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RESIDENTIAL REPORT

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JUNE 3, 2026

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SUMMARY

1: INSPECTION DETAILS

Information

In Attendance
None

Occupancy
Occupied

Style
Farm house

Temperature (approximate)
74 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear

General: Present Condition

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
This inspection should be considered as a “snapshot in time.”

2: EXTERIOR

Information

General: **Inspection Method**
Visual

Siding, Flashing & Trim: **Siding Material**
Vinyl

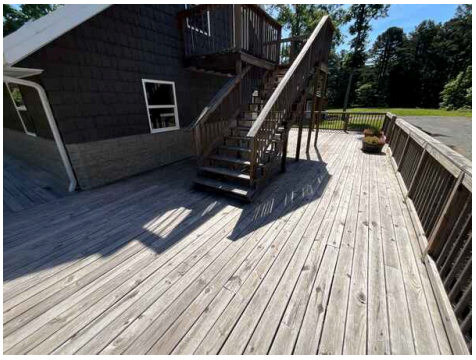
Exterior Doors: **Exterior Entry Door**
Glass, Steel, Hollow Core

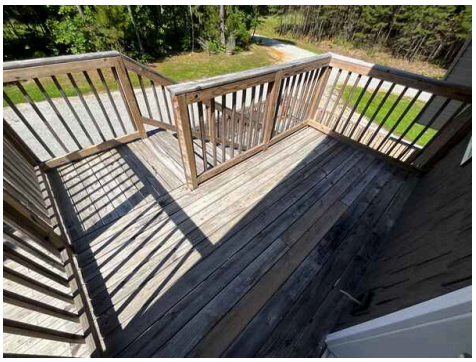
Decks, Balconies, Porches & Steps: **Appurtenance**
Wrap around deck

Decks, Balconies, Porches & Steps: **Material**
Wood

Walkways, Patios & Driveways: **Driveway Material**
Gravel

Decks, Balconies, Porches & Steps: Deck-Pictures




Deficiencies

2.2.1 Siding, Flashing & Trim

Recommendation

MISSING - SIDING

Recommend installing siding to prevent water intrusion. House wrap is not adequate protection.

Recommendation

Contact a qualified professional.



2.2.2 Siding, Flashing & Trim

WATER ENTRY POINT

Recommendation

BACK CORNERS

Recommend installing missing piece of siding/trim to prevent water intrusion causing more serious damage. Recommend certified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.

2.4.1 Vegetation, Grading, Drainage & Retaining Walls

Safety Hazard/Health Hazard/Major defect

ROCK/SOIL OVER FOUNDATION WALL

Recommend removing soil/rock. Recommend a distance of 4-6 inches below any wood structure. This prevents wood destroying organisms and moisture from entering home/crawlspace. Appears water intrusion has taken place due to spillage over foundation wall due to rock/soil being above foundation wall. Recommend qualified contractor evaluate further for remediation.

Recommendation

Contact a qualified professional.

2.5.1 Decks, Balconies, Porches & Steps

Recommendation

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

2.5.2 Decks, Balconies, Porches & Steps

Recommendation

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

2.5.3 Decks, Balconies, Porches & Steps

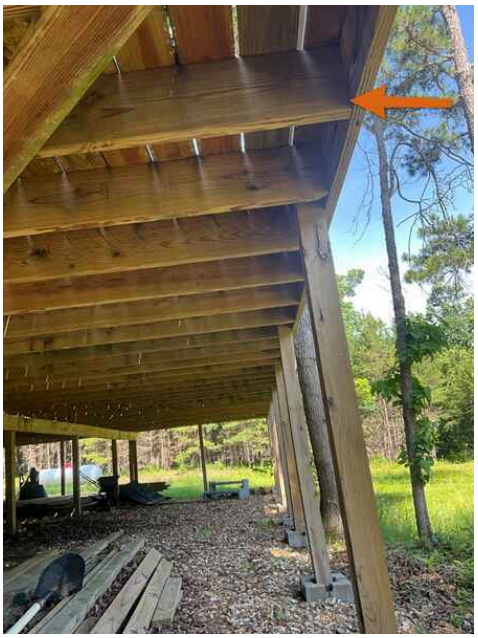
Recommendation

MISSING JOIST HANGERS

Joist hangers are crucial for deck safety and longevity, providing strong, secure connections between joists and the ledger/rim joists, transferring vertical loads and preventing sagging or shifting. Recommend installing Missing joist hangers on outer band board.

Recommendation

Contact a qualified professional.






3: ROOF

Information

Inspection Method
Ground, Drone

Roof Type/Style
Gable

Coverings: Material
Metal

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Flashings: Material
Aluminum, Rubber

Roof-pictures







Deficiencies

3.2.1 Roof Drainage Systems

Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

4: PLUMBING

Information

Filters
None

Water Source
Public

Main Water Shut-off Device: Location
Utility room

Main Water Shut-off Device: Main Water Shutoff

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 2", 3-4”, 1 1/4

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

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

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Washer/Dryer Area, Utility closet

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

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
At Tank, Appliances

Sump Pump: Location
None

Bathtubs/Showers: Bath tubs/showers
No leaks were detected at the time of the inspection.

Drain, Waste, & Vent Systems: Kitchen/Bathrooms sinks- plumbing

No leaks detected under vanities at the time of the inspection.







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

Richmond

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.

Hot Water Systems, Controls, Flues & Vents: Water heater

Water temperature at faucet : Water temperature- measured at faucet

Taken at kitchen sink

Temperature at sink fell within recommended range of hot water temperature. Recommended range of 120-130 degrees Fahrenheit. A temperature of 120°F helps prevent scalding and bacterial growth in the tank. Anything over 130°F can cause burns within seconds. Recommend adjusting temperature.

Deficiencies

4.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

IMPROPER DRAIN PAN INSTALLATION

Drain pan was installed, but improperly plumbed for termination of water in case of failure. Drain line was not installed. Recommend certified plumber install drain line properly.

Recommendation

Contact a qualified professional.

4.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

LEAKING TPR VALVE

A leaking Temperature & Pressure (T&P) relief valve on your hot water heater usually signals excessive pressure, high temperature, or sediment/debris stuck in the valve, preventing it from sealing, but sometimes it's just an old valve needing replacement. Recommend qualified plumber evaluate further.

Recommendation

Contact a qualified professional.

4.7.1 Bathtubs/Showers

Recommendation

JETTED TUB INOPERABLE

BOTH MASTER AND UPSTAIRS JETTED TUB

Recommend qualified plumber evaluate for remediation. Tub was not operating with normal controls.

Recommendation

Contact a qualified professional.

4.8.1 Toilets

Recommendation

TOILET LOOSE CONNECTION TO FLOOR

MASTER BATHROOM

Recommend qualified plumber tighten toilet to floor flange to prevent leaking.

Recommendation

Contact a qualified professional.

5: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Utility room

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

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

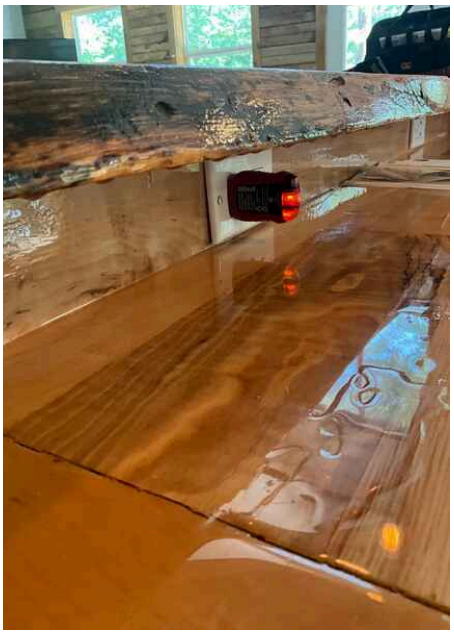
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Not visible

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Not Visible

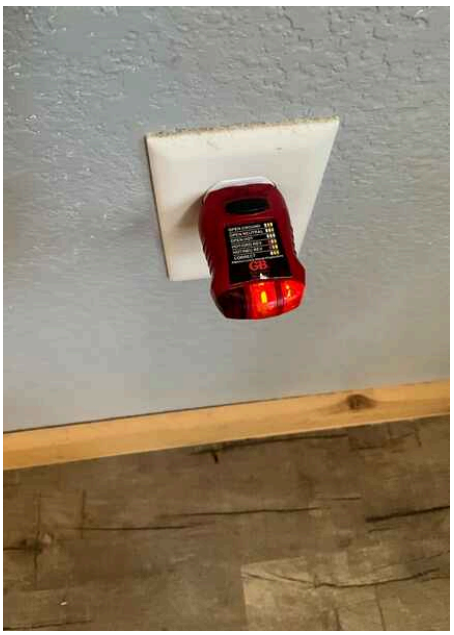
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical panel/Sub panel-pictures

Lighting Fixtures, Switches & Receptacles: Tested outlets

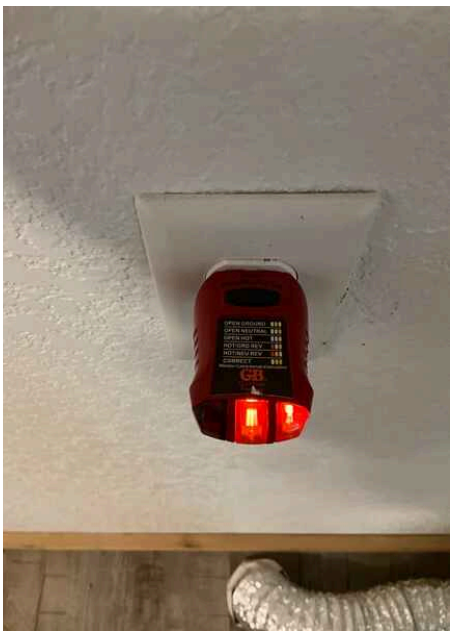


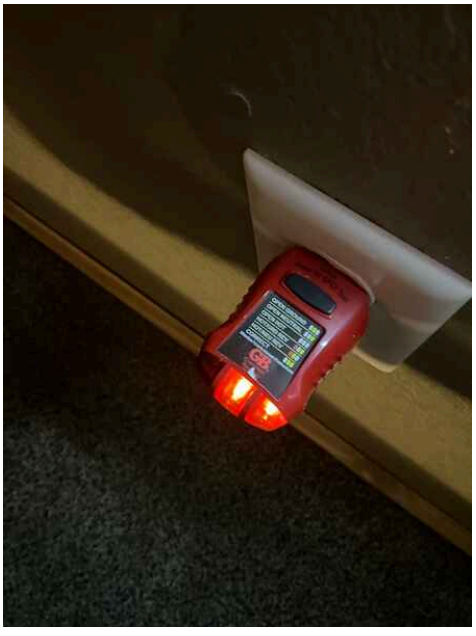










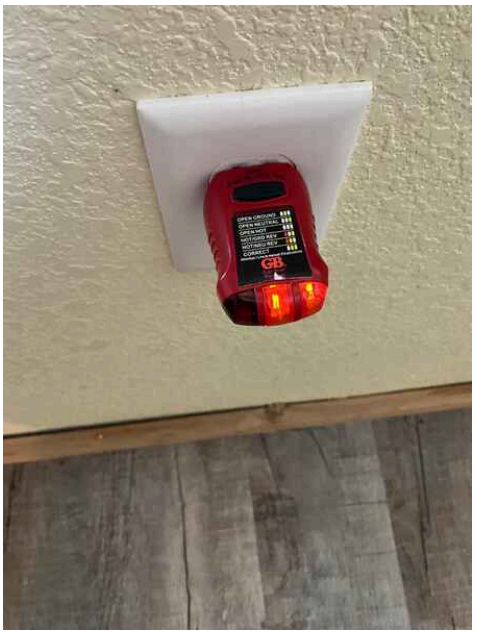










Limitations

Lighting Fixtures, Switches & Receptacles

LIMITED ACCESS

Access was limited to receptacles in home due to homeowners belongings.

Deficiencies

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

Safety Hazard/Health Hazard/Major defect

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

5.6.1 Smoke Detectors

Safety Hazard/Health Hazard/Major defect

MISSING SMOKE DETECTORS

Smoke detectors should be placed on every level of the home, including basements, outside each sleeping area, and in each bedroom. They should be installed high on walls or ceilings, ideally within 12 inches of the ceiling when mounted on a wall. Avoid placing them near cooking appliances, windows, vents, or other areas where drafts or heat could interfere with their operation.

Recommendation

Contact a qualified professional.

6: DOORS, WINDOWS & INTERIOR

Information

Windows: **Window Manufacturer**
Pella

Windows: **Window Type**
Single-hung

Floors: **Floor Coverings**
Carpet, Hardwood, L.V.P.

Walls: **Wall Material**
Drywall, Wood

Ceilings: **Ceiling Material**
Wood, Textured drywall

Countertops & Cabinets: **Cabinetry**
Wood

Countertops & Cabinets: **Countertop Material**
Granite, Wood slab

Windows: Inspected - Windows

Windows operate correctly at the time of the inspection.









Limitations

Windows

LIMITED ACCESS

Limited access to all windows and home due to homeowners belongings.

Deficiencies

6.2.1 Windows

Maintenance Item

MISSING SCREEN

One or more windows were missing screens. Recommend replacement.

6.2.2 Windows

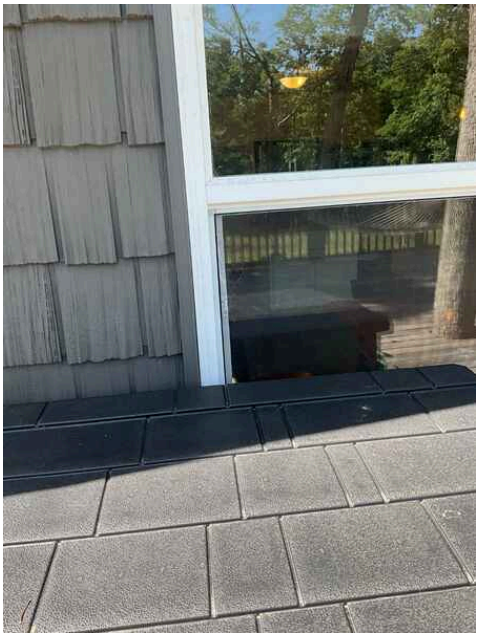
Maintenance Item

DAMAGED/TORN SCREENS

Recommend replacing any damaged or torn screens. Groceries are here.

Recommendation

Contact a qualified professional.


7: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Metal (Flex)

Flooring Insulation
None

Attic Insulation: Insulation Type
Unknown

Attic Insulation: R-value
Unknown

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Fan with Light

Limitations

Attic Insulation

NO ACCESS

There was no attic access available at the time of the inspection due to finished attic space. Attic space was finished and vaulted ceilings were present making visual inspection of insulation impossible.

8: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Visual

Foundation: Material
Concrete

Floor Structure: Basement/Crawlspace Floor
Dirt, Gravel

Floor Structure: Material
Dimensional lumber

Floor Structure: Sub-floor
Plywood

Deficiencies

8.2.1 Basements & Crawlspaces

Safety Hazard/Health Hazard/Major defect

HIGH MOISTURE LEVELS

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

8.2.2 Basements & Crawlspaces

Safety Hazard/Health Hazard/Major defect

STANDING WATER

Observed signs that standing water may have been present on basement floor. Recommend a qualified contractor evaluate and find potential source of moisture.

8.2.3 Basements & Crawlspaces

Safety Hazard/Health Hazard/Major defect

EVIDENCE OF PREVIOUS WATER INTRUSION

Signs of previous water intrusion were present at the time of the inspection. Recommend qualified contractor evaluate entry point of water, intrusion and remediate.

Recommendation

Contact a qualified professional.









8.2.4 Basements & Crawlspaces

Safety Hazard/Health Hazard/Major defect

NO VAPOR BARRIER

Vapor barrier was missing in some portions of the crawlspace. Recommend qualified contractor install proper vapor barrier. You need a vapor barrier to prevent moisture from moving through walls, floors, and ceilings, which protects against problems like mold, mildew, and structural damage. They are particularly important in areas prone to moisture, such as foundations, crawl spaces, and below concrete slabs, to block water vapor from entering a building. By controlling moisture movement, vapor barriers help keep buildings drier, healthier, and more energy-efficient.

Recommendation

Contact a qualified professional.

8.2.5 Basements & Crawlspaces

Safety Hazard/Health Hazard/Major defect

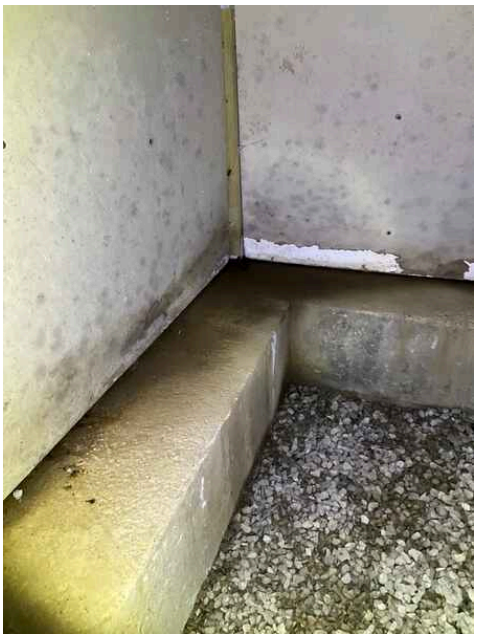
ORGANIC GROWTH

Organic growth in a crawl space typically refers to the presence of mold, mildew, algae, lichen, or moss, which thrive in damp, dark, and poorly ventilated environments. These organisms can damage building materials and potentially affect the air quality of the home. Recommend mold test to determine type of mold and proper remediation.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Plumbing
I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical
I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the

presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.