofing contractor to diagnose and suggest repairs as needed.

Recommendation

Contact a qualified roofing professional.



Recommendation



2.1.5 Coverings

POP NAILS

Recommendation

Observe pop nails at roof shingles at time of inspection.

Recommend further evaluation/repair by qualified, licensed roofing contractor.



2.2.1 Roof Drainage Systems

DEBRIS

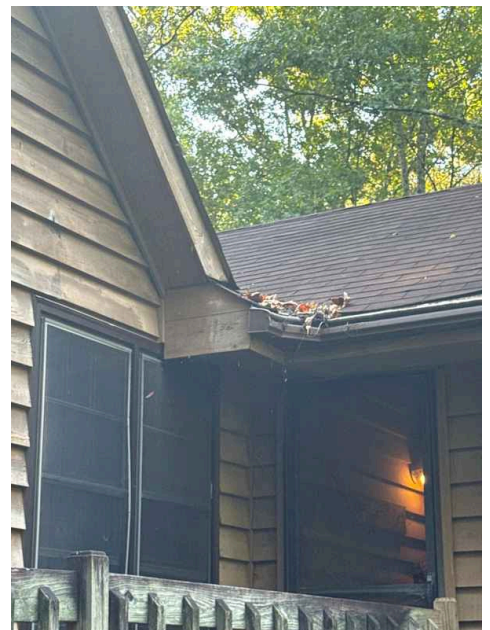
Debris has accumulated in the valleys/gutters. Leaf/debris accumulation can cause water intrusion behind the shingle system.

Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified professional.



3: EXTERIOR

Information

Siding, Flashing & Trim: Trim Materials

Wood

Exterior Doors: Front Door Exterior Front

Existing conditions of front exterior door at time of inspection.



Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Walkway Material

Concrete

Decks, Balconies, Porches & Steps: Features / Components

Front Porch, Back Porch

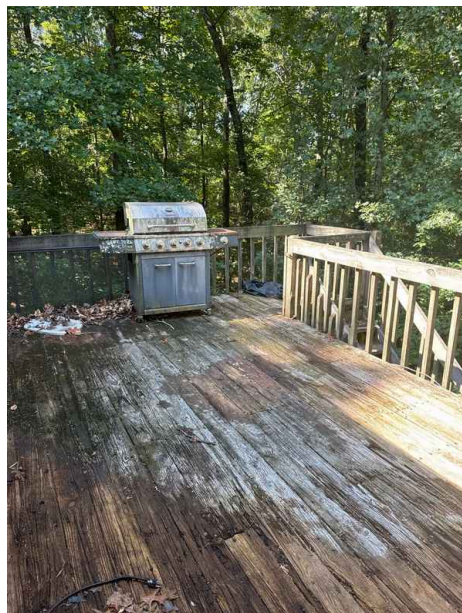
Decks, Balconies, Porches & Steps: Material

Wood

Decks, Balconies, Porches & Steps: Front Porch / Patio / Stoop



Decks, Balconies, Porches & Steps: Back Porch / Patio / Stoop



Chimney: Chimney Cap



Inspection Method

Exterior

Visual

As a home inspection company, we strive to provide a thorough inspection of a property's exterior. However, there are certain limitations that may affect our ability to identify all potential issues and concerns. These limitations may include factors such as inclement weather conditions, the height and accessibility of certain areas, and the type and condition of exterior materials.

In addition, some issues may not be visible or apparent during a standard exterior inspection. For example, issues with the foundation or structure of the property may not be immediately visible, and may require additional evaluation or testing to identify.

It is important for homeowners to understand that our inspection is limited to a visual, non-invasive assessment of the exterior of the property. While we strive to identify all potential issues, there may be hidden or underlying problems that are not immediately apparent.

Overall, our goal is to provide an accurate assessment in good faith of the property's exterior, while also being transparent about the limitations of our inspection.

Exterior Electrical: Exterior Electrical

Exterior

Exterior Lighting, GFCI Outlets

It is important for homeowners to understand that our inspection of the exterior electrical system is limited to a visual assessment only. While we strive to identify any potential issues or concerns, there may be hidden or underlying problems that are not immediately apparent.

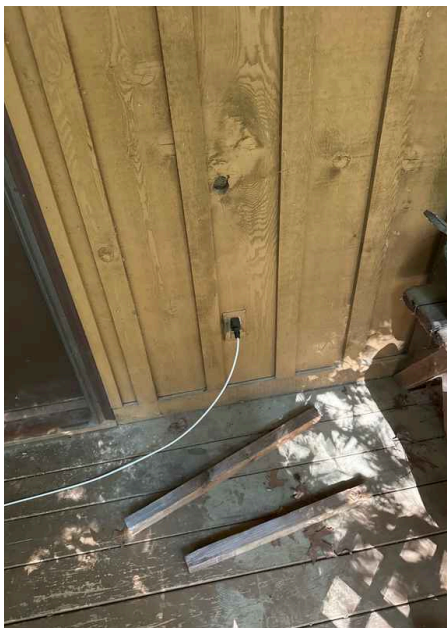
In addition, we do not inspect any electrical components that are underground, such as buried wiring or conduits. We also do not inspect any electrical components that are located within a swimming pool or spa as a part of a standard home inspection.

Exterior Electrical: GFCI Protected w - Box

Exterior

GFCI devices help to prevent electrical shocks and electrocution by quickly shutting off power when a ground fault is detected. They are required by electrical codes in many outdoor locations to help ensure the safety of homeowners and their guests.

During a home inspection, we check the functionality of exterior GFCI devices to ensure that they are properly installed and working as intended. GFCI resets may be located at the electrical panel, at individual outlets, or at the interiors of the home. If we identify any issues or concerns with the GFCI devices, we may recommend further evaluation or repair by a licensed electrician.



Exterior Electrical: Exterior Lighting / Fixtures

Exterior

Exterior lighting refers to any lighting fixtures or systems installed outside a home.

Common types of exterior lighting include wall-mounted fixtures, pathway lights, floodlights, and motion-activated lights. Many exterior lighting systems are designed to be energy-efficient, such as using LED bulbs or timers to control when the lights are turned on and off. All lighting fixtures are operated using normal controls. Some motion activated or photo-sensitive lighting may not be tested during inspection.

Underground lighting components or wiring understood as inaccessible at time of inspection.



Exterior Plumbing / Hose Bibs: Exterior Plumbing

Exterior

Hose Bibs

Exterior plumbing refers to any plumbing systems or fixtures located outside a home or building. This can include things like outdoor faucets, sprinkler systems, pool plumbing, and drainage systems.

During a home inspection, we evaluate the condition and functionality of exterior plumbing systems, including checking for leaks, proper water pressure, and ensuring that all plumbing fixtures are properly installed and functioning as intended.

It's important to maintain and properly winterize exterior plumbing to prevent freezing and damage during colder months. Proper maintenance and upkeep of exterior plumbing can help ensure the longevity and efficiency of the plumbing system.

Exterior Plumbing / Hose Bibs: Exterior Cleanout - Not Located

Unable to locate exterior clean out.

An exterior cleanout is a point of access located outside a building that allows for easier maintenance and cleaning of the plumbing system. It is typically located near the main sewer line, which connects the building's plumbing system to the municipal sewer or septic system.

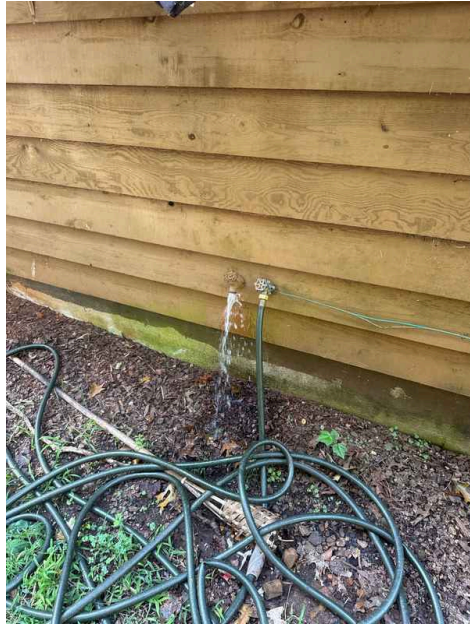
These drain lines can be additionally, tested with a sewer scope camera with a supplemental report and video provided for your reference.

Please contact Sharp Eye Inspections if you would like to get that additional sewer scope evaluation at this property.

Exterior Plumbing / Hose Bibs: Hose Bibs

Location of exterior hose bibs at time of inspection.

Recommend insulating and/or winterizing during cold months.



Siding, Flashing & Trim: Siding Material

Stone Veneer

Observed and inspected exterior siding as a part of the inspection process.

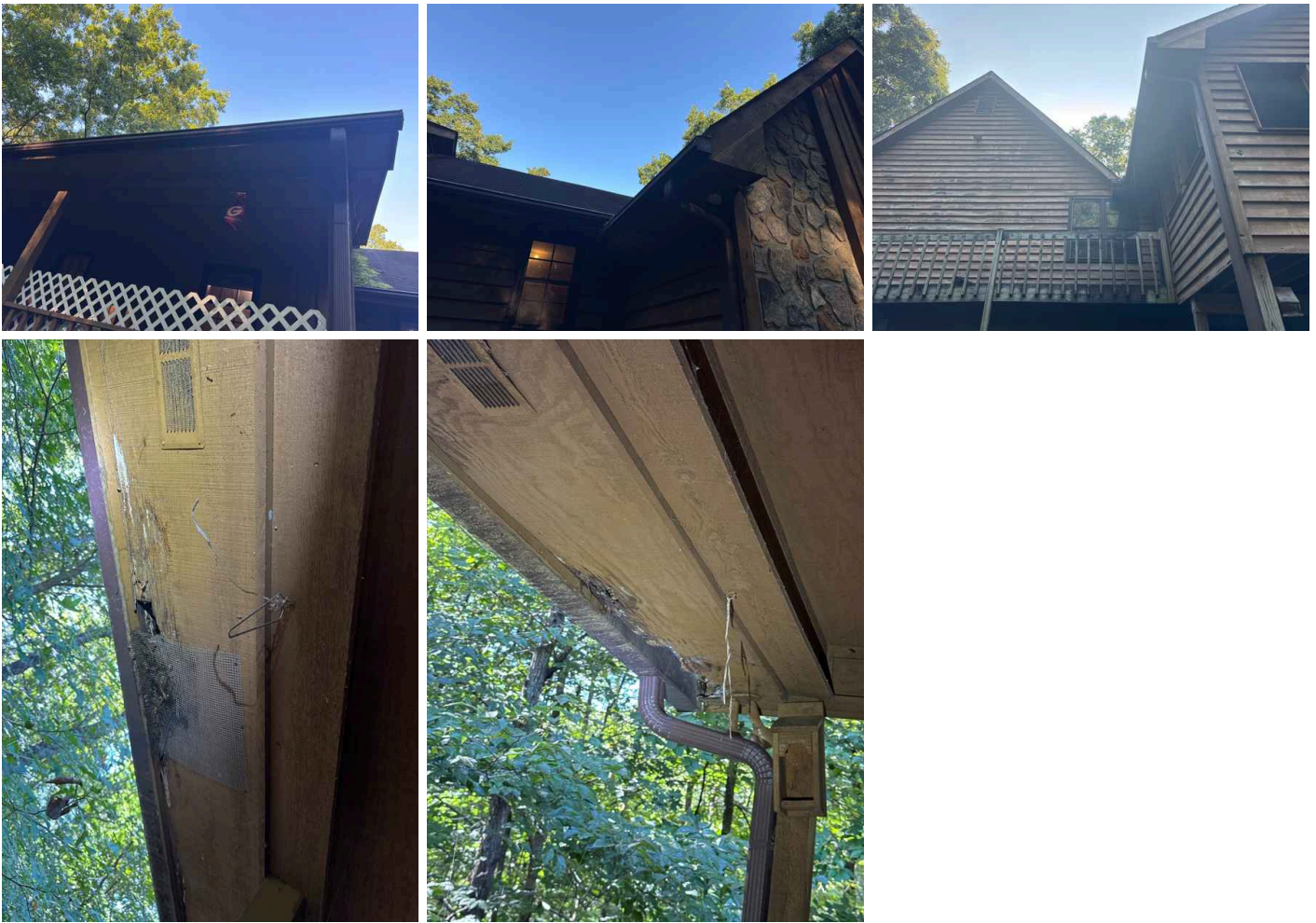
Recommend maintenance and repairs as needed as a part of regular home maintenance.



Eaves, Soffits & Fascia: Soffits / Eaves

Soffits and eaves inspected throughout exterior of structure.

Recommend continued maintenance and seasonal evaluation to maintain integrity of the system.



Exterior Doors: Exterior Entry Doors and Trim

Throughout Exterior

Wood, Screen

Maintaining your exterior doors and trim is important to ensure their longevity, functionality, and aesthetic appeal. Here are some tips for exterior door and trim maintenance:

- Regular cleaning: Regularly clean your exterior doors and trim with a mild detergent and water to remove dirt, dust, and grime. Use a soft-bristled brush or sponge to avoid scratching the surface.
- Inspection: Inspect your exterior doors and trim for any signs of damage, such as cracks, peeling paint, or rot. Address any issues promptly to prevent further damage.
- Repainting or re-staining: Repainting or re-staining your exterior doors and trim can help protect them from weather damage and improve their appearance. Follow the manufacturer's instructions for best results and consider using a high-quality paint or stain.
- Lubrication: Lubricate the hinges and locks of your exterior doors to ensure they function smoothly. Use a silicone spray or a light machine oil.
- Weather-stripping: Weather-stripping can help prevent air leaks around your exterior doors and improve energy efficiency. Check and replace weather-stripping as needed.
- Trim maintenance: Trim around exterior doors can also be painted or stained for improved appearance and protection. Regularly check and replace any damaged or rotten trim.

Exterior Doors: Additional Doors

Existing conditions of exterior doors at time of inspection.



Exterior Windows: Exterior Windows and Trim

Throughout Exterior
Wood

Maintaining your exterior windows and trim is important to ensure their longevity, functionality, and aesthetic appeal. Here are some tips for exterior window and trim maintenance:

- Regular cleaning: Regularly clean your exterior windows and trim with a mild detergent and water to remove dirt, dust, and grime. Use a soft-bristled brush or sponge to avoid scratching the surface.
- Inspection: Inspect your exterior windows and trim for any signs of damage, such as cracks, peeling paint, or rot. Address any issues promptly to prevent further damage.
- Repainting or re-staining: Repainting or re-staining your exterior windows and trim can help protect them from weather damage and improve their appearance. Follow the manufacturer's instructions for best results and consider using a high-quality paint or stain.
- Lubrication: Lubricate any moving parts, such as hinges or locks, to ensure they function smoothly. Use a silicone spray or a light machine oil.
- Weatherstripping: Weatherstripping can help prevent air leaks around your windows and improve energy efficiency. Check and replace weatherstripping as needed.
- Trim maintenance: Trim around exterior windows can also be painted or stained for improved appearance and protection. Regularly check and replace any damaged or rotten trim.
- Caulking: Check the caulking around your windows and reapply as needed to prevent water damage and air leaks.

Exterior Windows: Exterior Windows and Trim

Throughout

General conditions of Exterior Window systems and trim



Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Exterior Back

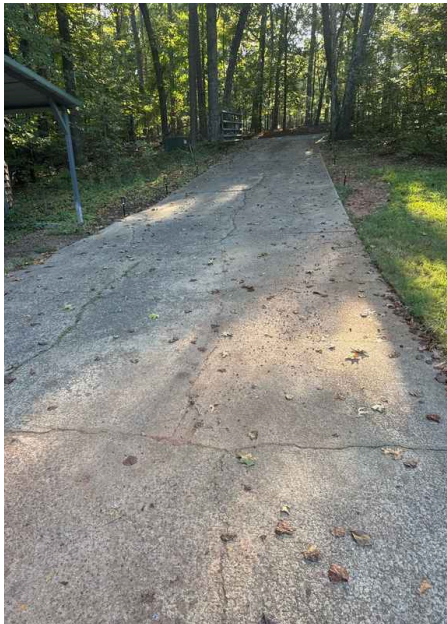
At Tank



Walkways, Patios & Driveways: Driveway

Driveways are an important component of a property's curb appeal and functionality. Driveways can also be a significant investment for homeowners, which is why it is important to properly maintain and inspect them.

During our inspections, we thoroughly evaluate the condition of the driveway, looking for signs of damage or wear that may impact its durability or safety. Common issues we may look for include cracks, potholes, uneven surfaces, and drainage problems. We also inspect the driveway's edges and surrounding areas to ensure that water is properly diverted away from the property.



Walkways, Patios & Driveways: Walkway

Walkways are an important aspect of a property's functionality, safety, and aesthetic appeal. Walkways provide a safe path for homeowners and guests to navigate around the property, while also enhancing the overall curb appeal.

During our inspections, we thoroughly evaluate the condition of the walkways, looking for signs of damage or wear that may impact their durability or safety. Common issues we may look for include cracks, uneven surfaces, loose pavers or stones, and tripping hazards. We also inspect the walkway's edges and surrounding areas to ensure that water is properly diverted away from the property.



Chimney: Chimney Location



Retaining Walls: Retaining Wall

Exterior Front Right



Retaining Walls: Retaining Wall 2

Exterior Back



Limitations

Exterior Doors

DOORS INACCEASIBLE

EXTERIOR BACK

Doors inaccessible at time of inspection. Unable to fully operate at time of inspection.



Observations

3.2.1 Exterior Plumbing / Hose Bibs

HOSE BIB - NONFUNCTIONAL

EXTERIOR BACK

Observed hose bib off, potentially winterized, at exterior at time of inspection.

Unable to test unit.

Recommend repair or replace as needed by a qualified licensed professional.



Recommendation
Contact a qualified professional.



3.3.1 Siding, Flashing & Trim

SIDING - GROUND CLEARANCE

THROUGHOUT EXTERIOR

 Recommendation

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects and significant wood rot/moisture.



3.3.2 Siding, Flashing & Trim

SIDING - PENETRATIONS

EXTERIOR LEFT

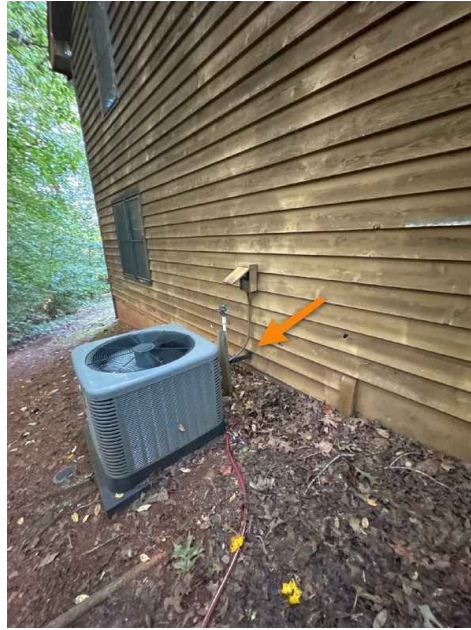
Recommend repair or replace sealant around open or unsealed penetrations through exterior siding as needed by a qualified licensed professional.

Recommendation

Contact a qualified professional.



Recommendation



3.3.3 Siding, Flashing & Trim

SIDING - PENETRATIONS 2

EXTERIOR BACK

Recommend repair or replace sealant around open or unsealed penetrations through exterior siding as needed by a qualified licensed professional.

Recommendation

Contact a qualified professional.



Recommendation



3.3.4 Siding, Flashing & Trim

SIDING - PREVIOUS REPAIRS



Observed siding previously repaired in multiple instances at time of inspection. Existing conditions suggest previous damage and recent repair work at exterior of structure.

Recommend additional information regarding previous scope of repairs.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest additional repairs as needed for proper function.

Recommendation

Contact a qualified professional.



3.3.5 Siding, Flashing & Trim

SIDING - PEST, DAMAGE

THROUGHOUT

Observed pest damage to exterior siding at time of inspection.

Recommend repair or replace as needed by a qualified licensed contractor.

Recommendation

Contact a qualified professional.



Recommendation



3.3.6 Siding, Flashing & Trim

SIDING - CAULKED JOINTS DETERIORATED

THROUGHOUT

Observed separated or deteriorated caulking between joints at exterior siding at time of inspection.

Recommend minor corner and repair as needed.

Recommend caulking and sealing siding joints throughout exterior by a qualified, licensed professional.

Recommendation

Contact a qualified professional.



Minor/Maintenance Item



3.3.7 Siding, Flashing & Trim

TRIM - ROT

GARAGE EXTERIOR

Observed trim at exterior soft and rotted at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.



Recommendation



3.4.1 Eaves, Soffits & Fascia

SOFFIT / FASCIA - WATER DAMAGE / ROT

THROUGHOUT

Observed conditions of fascia/soffit water intrusion and/or damage at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.



Recommendation



3.6.1 Exterior Windows

TRIM - ROT

THROUGHOUT

Observed significant wood rot at exterior window(s) trim. Conditions appear to be caused by failed exterior sealant/water.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.

 Recommendation



3.6.2 Exterior Windows

WINDOW - GLASS DAMAGE

EXTERIOR BACK

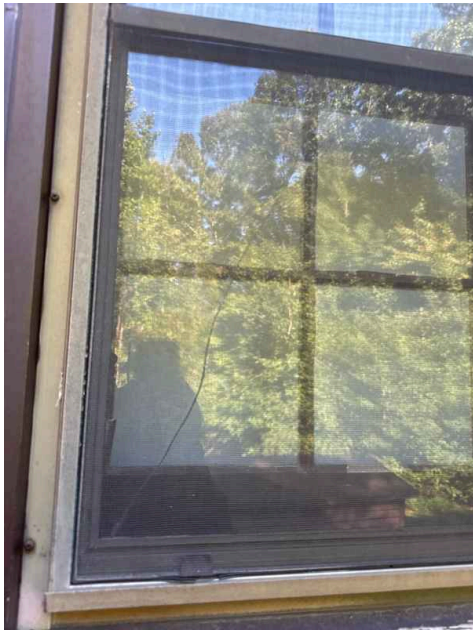
 Recommendation

Observed glass damage at exterior window(s) at Time of inspection.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified professional.



3.8.1 Walkways, Patios & Driveways

DRIVEWAY - UNEVEN/TRIP HAZARD

 Recommendation

Trip hazards observed. Conditions due to likely settlement of concrete over time.

Patch or repair recommended by a qualified, licensed professional.



3.8.2 Walkways, Patios & Driveways



Recommendation

WALKWAY - CRACKING, DAMAGE

Significant cracks/damage observed at walkway at time of inspection. Concrete cracking atypical.

Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.



3.8.3 Walkways, Patios & Driveways



Recommendation

WALKWAY - UNEVEN / TRIP HAZARD

Observed Uneven and/or displaced areas of walkway at exterior of structure at time of inspection.

Recommend repair or replace damaged areas of walkway as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.



3.8.4 Walkways, Patios & Driveways

DRIVEWAY - WASHOUT

Observed washout and/or settlement at driveway at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.



3.9.1 Decks, Balconies, Porches & Steps

DECK - LOOSE BOARDS

THROUGHOUT

One or more deck boards were observed to be loose. Recommend they be refastened.

[Here is a helpful article](#) for minor DIY deck repair.

Recommend repair or replace as needed by a qualified, licensed professional.





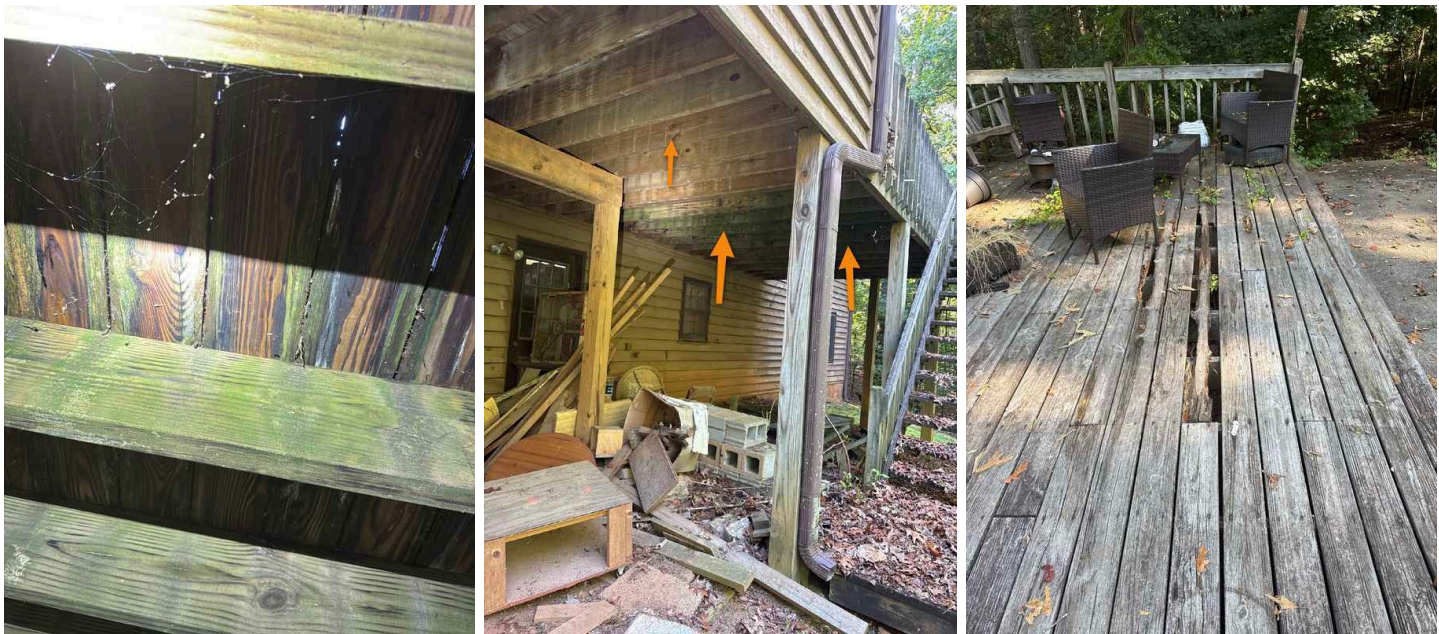
3.9.2 Decks, Balconies, Porches & Steps

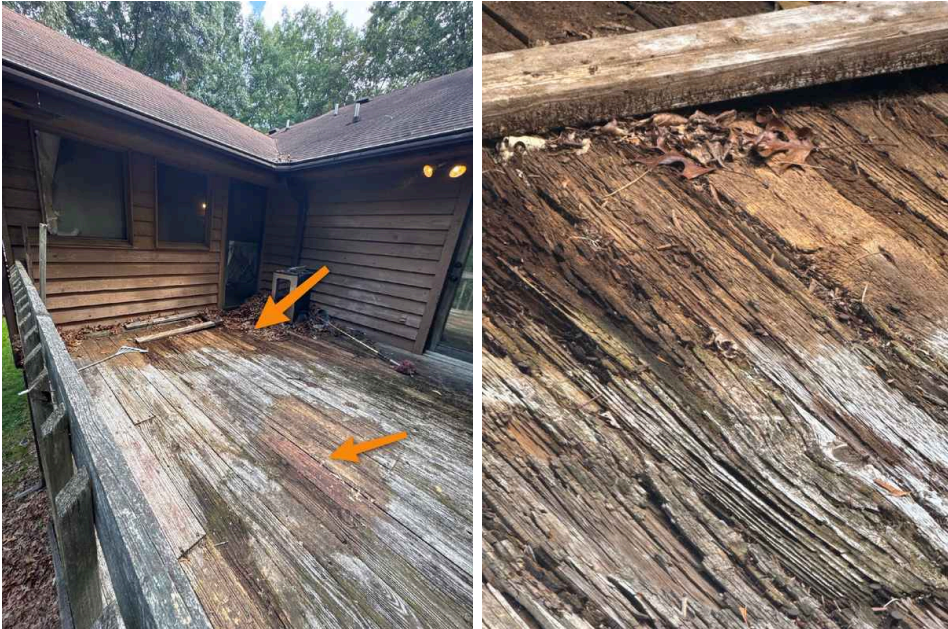
DECK - ROTTED BOARDS

THROUGHOUT BACK PORCH/DECK

One or more deck boards are showing signs of water damage and/or rot.
Recommend repair or replace as needed by a qualified, licensed professional.

 Recommendation





3.9.3 Decks, Balconies, Porches & Steps

DECK / PORCH - LOOSE HANDRAILS

EXTERIOR BACK

One of more areas of the deck/porch handrail support appears unstable. This could cause a safety hazard. Recommend qualified, licensed deck contractor to further evaluate and repair as needed.



3.9.4 Decks, Balconies, Porches & Steps

STAIRS - DETERIORATED

EXTERIOR BACK PORCH/DECK



One or more sections of the exterior stairs are deteriorated.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.



3.9.5 Decks, Balconies, Porches & Steps

FOOTER - IMPROPERLY INSTALLED

BACK PORCH/DECK

Observed improper/missing materials at footers of decking at time of inspection.

Recommend install/repair footers at deck/porch as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.





3.9.6 Decks, Balconies, Porches & Steps

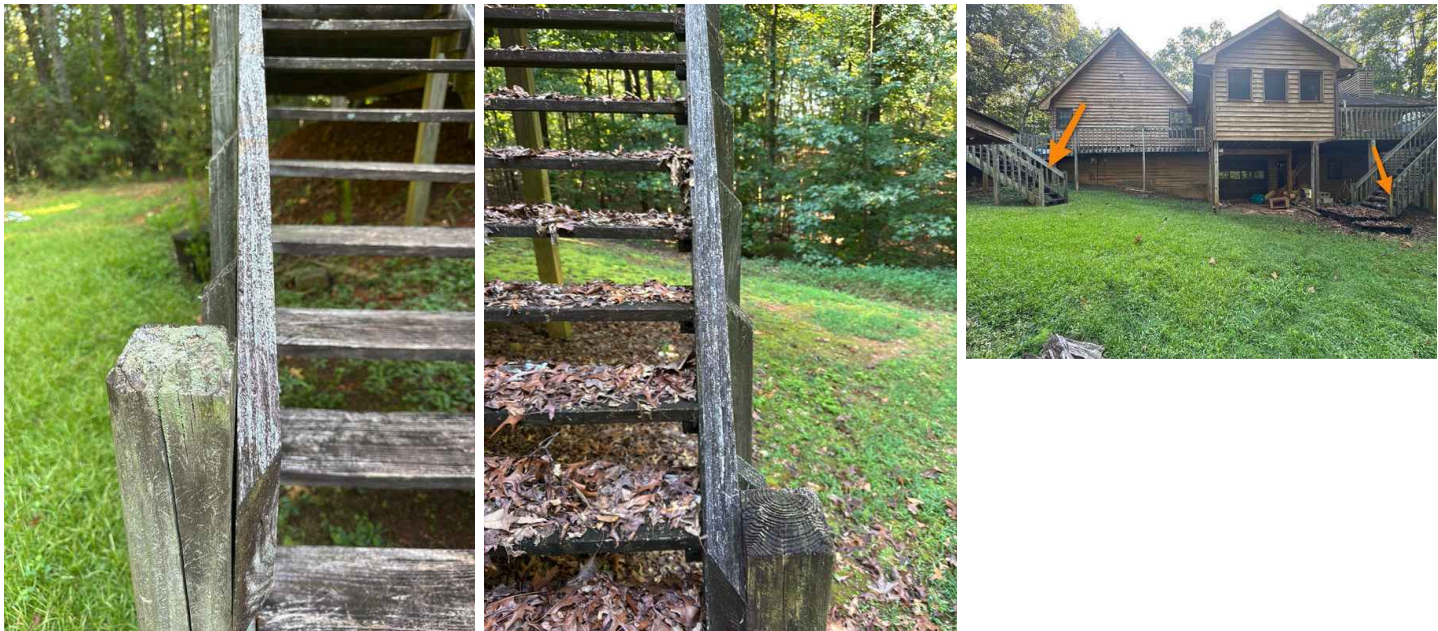
HANDRAIL - ROT

BACK PORCH/DECK

Observed multiple conditions of rot at handrail at time of inspection
Recommend repair or replace rotted handrail material as needed by a qualified, licensed professional.

Recommendation
Contact a qualified professional.

Recommendation



3.9.7 Decks, Balconies, Porches & Steps

OVERHANG DAMAGE - ROT

Recommendation

Observed water intrusion/rot at overhang trim/framing and/or decking materials.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified professional.



3.9.8 Decks, Balconies, Porches & Steps

UNEVEN / CRACKED BOARDS



Recommendation

Observed uneven and or cracked boards at time of Inspection. Observed multiple knots on top sides of boards raised and missing.

Recommend further evaluation and repair by a qualified and licensed professional.

Recommendation

Contact a qualified professional.



3.9.9 Decks, Balconies, Porches & Steps

BALUSTER - LOOSE

FRONT PORCH/DECK



Recommendation

The baluster / pickets observed loose at time of inspection.

Recommend a qualified handyman or original installer repair or replace as needed.

Recommendation

Contact a qualified professional.



3.9.10 Decks, Balconies, Porches & Steps

LANDING - MISSING/IMPROPER

Observed improperly installed landing at deck steps/door at time of inspection.

Landing missing or does not conform to typical safety standards.

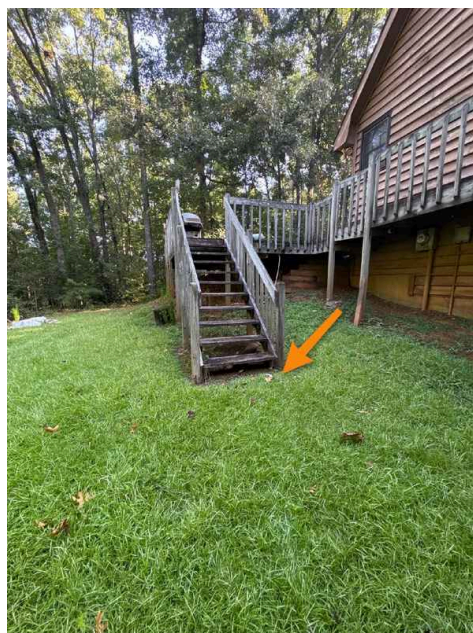
Recommend further evaluation by a qualified licensed contractor to diagnose and suggest repairs as needed.

Recommendation

Contact a qualified professional.



Recommendation



3.9.11 Decks, Balconies, Porches & Steps

FRAMING - SEPARATION

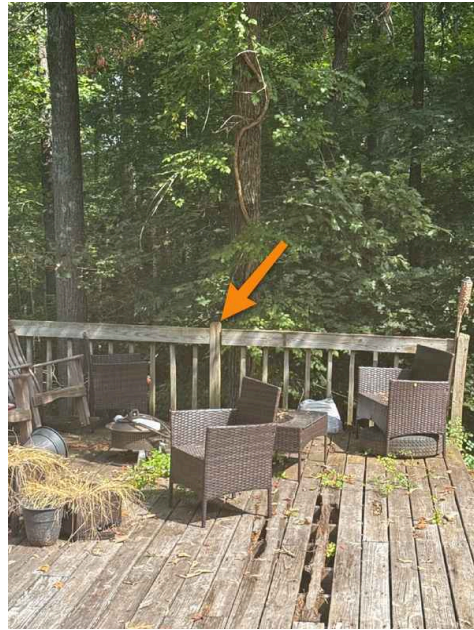
Recommendation

Observed movement/separation at framing material at time of inspection.

Recommend further evaluation by a qualified licensed contractor to diagnose and suggest repairs as needed.

Recommendation

Contact a qualified professional.



3.9.12 Decks, Balconies, Porches & Steps

DECK - WOOD TO GROUND

Recommendation

FRONT PORCH/DECK

Observed wood to ground contact at deck at time of inspection.

Would grown contact can facilitate premature rot and/or termite damage to structure.

Recommend further evaluation by qualified licensed contractor to diagnose and suggest repairs as needed.

Recommendation

Contact a qualified professional.



3.10.1 Vegetation, Grading, Drainage & Retaining Walls

**Recommendation**

GRADING - EXTERIOR EROSION

EXTERIOR BACK

Observed significant silt and soil erosion at exterior of structure.

Recommend further consultation with a qualified, licensed landscape contractor to diagnose and suggest repairs as needed for proper function and drainage.

Recommendation

Contact a qualified professional.



3.10.2 Vegetation, Grading, Drainage & Retaining Walls

**Recommendation**

GRADING - NEGATIVE SLOPE

EXTERIOR FRONT, LEFT

Grading is sloping towards the home or flat in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



3.10.3 Vegetation, Grading, Drainage & Retaining Walls

**Minor/Maintenance Item**

VEGETATION - TREE, OVERHANG

EXTERIOR FRONT, LEFT

Trees observed overhanging the roof. This causes damage to the roof from falling debris and prevents proper drainage if not regularly maintained.

Recommend a qualified tree service trim to allow for proper drainage.



3.11.1 Chimney

CHIMNEY CAP - METAL / RUST

The metal chimney cap shows evidence of rust.
Recommend repair or replace as needed by a qualified, licensed professional.



Recommendation



3.12.1 Retaining Walls

RETAINING WALL - LEANING

FRONT RIGHT

Retaining wall showing signs of failure at time of inspection. Retaining wall leaning/out of plumb.
Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified landscaping contractor



Recommendation



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Structural Material
Masonry Block

Floor Structure: Sub floor material
OSB plywood

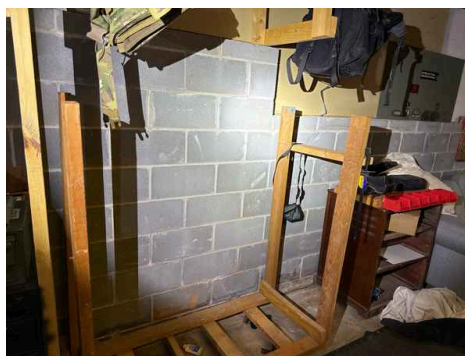
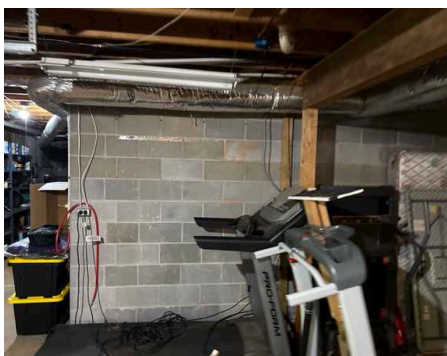


Inspection Method

Visual

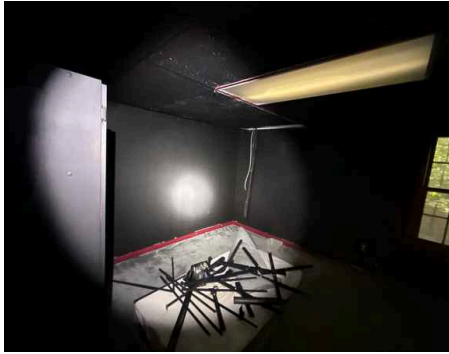
Foundation maintenance includes ensuring proper drainage, keeping the area around the foundation free of debris, and checking for signs of settling, cracking, or water intrusion. It is essential to address any deficiencies promptly to prevent further damage to the foundation and the rest of the home. A professional home inspector can help identify any foundation deficiencies and recommend appropriate repairs.

Foundation: Masonry Block Walls



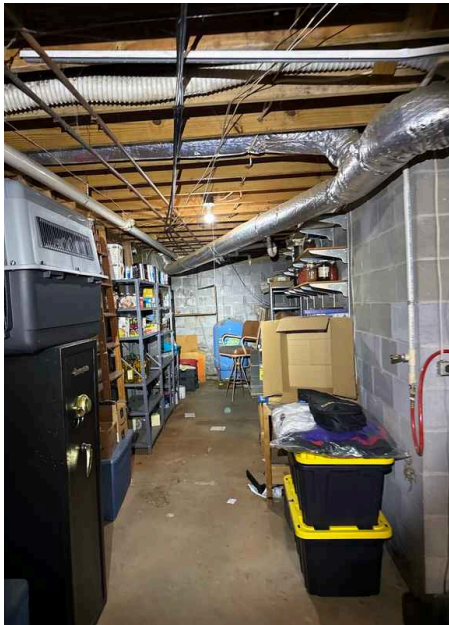
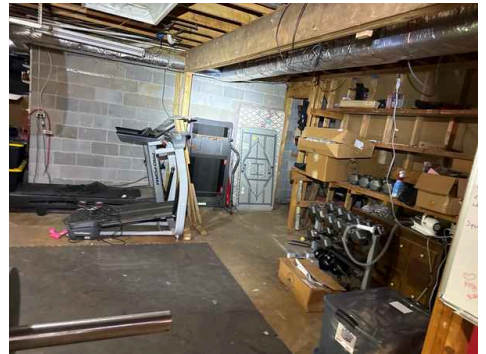
Basement: Partially Finished Basement

Basement foundations are typically built with concrete walls that extend below the ground level. Maintenance for these foundations includes keeping the basement dry, maintaining proper drainage, and checking for signs of water intrusion. Common deficiencies include moisture intrusion, foundation settling, and cracks due to lateral pressure from soil and water.



Basement: Unfinished Basement

Basement foundations are typically built with concrete walls that extend below the ground level. Maintenance for these foundations includes keeping the basement dry, maintaining proper drainage, and checking for signs of water intrusion. Common deficiencies include moisture intrusion, foundation settling, and cracks due to lateral pressure from soil and water.



Floor Structure: Material
Wood Beams

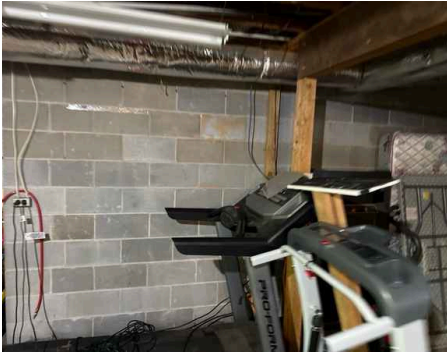


Floor Structure: Basement / Crawlspace Floor
Concrete



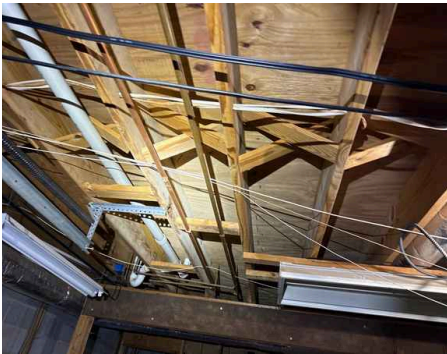
Wall Structure: Wall Materials

Block, Wood Framed, Sheetrock



Ceiling Structure: Materials

Open, Uninsulated



Limitations

General

GENERAL LIMITATIONS

Not all areas accessible due to installed finishes, insulation materials, and other materials.

Foundation

INACCESSIBLE

Not all areas of foundation and structure available for inspection at time of inspection. Significant portions of foundation and structure covered by interior/exterior finish walls. Unable to access at time of inspection.

Observations

4.1.1 Foundation

FOUNDATION CRACKS - MINOR

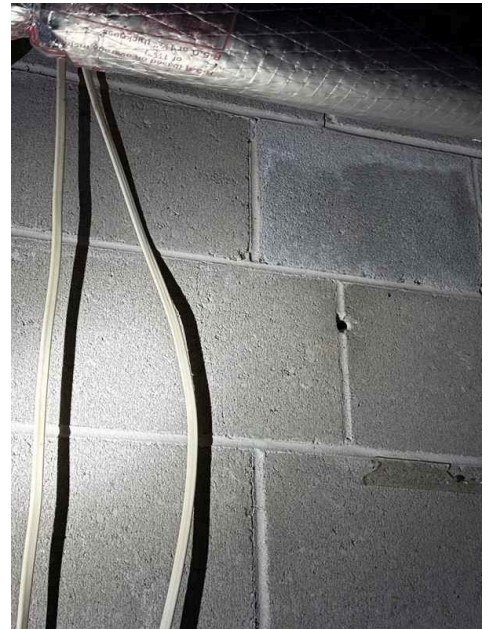
Minor/Maintenance Item

Cracking / damage was noted at the foundation. This is common as concrete/block construction ages.

Recommend repair cracking as needed.

Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.



4.1.2 Foundation

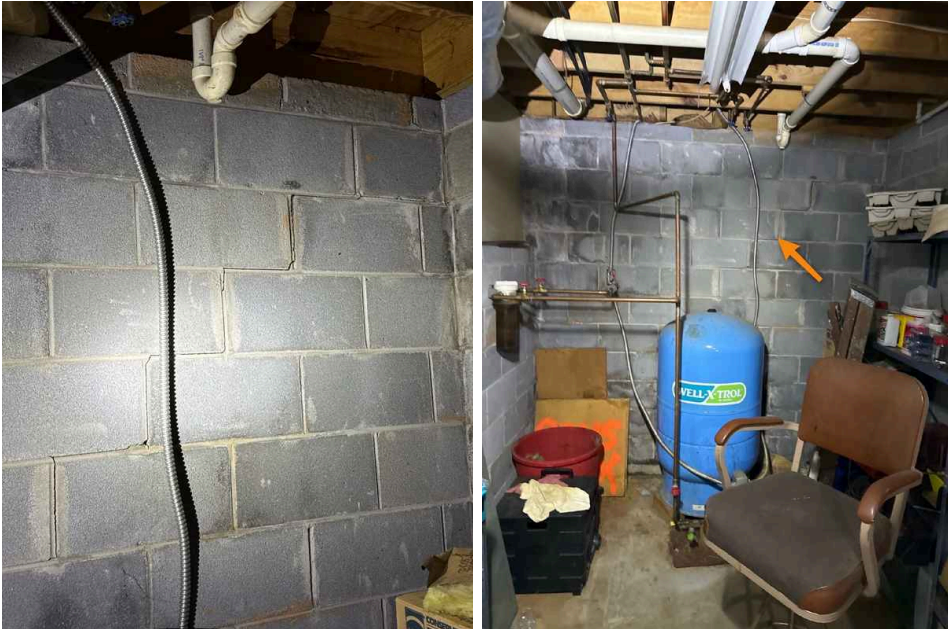
FOUNDATION CRACKS - SETTLEMENT

Recommendation

Settlement cracking noted at the foundation. Conditions could represent previous or ongoing settlement at the foundation of the structure.

Recommend further consultation with a qualified, licensed structural contractor to diagnose and suggest repairs as needed for proper function.

[Here is an informational article](#) on foundation cracks.



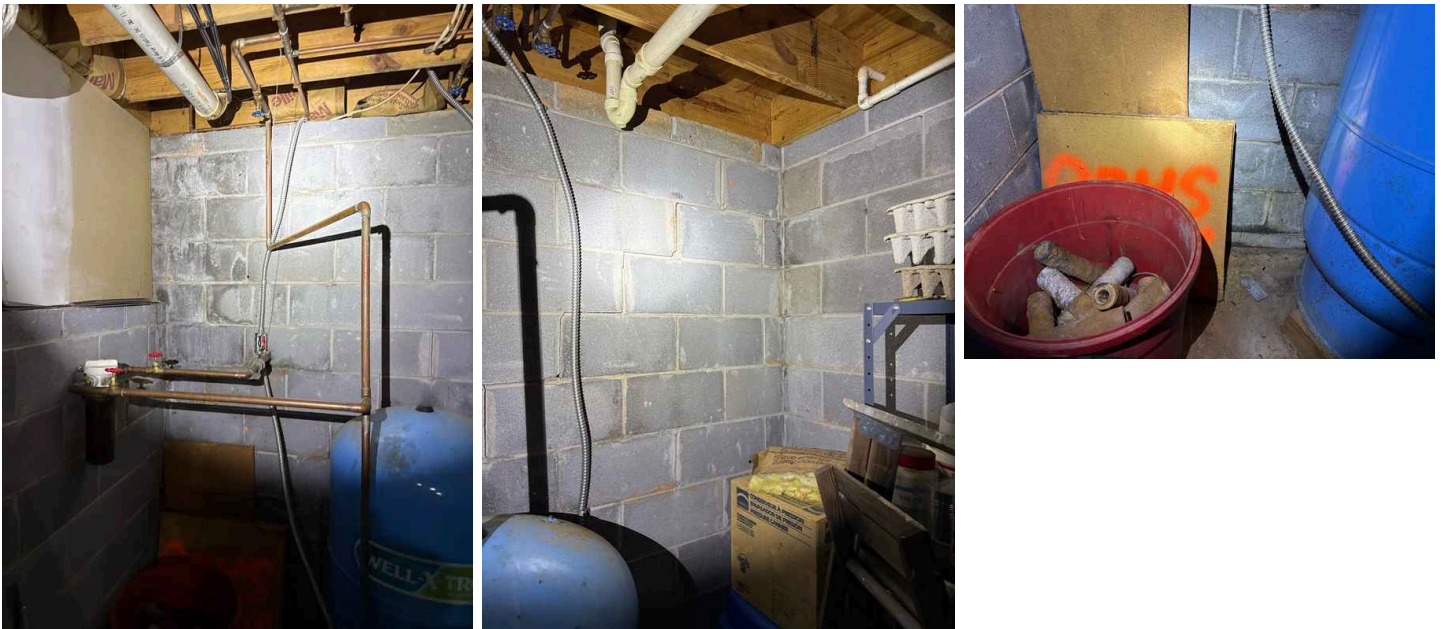
4.1.3 Foundation

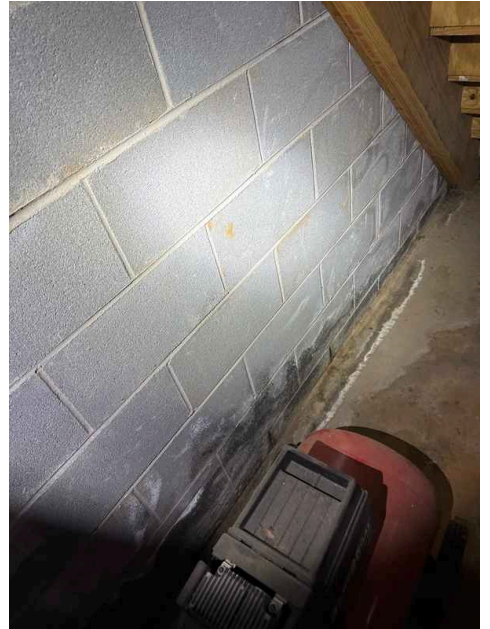
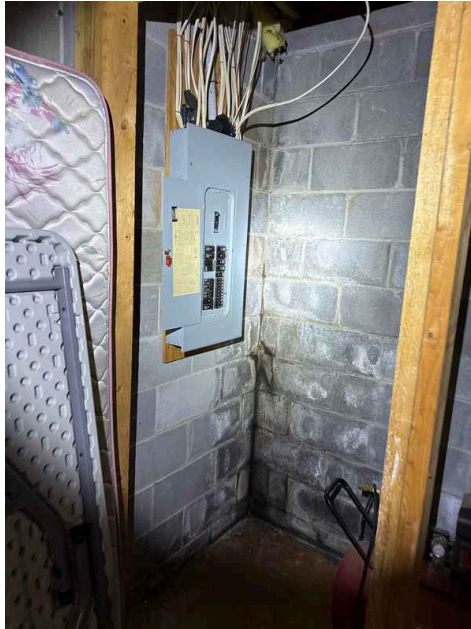
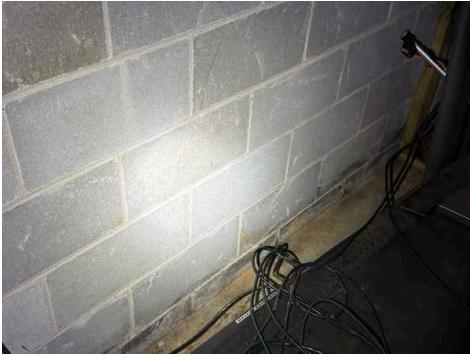
WATER INTRUSION

THROUGHOUT

Water intrusion was evident at foundation in the basement/crawlspace. Observed water intrusion at foundation walls at time of inspection.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.





4.3.1 Floor Structure

CONCRETE SLAB - SETTLEMENT

Concrete slab was found to have cracked/separated at the floor structure.

This can be caused by common settlement of the home and/or soil movement.

Recommend further consultation with a qualified, licensed structural contractor to diagnose and suggest repairs as needed for proper function.





4.3.2 Floor Structure

CONCRETE SLAB - SIGNIFICANT

 Recommendation

Concrete slab was found to be shifting/cracking at the floor structure. This can be caused by common settlement and/or soil movement.

Recommend further consultation with a qualified, licensed structural contractor to diagnose and suggest repairs as needed for proper function.



4.3.3 Floor Structure

SLAB-MOISTURE INTRUSION THROUGHOUT

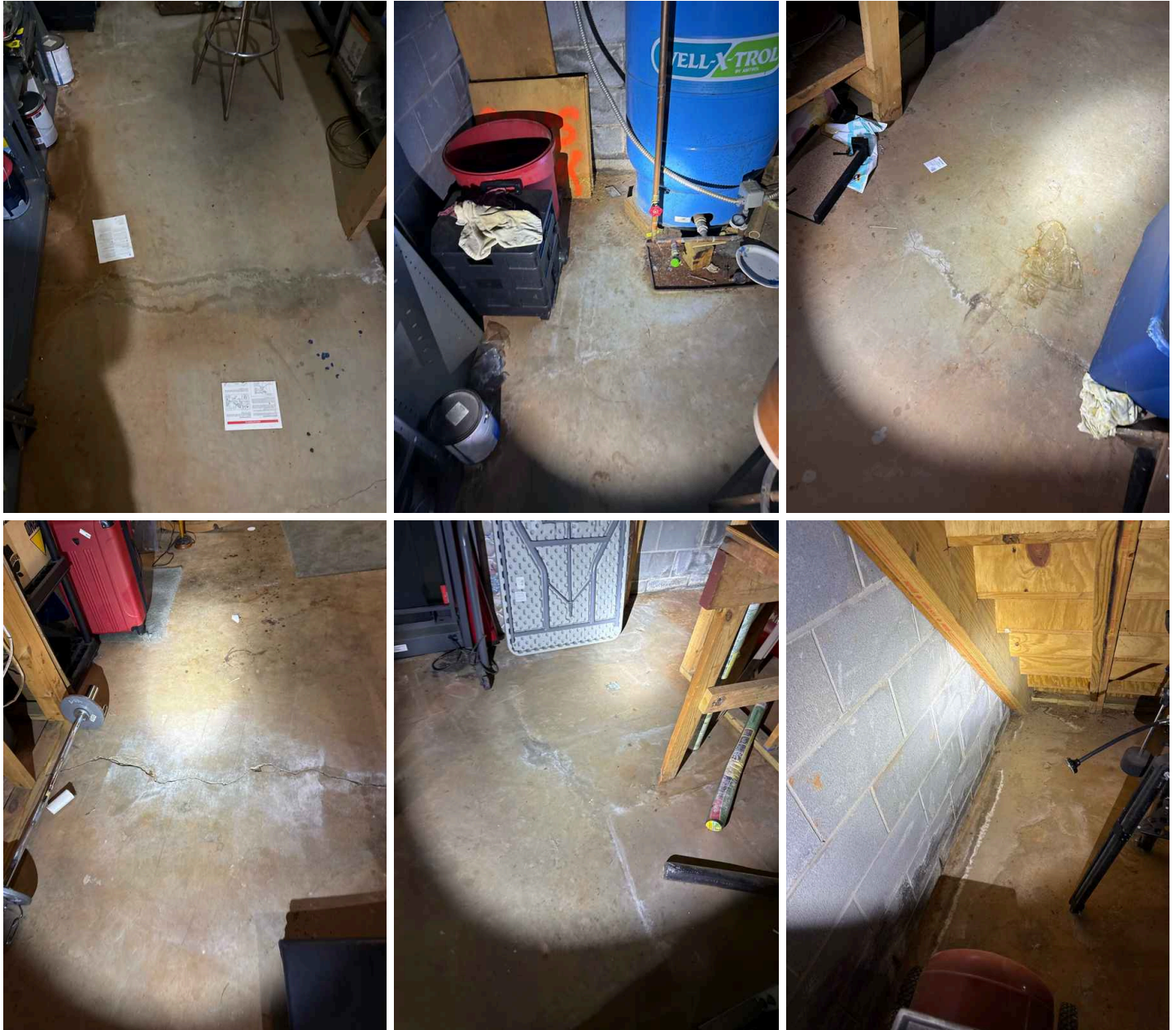
 Recommendation

Concrete slab exhibited irregular, mottled discoloration patterns consistent with potential moisture migration through the slab. Localized shrinkage cracking was also observed, which may serve as a pathway for moisture movement. Condition is indicative of possible elevated moisture presence at the time of inspection.

Recommend further evaluation by a qualified, licensed contractor.

Recommendation

Contact a qualified professional.



4.5.1 Ceiling Structure

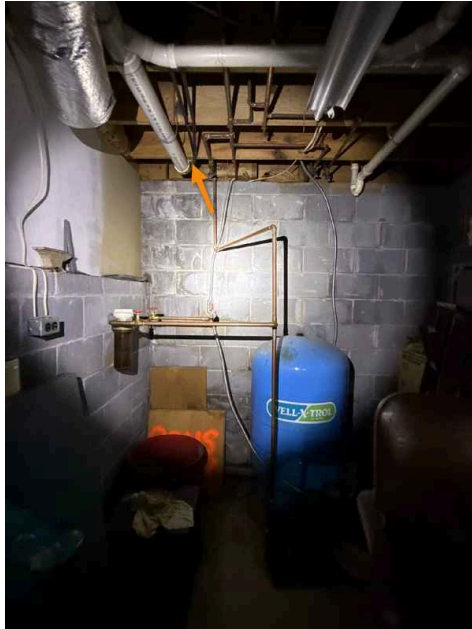
EVIDENCE OF WATER INTRUSION



Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage.

Observed conditions of previous moisture damage and signs of potential microbial growth where moisture affected materials observed.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.



4.5.2 Ceiling Structure

POTENTIAL MICROBIAL GROWTH

THROUGHOUT

Observed multiple areas of potentially active microbial growth throughout lower level.

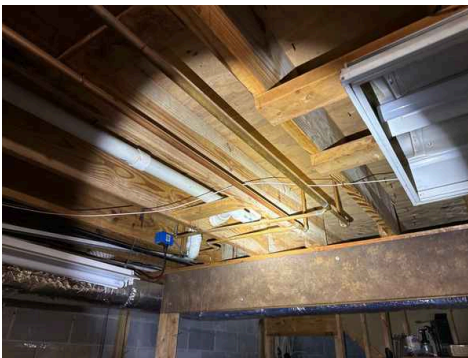
Recommend remediation of moisture source, remove and replace potentially affected materials throughout area.

Recommend treatments to be thorough and complete.

Recommend all work be completed by a a qualified, licensed remediation professional.



Safety/Major





5: GARAGE

Information

Ceiling: Ceiling Materials
Sheetrock

Walls & Firewalls: Wall Materials
Sheetrock

Floor: Flooring Materials
Concrete

Floor: Garage Floor

Garage Door: Door Material
Wood

Garage Door: Door Lift Type
Up-and-Over, Sectional



Garage Door Opener: Garage Door Opener Brand
Genie, Lift Master

Garage Door- Basement: Door Material
Wood

Garage Door- Basement: Door Lift Type
Up-and-Over, Sectional

Garage Door- Basement: Garage Door - Interior / Exterior

Occupant Door (From garage to inside of home): Door Material
Wood

Occupant Door (From garage to inside of home): Occupant Door



Ceiling: Garage Ceiling



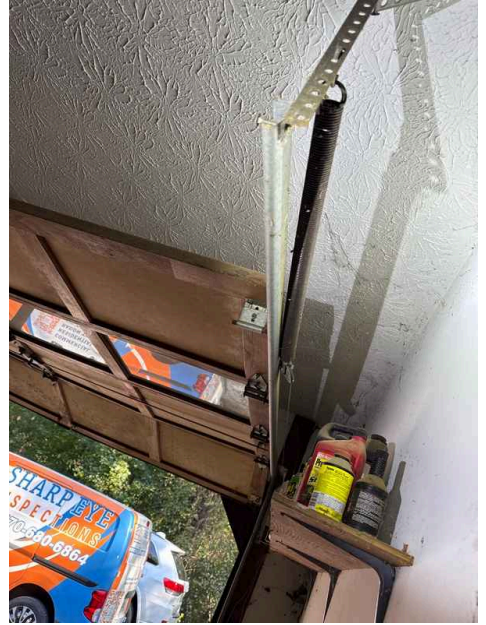
Walls & Firewalls: Garage Walls



Garage Door: Garage Door - Interior / Exterior

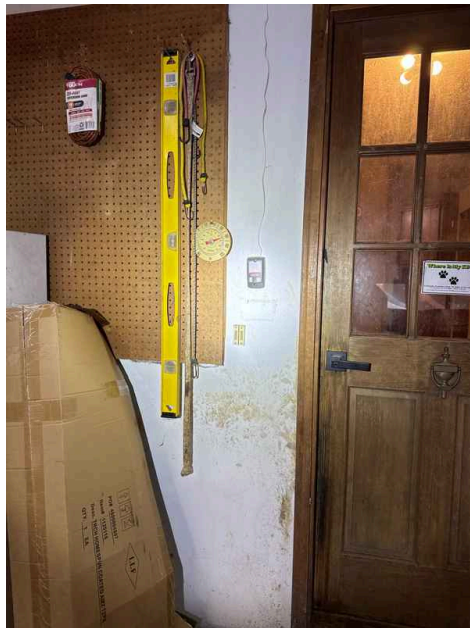


Garage Door: Tension Springs

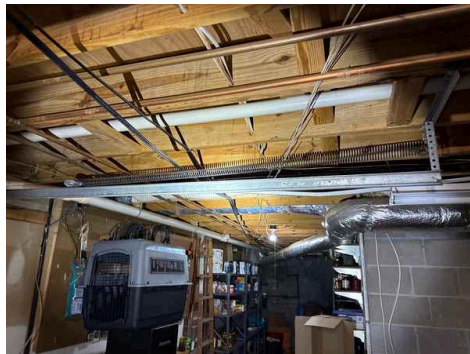


Garage Door Opener: Garage Door Opener(s)

Garage doors observed functional at time of inspection.



Garage Door- Basement: Tension Springs



Limitations

General

INACCESSIBLE AREAS

Unable to observe all areas of garage space due to finish materials and/or personal storage.

Recommend further or additional inspection when areas are accessible.

Observations

5.1.1 Ceiling

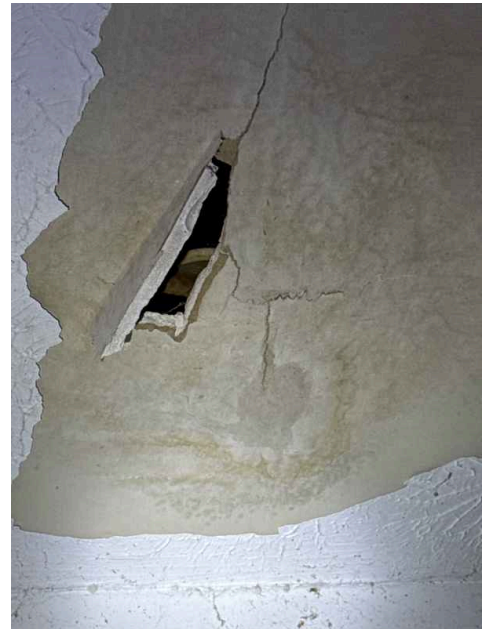
**Recommendation****POTENTIAL MICROBIAL GROWTH**

Observed conditions of potential microbial growth at garage ceiling at time of inspection. Not all areas accessible at time of inspection due to insulation and HVAC piping.

Recommend further consultation with a qualified licensed remediation contractor to diagnose and suggest repairs as needed.

Recommendation

Contact a qualified professional.



5.1.2 Ceiling

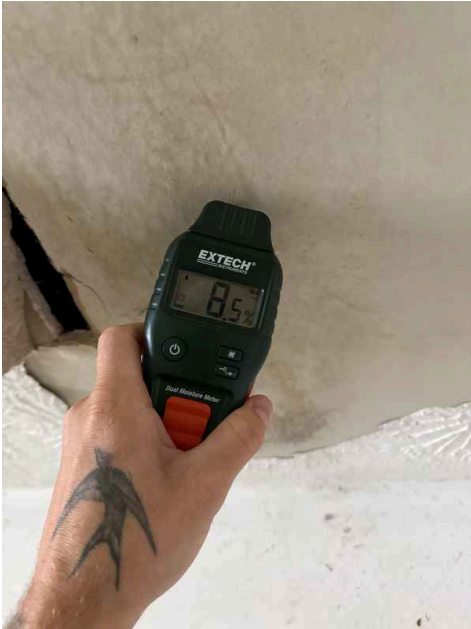
**Recommendation****MOISTURE DAMAGE - PREVIOUS**

Observed areas of previous damage to ceiling materials at time of inspection. No active moisture observed at time of inspection.

Recommend repair or replace affected and/or unfinished materials as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.



5.2.1 Walls & Firewalls

POTENTIAL MICROBIAL GROWTH

 Recommendation

Observed potential microbial growth at wall materials in the garage at time of inspection. Air quality/mold testing recommended as an additional service at time of inspection.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation
Contact a qualified professional.





5.3.1 Floor

SLAB CRACKING - UNEVEN



Recommendation

Cracking and displacement of flooring materials visible in the garage floor material.

Recommend further consultation with a qualified, licensed concrete contractor to diagnose and suggest repairs as needed for proper function.



5.4.1 Garage Door

SPRINGS - MISSING



Recommendation

Observed garage door springs missing at time of inspection

Recommend repair or replace as needed by a qualified, licensed professional.



5.5.1 Garage Door Opener

GARAGE DOOR - NONFUNCTIONAL



Recommendation

Unit observed damaged at time of inspection. Unable to operate.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified professional.



5.6.1 Garage Door- Basement

WATER INTRUSION - DAMAGE



Recommendation

Observed water intrusion (damage) at garage doors at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.

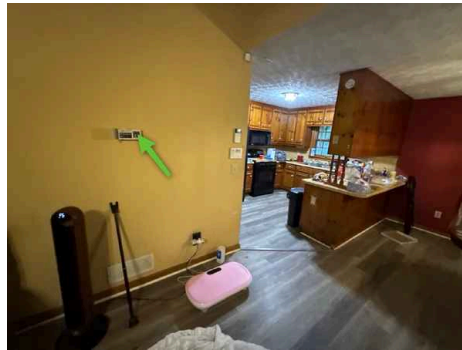


6: HVAC

Information

Thermostat: Thermostat
Digital

Thermostat: Thermostat - Main Level
Living Room



Exhaust Systems: Gas Exhaust Material
Sheet Metal

Piping/Vent Systems: AC Configuration
Central

Piping/Vent Systems: Ductwork Material
Insulated, Non-insulated

Exhaust Systems: Metal Exhaust

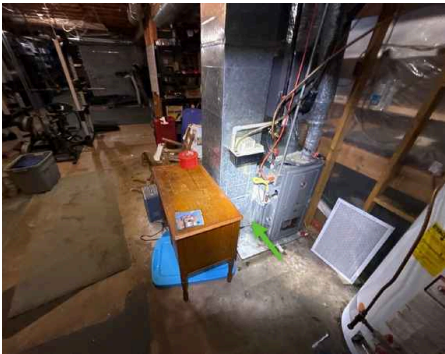


Piping/Vent Systems: Air Supply / Return Piping



Filters: Filter In Place

Filter in place at time of inspection. Recommend changing every 30 days as part of regular home maintenance or as directed by the filter manufacturer.

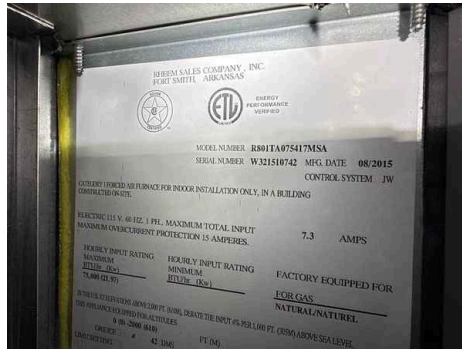


Information

Rheem



2015 Within manufacturer's anticipated lifespan.



Gas

Gas-Fired Heat, Forced Air

Basement

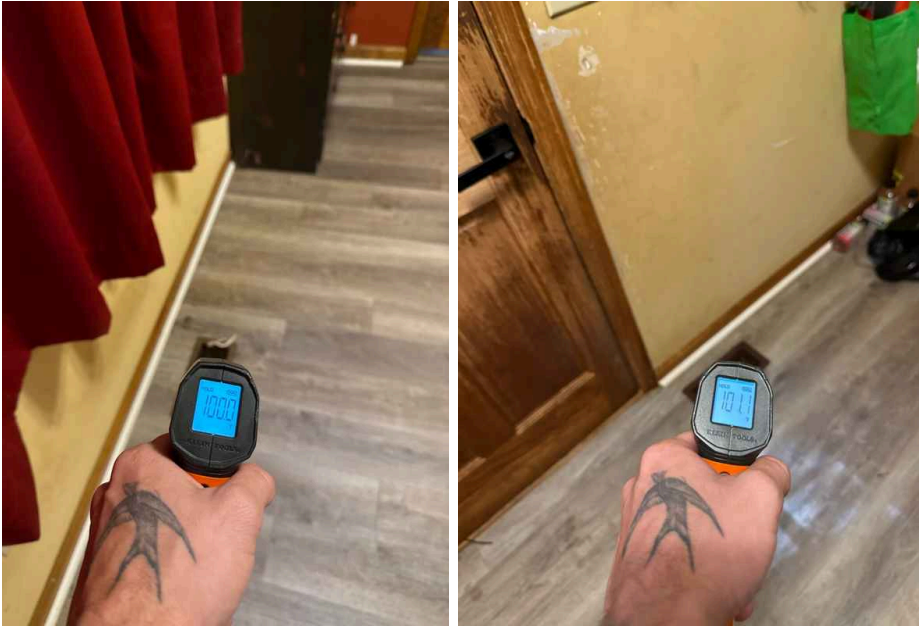


Equipment: Temperature Differential

Normal Ranges

Heating systems operated using normal thermostatic controls at time of inspection.

Temperatures checked with infrared thermometer at time of inspection. (See Photos)



8: COOLING

Information

Cooling Equipment: Unit
Ruud



Cooling Equipment: Age of Unit
2022 Within manufacturer's
anticipated lifespan.



Cooling Equipment: Energy
Source / Type
Electric

Cooling Equipment: Location
Exterior Left

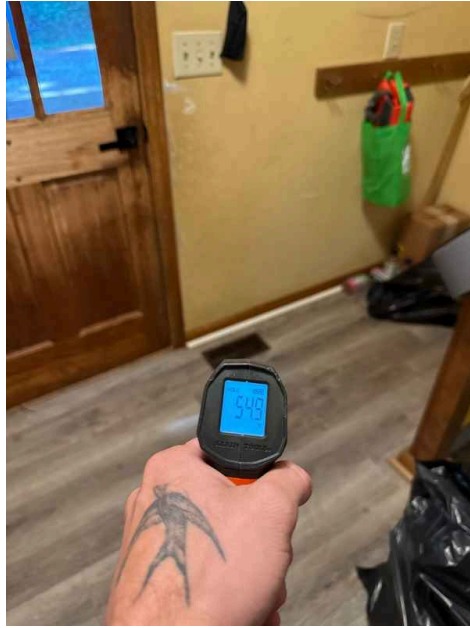


Cooling Equipment: Temperature Differential

> 10° difference, Normal Ranges

Air conditioning systems operated using normal thermostatic controls at time of inspection.

Temperatures checked with infrared thermometer at time of inspection. (See Photos)

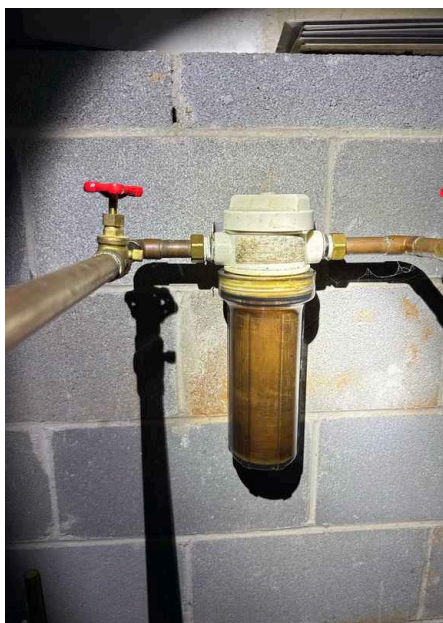


9: PLUMBING

Information

Filters

Sediment Filter



Water Source

Well

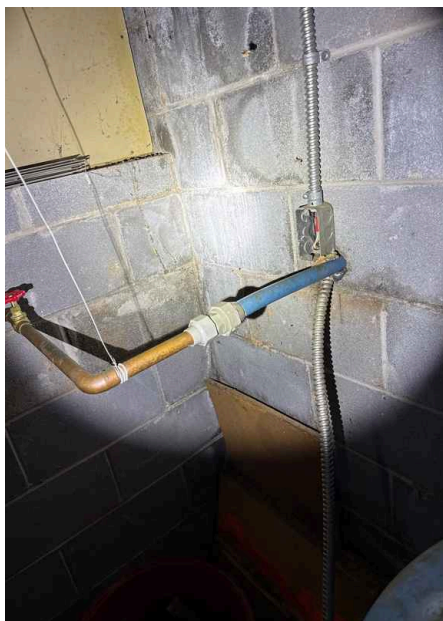


Waste System

Septic

Water Supply, Distribution Systems & Fixtures: Main Water Supply Material

Copper, Hose

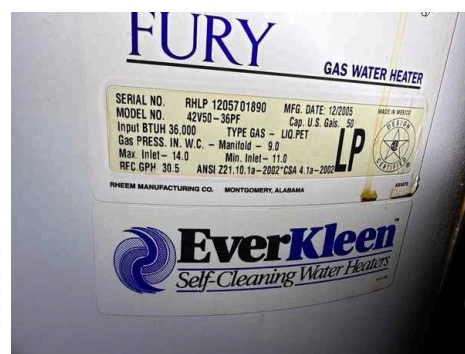


Drain, Waste, & Vent Systems: Main Drain Size

3"

Hot Water Systems, Controls, Flues & Vents: Age of Unit

2005 Operating outside of manufacturer's anticipated life span.



Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

**Hot Water Systems, Controls,
Flues & Vents: Location**

Basement

**Hot Water Systems, Controls,
Flues & Vents: Power Source /**

Type

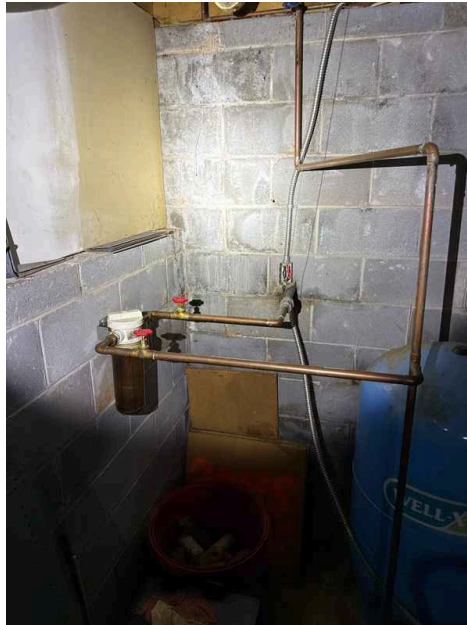
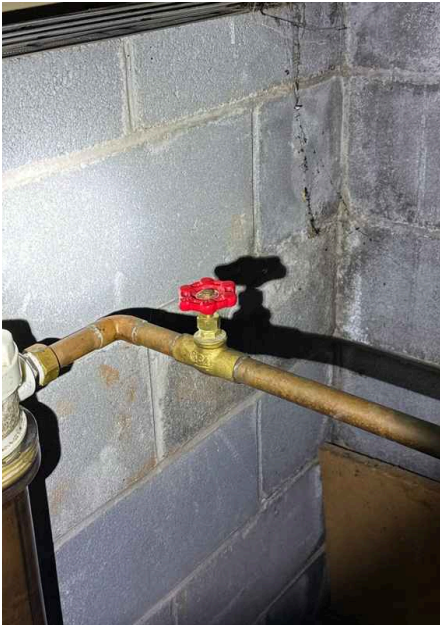
Gas

Sump Pump: Location

None

Main Water Shut-off Device: Shut-Off Location

Basement



Main Water Shut-off Device: House Water Pressure - PSI

Record of water pressure at time of inspection. Observed within normal ranges.



Water Supply, Distribution Systems & Fixtures: Fixtures Operational

Observed fixtures operational throughout structure at time of inspection.



Water Supply, Distribution Systems & Fixtures: Distribution Material

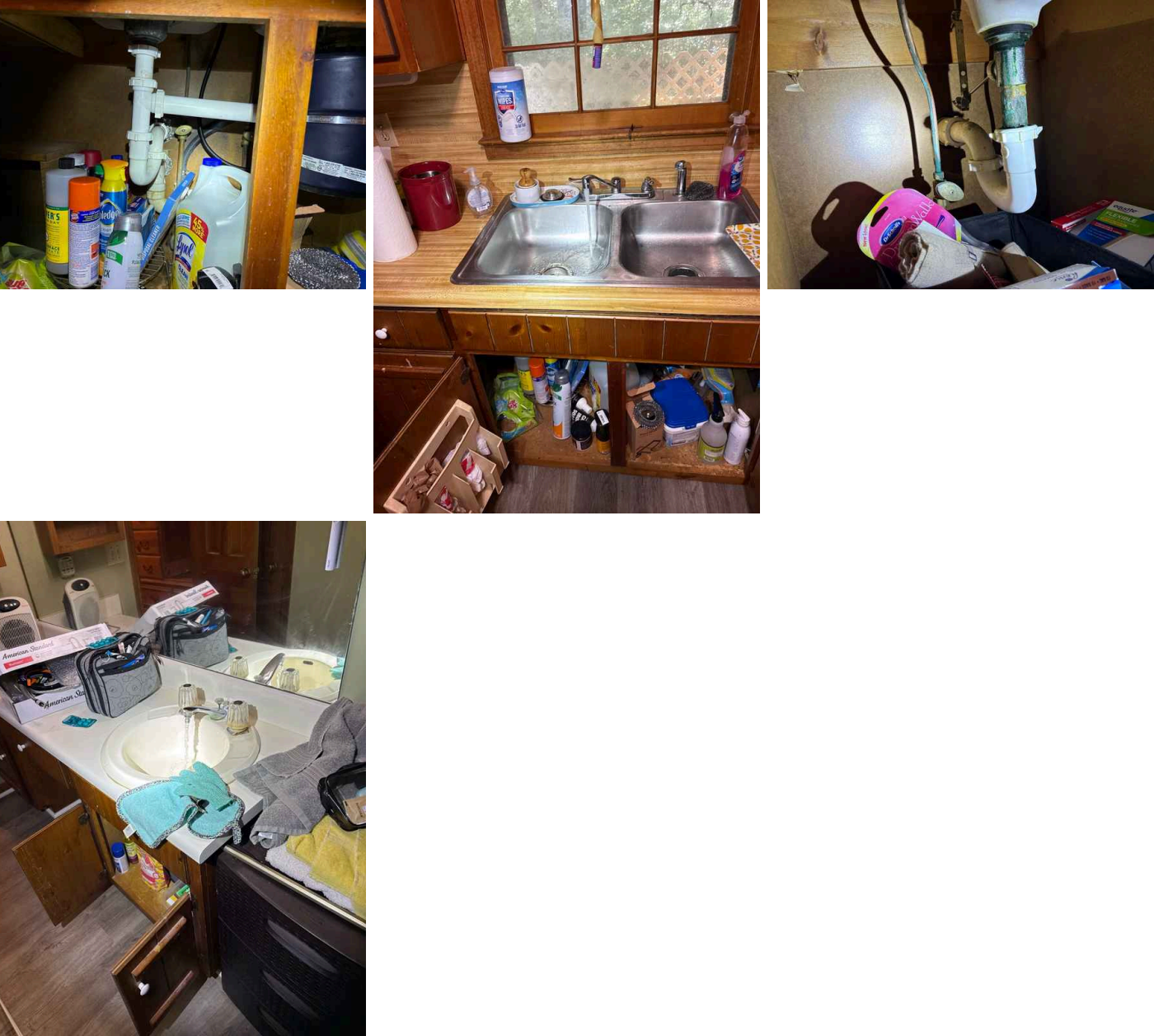
Copper



Drain, Waste, & Vent Systems: Drain Fixtures Operational

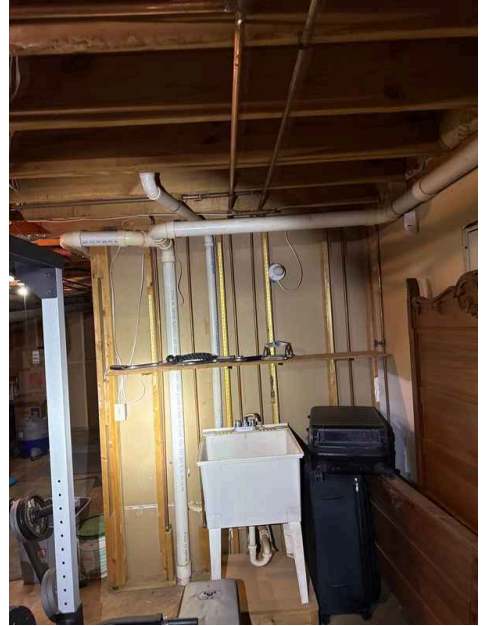
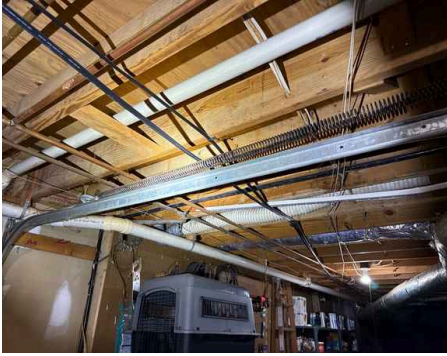
Drains, piping observed functional at time of inspection. No significant clogs, back ups, failures of water drainage systems at time of inspection.

Minor slow drains, or other repairs may be noted further in this report.



Drain, Waste, & Vent Systems: Material

PVC



Hot Water Systems, Controls, Flues & Vents: Functional

Unit observed functional at time of inspection under normal controls.

Recommend continued maintenance to unit as recommended by manufacturer.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Bathroom Venting: Method of Ventilation

Powered Fan, Passive/Window

Bathroom Ventilation Fans

Due to the location and/or accessibility of the bathroom ventilation fan(s) installed in finished areas, we were unable to observe or verify the ultimate point of exhaust for these systems. As such, we cannot determine if the ventilation fan(s) are properly vented to the exterior of the building as required. We recommend consulting with a qualified contractor or HVAC professional to ensure proper exhaust routing, which is essential for maintaining indoor air quality and preventing moisture-related issues.



Limitations

Septic System

UNDERGROUND SEPTIC SYSTEM

System not dig up at time of inspection. Any observations of components or deficiencies are strictly visual observations.

Recommend further consultation with a qualified, licensed septic system contractor to diagnose and suggest repairs as needed for proper repair or function.

Observations

9.2.1 Water Supply, Distribution Systems & Fixtures

FIXTURE - DAMAGED

MASTER BATHROOM

Fixture not operating as intended at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.2.2 Water Supply, Distribution Systems & Fixtures

FIXTURE - INCOMPLETE

BASEMENT BATHROOM

Fixture incomplete at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.3.1 Drain, Waste, & Vent Systems

FIXTURE - DRAIN / SLOW

BASEMENT BATHROOM

Observed slow drain at fixture at time of inspection.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.3.2 Drain, Waste, & Vent Systems

DRAIN LINE - LEAK

HALLWAY BATHROOM, BASEMENT



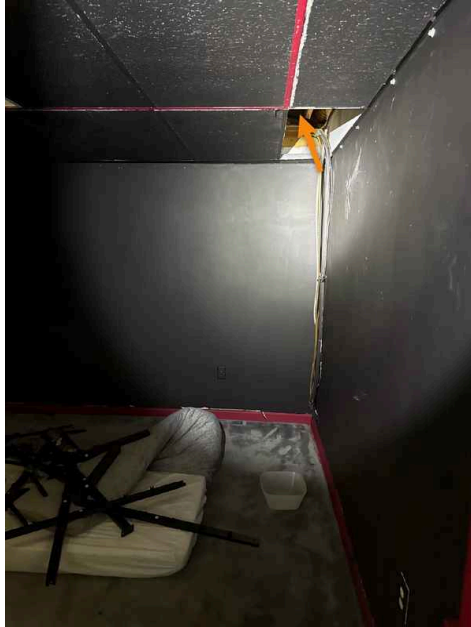
Recommendation

Observed water leak at drain line at time of inspection.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 Hot Water Systems, Controls, Flues & Vents



Recommendation

WATER STAINS - LEAKAGE

Water stains were observed at and/or beneath water heater, indicating a past or present leak. Recommend further evaluation with repair or replacement by a qualified plumber.



9.5.2 Hot Water Systems, Controls, Flues & Vents

WATER HEATER - CONCRETE

Water Heater Installation Note:

The water heater's metal casing is in direct contact with the concrete surface. This installation practice can lead to premature corrosion of the water heater's casing over time due to moisture wicking from the concrete.

Recommend a qualified plumbing contractor evaluate and, if necessary, install a protective barrier or elevate the water heater to reduce potential for corrosion and extend the service life of the unit.



Minor/Maintenance Item



9.5.3 Hot Water Systems, Controls, Flues & Vents



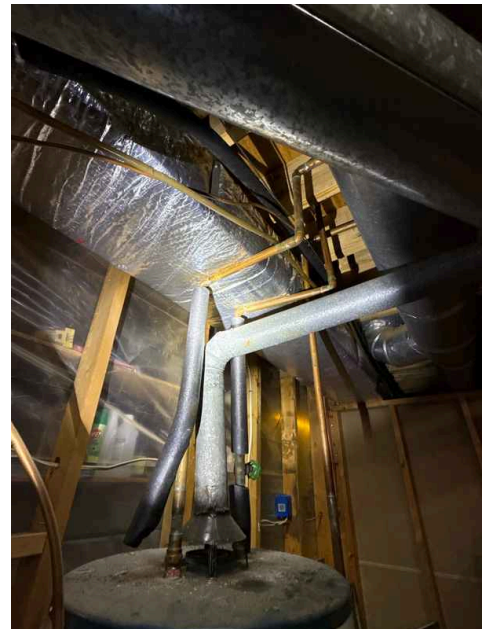
Recommendation

EXPANSION DEVICE- MISSING

Observed no expansion device at water heater at time of inspection.
Recommend installation by qualified licensed contractor.

Recommendation

Contact a qualified professional.



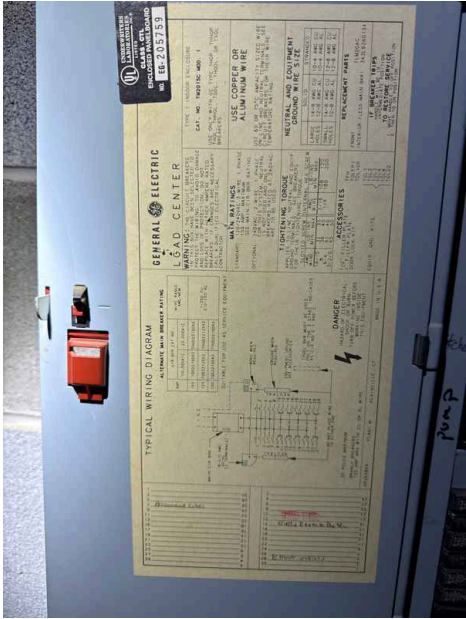
10: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
150 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

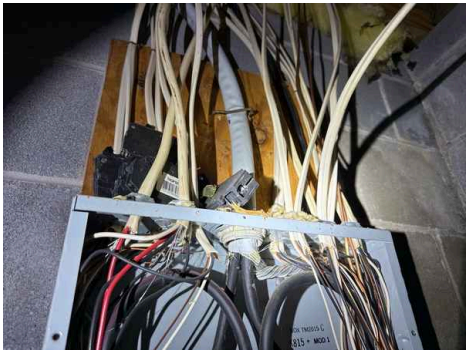


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



Service Entrance Conductors: Electrical Service Conductors

Below Ground, 240v, Exterior Back

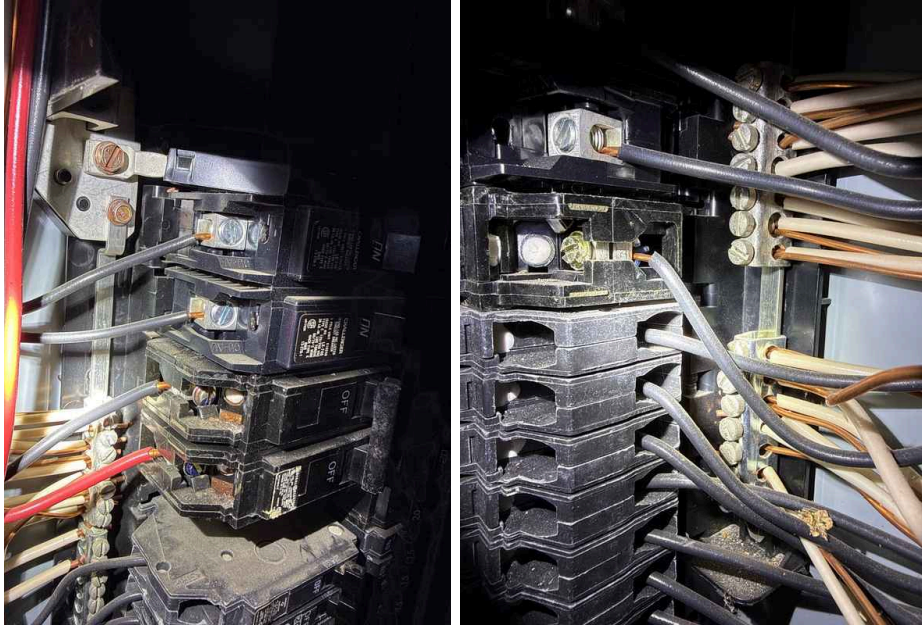


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Primary Panel Location

Basement



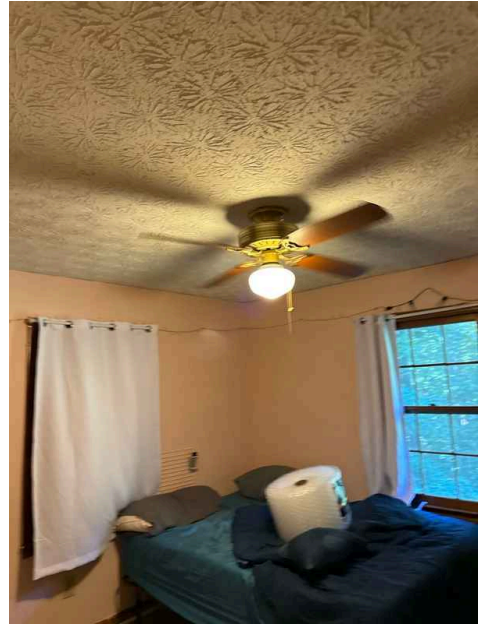
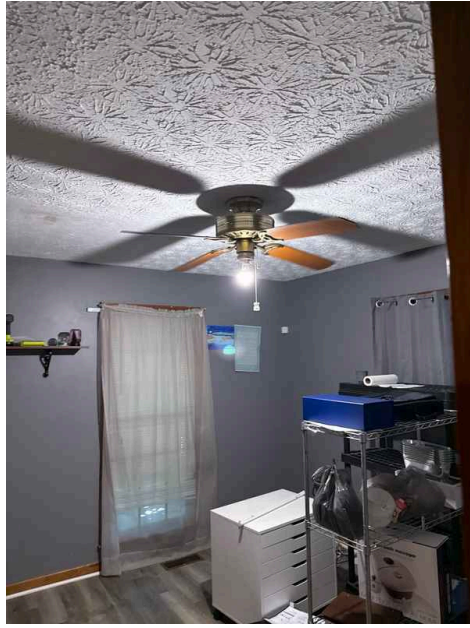
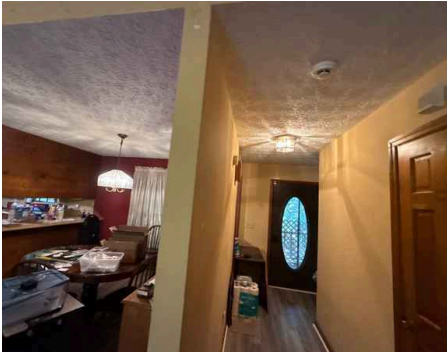
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper



Lighting Fixtures, Switches & Receptacles: Fixtures / Outlets

Fixtures/Outlets overall operating as intended where observed at time of inspection.

See below for information regarding additional issues noted during the report.



GFCI & AFCI: GFCI Outlets

GFCI outlets functional where observed at time of inspection.



Smoke/CO Detectors: Smoke Detectors

Units observed installed at time of inspection.

If in place units over 10 years old are recommended to be changed.

Modern standards may require additional smoke detectors if the home is not less than three years old.

Recommend battery change as per manufacturers recommendation or annually. Recommend monthly test of smoke detector units to ensure proper operation. For more information please visit this link on Smoke Detector Safety. [HERE!](#)



Limitations

General

BREAKER PANEL - OLDER

Current installed breaker panel not up to the most current codes and standards.

Over the years many regulations, codes, installation standards change. This panel is installed in an older home and has not been upgraded to meet all current codes and standards.

It is recommended that in an evaluation and upgrade/repairs be anticipated for this panel prior to installation of any additional electrical services at the property. Replacements or additional materials may be required for panel upgrade.

Observations

10.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

DOUBLE TAP - NEUTRAL

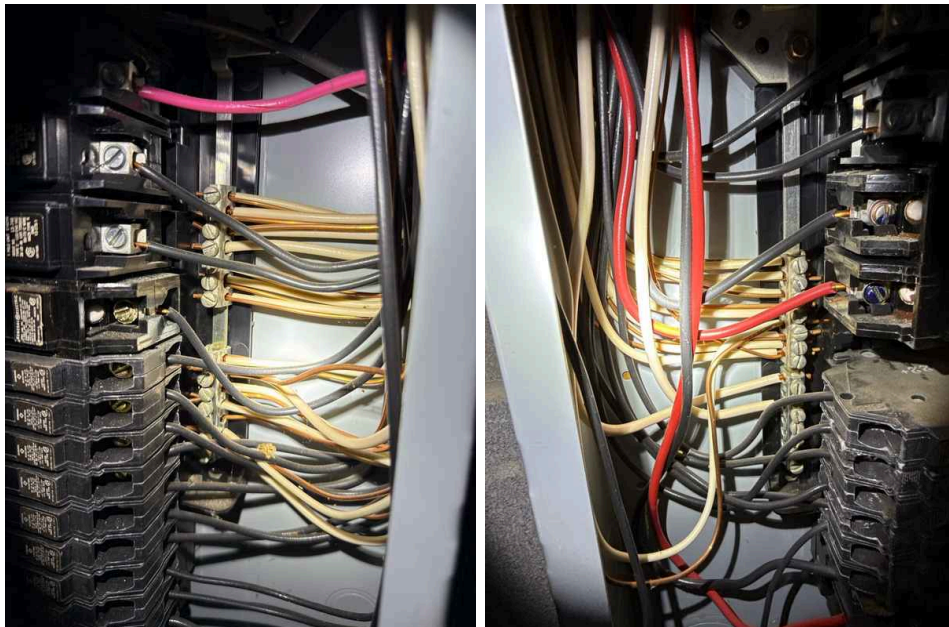
Recommend repair or replace double tap neutral wiring at panel as needed by a qualified, licensed professional.

Recommendation

Contact a qualified electrical contractor.



Recommendation



10.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

CHALLENGER BREAKER

Certain Challenger breakers have been reported to overheat with documented conditions of shorting Challenger breakers failing and causing material failure. Some insurance companies will not insure a home due to known defects with Challenger panels.

Recommend further consultation with a qualified, licensed electrical contractor to diagnose and suggest repairs as needed for proper function.

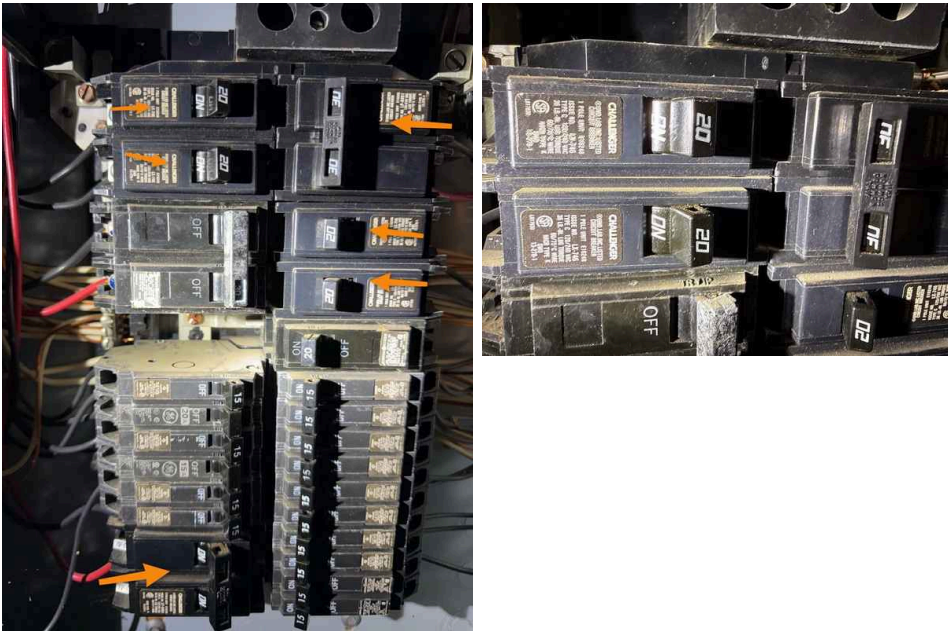
For more information regarding Challenger panels and recall information please visit the CPSC website at this link: <https://www.cpsc.gov/Recalls/1988/challenger-electrical-equipment-corp-offers-replacement-program-for-9000-gfci-circuit>

Recommendation

Contact a qualified electrical contractor.



Recommendation



10.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

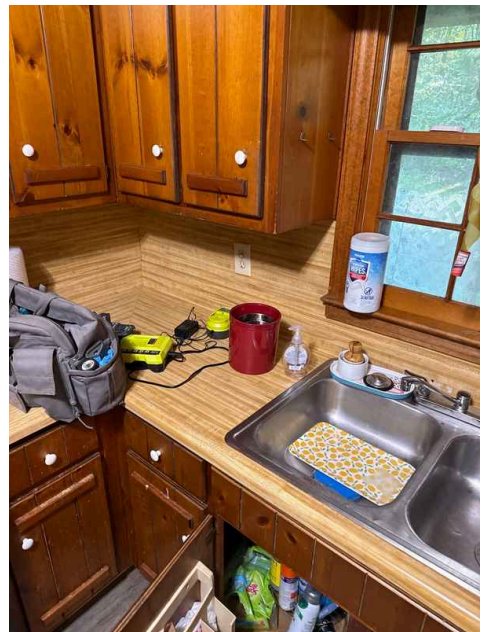
THROUGHOUT INTERIOR

No GFCI protection present/functional. Recommend licensed electrician update by installing ground fault receptacles in all locations where within 5 feet of a water supply.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



Safety/Major



10.5.2 GFCI & AFCI

UNGROUNDING OUTLETS

MASTER BATHROOM



Safety/Major

Observed multiple conditions of ungrounded outlets in close proximity at structure at time of inspection. Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified electrical contractor.



11: ATTIC, INSULATION & VENTILATION

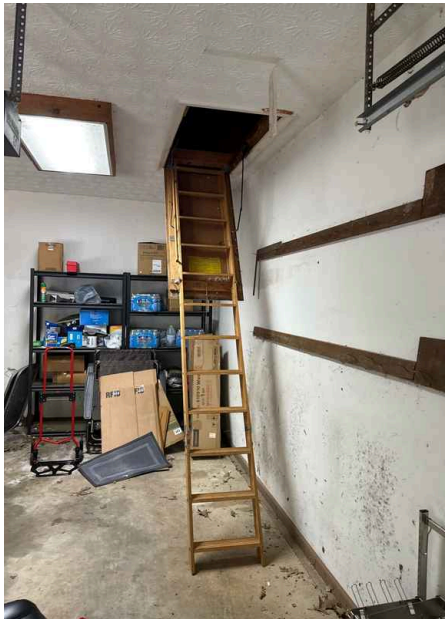
Information

Access: Attic Access

Garage
Stairs

Attic Insulation: Estimated R-value

30



Inspection Method

Attic

From Interior / Decking, Unable To Fully Traverse

We rely on safe and unobstructed access to the attic space to conduct a thorough evaluation of the roof and insulation systems. However, there are limitations to our inspection when the attic access is obstructed, unsafe or located in a hard-to-reach area.

In some cases, we may be unable to inspect the attic due to safety concerns or obstructions, such as insulation, no safe passage, or stored items, that prevent us from accessing the space safely. Additionally, if the attic access is located in a difficult-to-reach area, such as a small crawl space or behind a wall, our ability to conduct a thorough inspection may be limited.

It is important to note that our limitations in accessing the attic space may impact our ability to identify certain issues or concerns, such as insulation deficiencies or ventilation problems. While we will do our best to identify any visible issues from the attic access point, we may recommend further evaluation or inspection by a specialist if we are unable to access the attic space safely or effectively.

Attic Insulation: Insulation Type

Batt, Blown, Fiberglass, Loose-fill

**Attic Framing, Decking: Framing Materials**

Wood Framed

**Attic Framing, Decking: Decking Materials**

OSB/Plywood



Attic Ventilation Systems: Ventilation Type

Exterior

Gable Vents, Passive, Thermostatically Controlled Fan

Adequate ventilation can help prevent moisture buildup, improve energy efficiency, and prolong the life of the roofing system.

During an inspection, we will typically evaluate the ventilation of the roofing and attic spaces, looking for signs of inadequate or improper ventilation. Common issues we may observe include insufficient venting, blocked or obstructed vents, or improperly installed vents.

Inadequate ventilation can lead to a number of issues, including increased moisture levels in the attic, which can lead to mold growth and potential damage to the roof deck and insulation. Improper ventilation can also lead to increased energy costs and decreased energy efficiency of the home.

Overall, proper ventilation is an important aspect of maintaining a healthy and functional roofing system. By ensuring adequate ventilation and addressing any issues as they arise, homeowners can help prolong the life of their roofing system and prevent potential damage to their home.

Attic Ventilation Systems: Gable Venting

Exterior, Attic

Gable vents are typically installed on both sides of the gable, near the peak of the roof. They work by allowing air to flow in through the lower vents and out through the upper vents, creating a natural flow of air that can help to regulate the temperature and humidity levels in the attic.



Attic Ventilation Systems: Passive Venting

Exterior

Passive venting is an important component of a home's ventilation system, as it helps to regulate the flow of air through the attic space. Passive vents are typically installed in the roof near the upper sections of the structure, and work by drawing in cooler air from the outside while allowing hot air to escape through other vents, such as ridge vents or gable vents.



Attic Ventilation Systems: Powered / Thermostatically Operated Vent

Attic

One advantage of powered vents is that they can help to remove excess heat and moisture from the attic space, which can reduce energy costs and extend the life of roofing materials. However, if the vents are not properly installed or sized, they can create negative pressure in the attic and draw conditioned air out of the living space, leading to higher energy bills.

Additionally, powered vents can be a source of potential water intrusion if they are not properly sealed or if the flashing around them becomes damaged. This can result in water damage to the attic and ceiling below.

Powered Vent operation is not a part of a regular home inspection and any information provided in this section is intended to locate and document the presence of powered and/or thermostatically controlled vents.



Limitations

General

ATTIC LIMITATIONS

Not all areas accessible due to finish materials, insulation, and other materials.

Attic Ventilation Systems

ATTIC VENTS - UNOBSERVED

There may be conditions where we are unable to fully access without removing or damaging installed materials or view all attic vents at interior due to orientation, limited access, and/or installed materials at time of inspection.

Observations

11.2.1 Attic Insulation

RODENT PRESENCE

Observed evidence of rodent presence at attic. Conditions of tunneling through insulation and/or droppings observed in attic at time of inspection.

Recommend consultation with a qualified, licensed professional to remove and exclude from attic interiors.

Recommendation

Contact a qualified professional.





11.3.1 Attic Framing, Decking

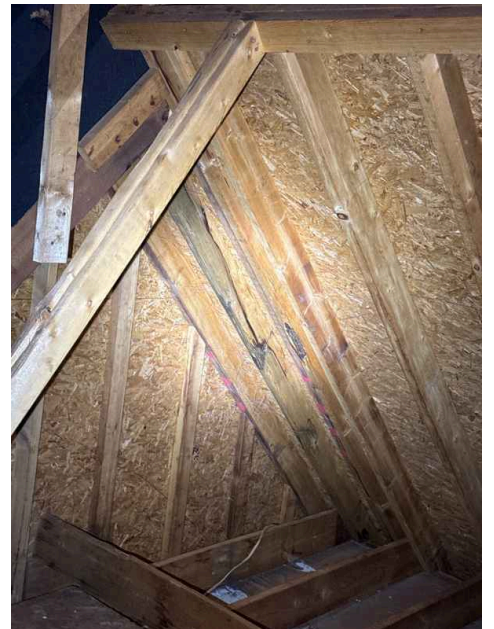
LEAK / WATER DAMAGE

Observed areas of potential water damage to decking materials at time of inspection.

Recommend further consultation with a qualified, licensed roofing contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified roofing professional.



12: DOORS, WINDOWS & INTERIOR

Information

Doors: Door Type Hinged	Doors: Door Materials Wood	Windows: Window Manufacturer Unknown
Windows: Window Type Double-hung	Windows: Window materials Wood	Floors: Floor Coverings Vinyl



Ceilings: Ceiling Material
Drywall, Textured



Steps, Stairways & Railings: Stairs / Railings
Basement



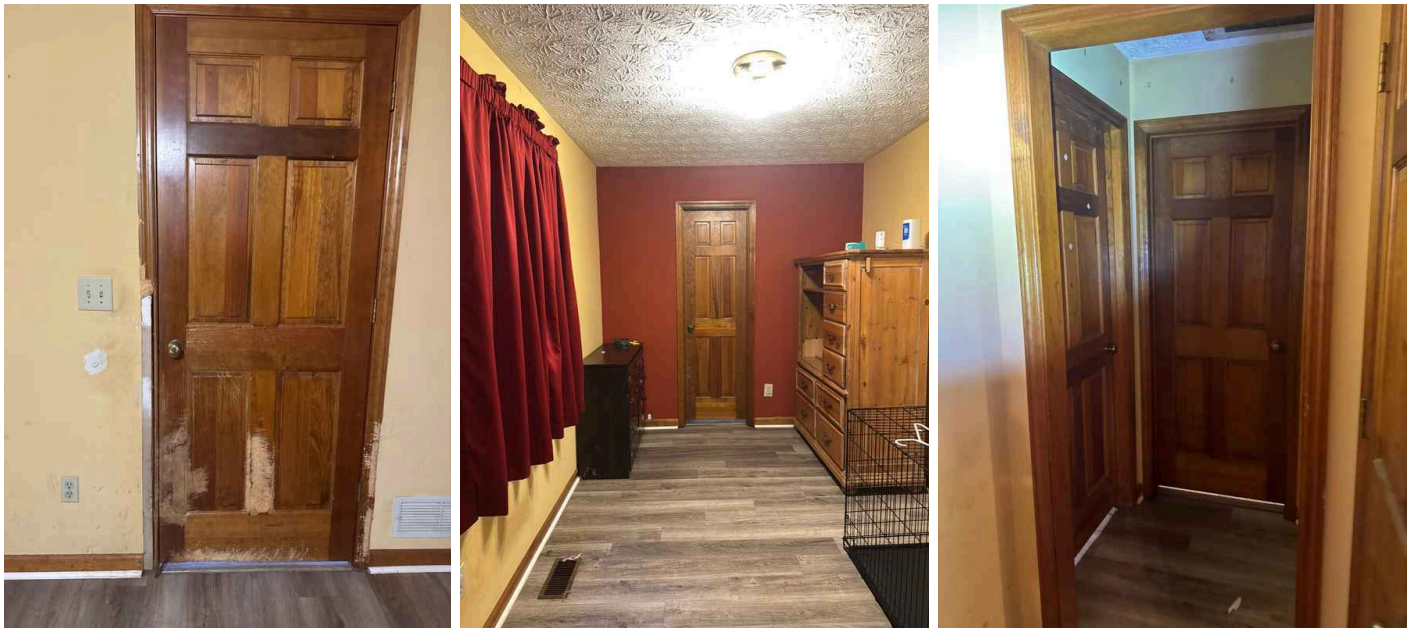
Countertops & Cabinets: Cabinetry
Wood



Countertops & Cabinets:
Countertop Material
Laminate

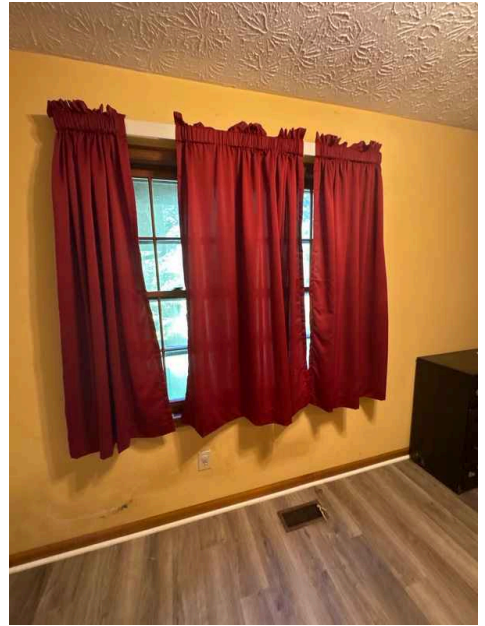


Doors: Interior Doors - View
Interior representative view of interior doors.



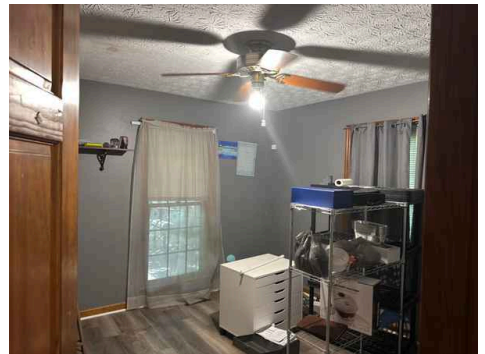
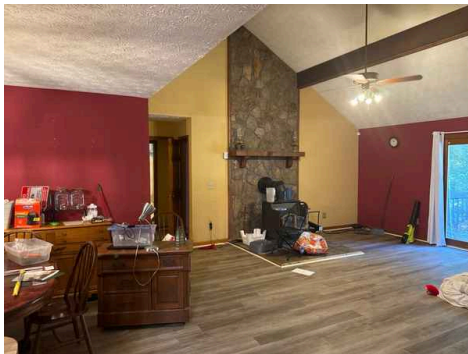
Windows: Interior Windows - View

Interior representative view of windows at structure.



Walls: Wall Material

Drywall



Limitations

Windows

SEALED WINDOWS

Unable to operate some windows at structure due to bolts installed at window sashes.

Recommend further evaluation and areas are accessible and functional.



Windows

SEALED WINDOWS 2

FRONT BEDROOM

Unable to operate some windows at structure due to bolts installed at window sashes.

Recommend further evaluation and areas are accessible and functional.



Observations

12.1.1 Doors

INTERIOR DOOR - MISSING

MASTER FRONT BEDROOM

Door missing at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.

Recommendation



12.1.2 Doors

DOOR / FRAME - DAMAGE

THROUGHOUT

Observed damage to interior door/frame at time of inspection.

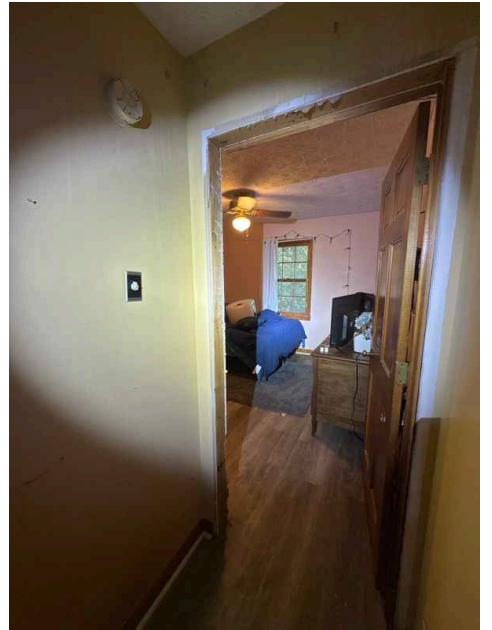
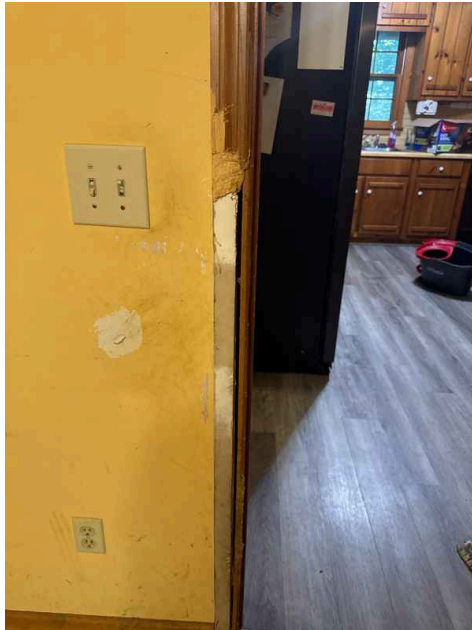
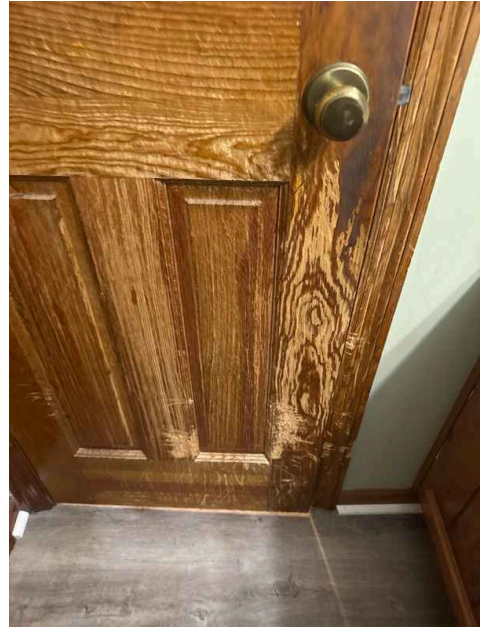
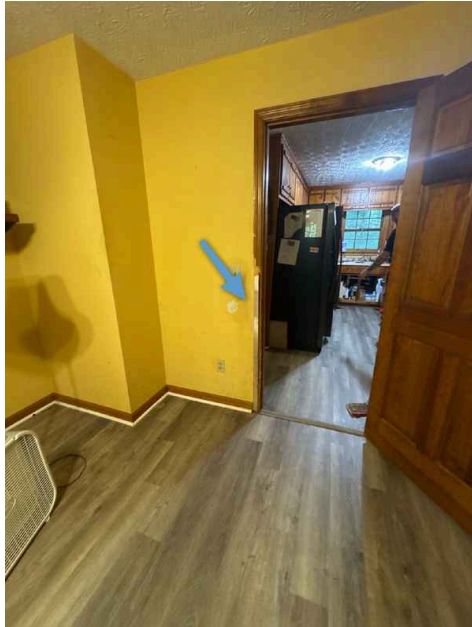
Recommend repair or replace as needed.

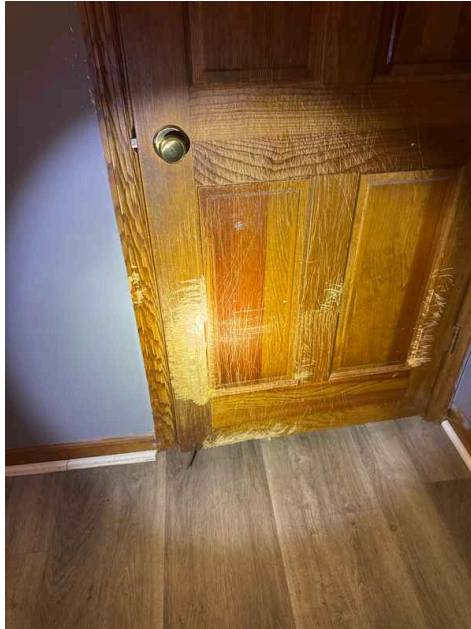
Recommendation

Contact a qualified professional.



Recommendation





12.2.1 Windows

DAMAGED - GLASS

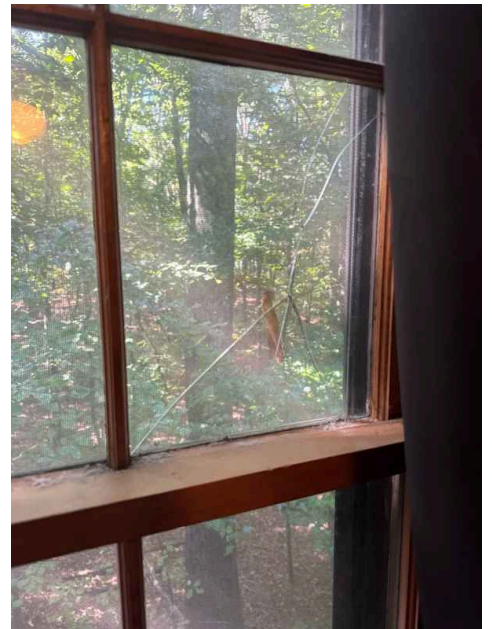
BACK RIGHT BEDROOM

Window appears to have damage or broken pane at time of inspection.

Recommend repair or replace as needed by a qualified, licensed professional.



Recommendation



12.3.1 Floors

UNEVEN / LOOSE SUBFLOORING

THROUGHOUT

Observed uneven/loose subflooring causing floor to creak in sections at time of inspection.

Recommend further evaluation and maintenance and/or repair as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.



Recommendation

12.3.2 Floors

UNEVEN FLOORING - COMMON

THROUGHOUT

Observed uneven flooring at interior sections of home. Conditions could suggest settlement of support and/or other structural components.

Recommend further consultation with a qualified, licensed contractor to diagnose and suggest repairs as needed for proper function.

Recommendation

Contact a qualified professional.



Minor/Maintenance Item

12.4.1 Walls

WALL - DAMAGE

THROUGHOUT INTERIOR

Observed wall damage at time of inspection.

Recommend repair or replace damage finished wall materials as needed by a qualified licensed contractor.

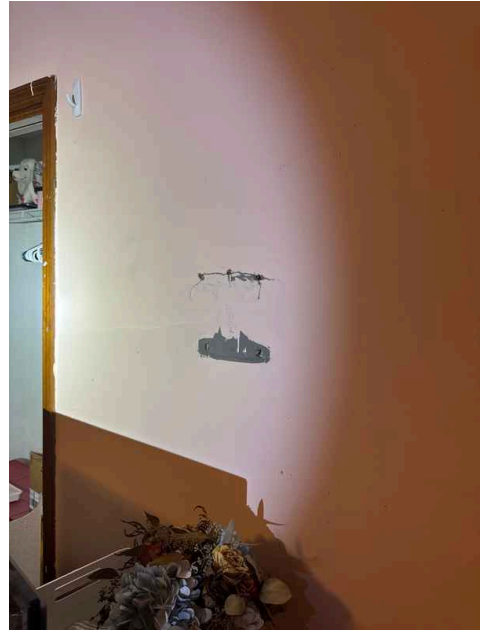
Recommendation

Contact a qualified professional.



Recommendation





12.4.2 Walls

POTENTIAL MICROBIAL GROWTH

MASTER BATHROOM



Safety/Major

There are possible signs of microbial growth on wall materials. Unable to determine age or original cause for Conditions at time of inspection.

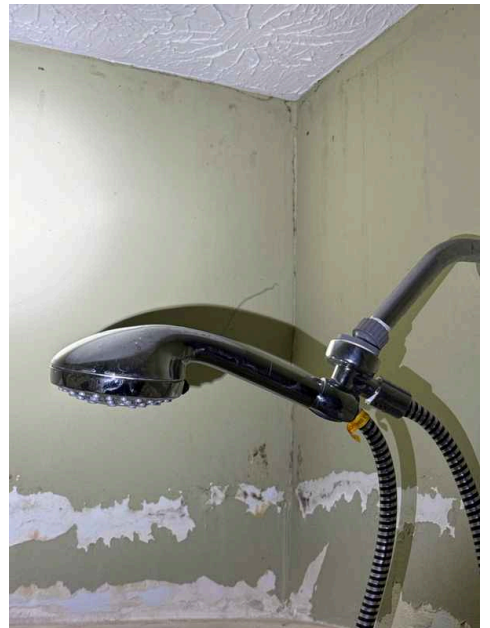
Conditions observed in multiple locations at interiors.

Recommend additional surface and/or air quality testing as needed by a qualified, licensed professional.

If positive for mold growth, remediation by a qualified, licensed mold remediation professional is recommended.

Recommendation

Contact a qualified professional.



12.5.1 Ceilings

STAINS ON CEILING - PREVIOUS

FRONT BEDROOM

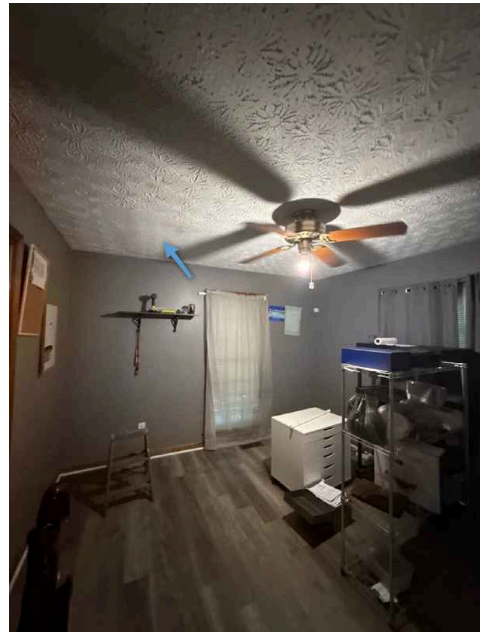
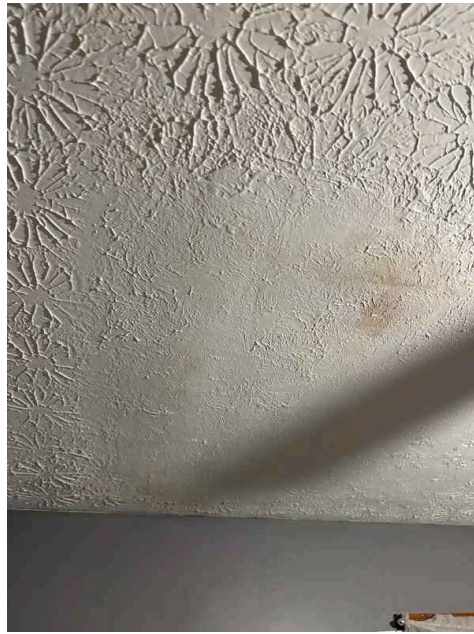
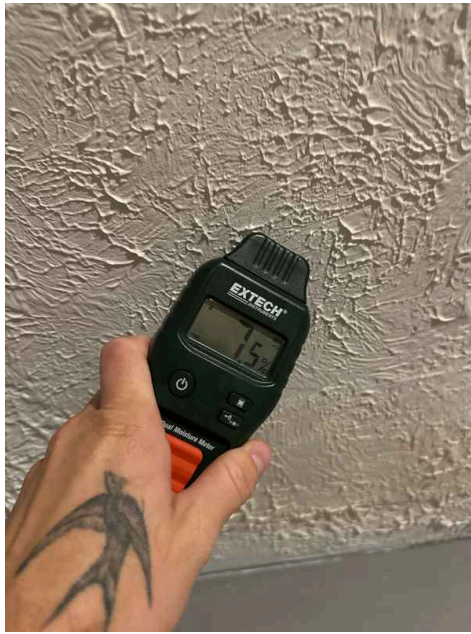
Observed previous stain(s) on ceiling. Areas observed dry at time of inspection. Unable to recreate leak at time of inspection. Conditions may be ongoing in specific situations.

Conditions may appear previous due to lack of sufficient rainfall and/or previous repairs either complete or incomplete.

Recommend further information from current owner or listing agent on previous repairs done to this area.



Minor/Maintenance Item



12.5.2 Ceilings

POTENTIAL MICROBIAL GROWTH

HALLWAY, BATHROOM

There are possible signs of microbial growth on ceiling. It is unknown if this is a safety hazard and additional testing may be warranted to help understand the more full scope of damage and/or exposure.

Recommend a qualified mold inspector evaluate. If positive for mold growth, remediation by a qualified, licensed mold remediation professional is recommended.



Recommendation



12.7.1 Countertops & Cabinets

CABINET - DAMAGE

KITCHEN

Recommend repair or replace damage to cabinets as needed by a qualified, licensed professional.

Recommendation

Contact a qualified professional.

 Recommendation



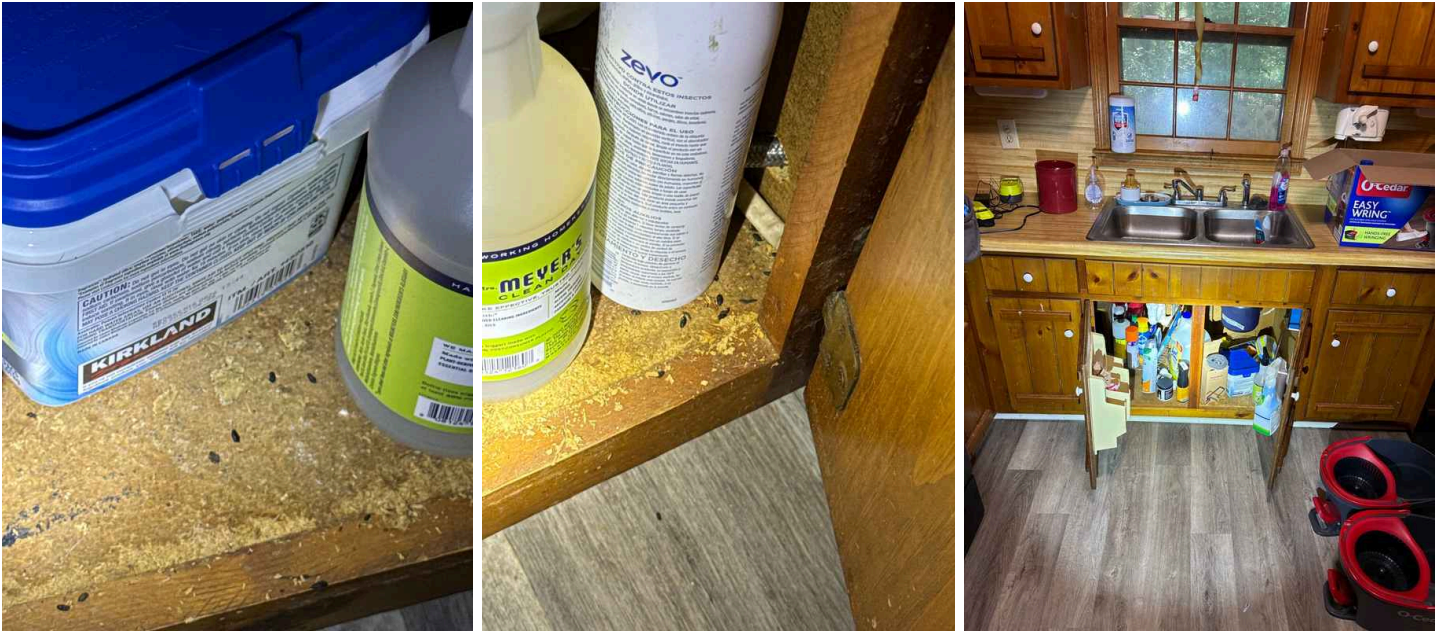
12.7.2 Countertops & Cabinets

RODENT / PEST

 Recommendation

Observed evidence of significant pest presence in cabinetry at time of inspection.
Recommend further evaluation by a qualified licensed pest management company to evaluate and treat as needed.

Recommendation
Contact a qualified professional.



13: FIREPLACE

Information

Type
Stove

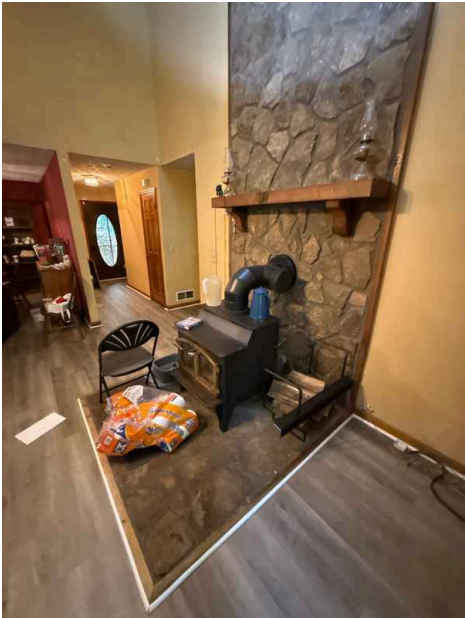


Gas Supply/Burner: Gas Supply
None

Vents, Flues & Chimneys: Vent



Lintels/Hearth/Firewalls: Hearth



14: BUILT-IN APPLIANCES

Information

Refrigerator: Brand
Whirlpool



Range/Oven/Cooktop: Exhaust Hood Type
None

Range/Oven/Cooktop: Oven Energy Source
Gas



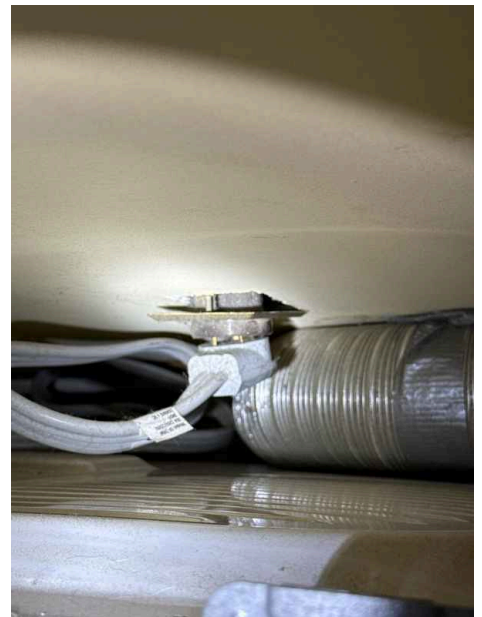
Range/Oven/Cooktop: Range Energy Source
Gas



Garbage Disposal: Brand
InSinkErator



Washer/Dryer: Dryer Power Source
3 prong plug



Washer/Dryer: Dryer Vent
Metal (Flex)



Washer/Dryer: Dryer Functional

Dryer observed functional at time of inspection.



Washer/Dryer: Washer
Functional

Washer observed functional at time of inspection.



Dishwasher: Brand
Samsung



Built-in Microwave: Brand Kenmore



Observations

14.4.1 Garbage Disposal

NOT RECOMMENDED - SEPTIC

Use of a food/garbage disposal system not recommended with installed septic systems. Contents may not break down at rate conducive to septic system expulsion and may cause clogs and or tank filling.

Recommendation

Contact a qualified professional.



Minor/Maintenance Item

14.6.1 Washer/Dryer

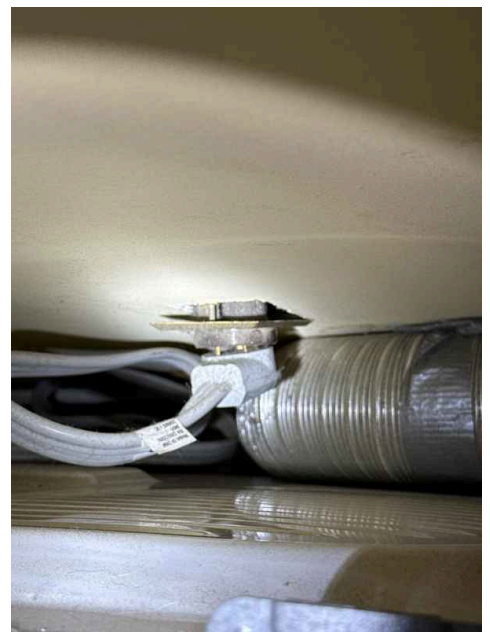
DRYER OUTLET - LOOSE

Are loose/unsecured dryer outlet at time of inspection.

Recommend repair or replaced by qualified licensed contractor.



Recommendation



15: FINAL WALKTHROUGH

Information

General: Panels Secured
Yes

General: Lights And Fans Off
Yes

General: Doors Locked
Owner At Home

General: Appliances Off
Yes, Fridge Left On

General: Thermostat At Original Settings
Yes

General: Water Fixtures Off
Yes

General: Garage Closed
Owner Wants Left Open