PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Chintalapati Varma

PROPERTY INSPECTED:

2175 Quaethem Drive
Wildwood, MO 63005

Date of Inspection: 03/23/2026

Inspection No. 551034-13856

COMPANY:

Scott Frederick

A Pillar To Post Authorized Franchise

11084 Gravois Industrial Ct

St. Louis, MO 63128

frederickteam@pillartopost.com

(314) 571-9824

INSPECTOR:

Greg Wood

greg.wood@pillartopost.com

(314) 571-9824

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

3.0 EXTERIOR

3.9 Deck(s)

3.9.3 Sagging noted in the composite deck surface indicating issues with the structure, recommend further evaluation and correction as needed by a qualified contractor. **(Exterior Back)**

4.0 ROOFING SYSTEM

4.6 Roof Drainage

4.6.5 Downspout disconnected from underground drain tile. Recommend repairs to ensure proper drainage away from the structure.
(Exterior Front)

4.7 Chimney(s)

4.7.2 Recommend sealing cracks in the chimney crown to limit moisture entry and further damage.

5.0 ATTIC

5.2 Attic Access

5.2.2 Attic hatch cover does not completely cover the hatch opening, creating a breach of the fire barrier. Replace cover with a properly fitted cover to ensure a proper fire barrier. **(Primary Bedroom)**

8.0 ELECTRICAL SYSTEM

8.9 Branch Circuit Wiring

8.9.2 Have a qualified contractor secure loose wiring for safety. **(Exterior Back)**

8.9.3 All unprotected exterior wiring should be placed in proper conduit to prevent possible wire damage and associated electrical safety concerns. **(Mechanical/Utility Room)**

8.10 Receptacles

8.10.2 Defective GFCI receptacle(s) identified. Receptacle(s) will not trip/reset. Recommend replacement by a qualified electrician. **(Exterior Front)**

8.10.4 Have a qualified electrician install/ensure GFCI protection on all exterior receptacles for safety.

8.10.5 Non-powered receptacle(s) identified at the time of inspection. Recommend further investigation and repair by a qualified contractor to ensure proper operation. **(Primary Bedroom)**

8.10.6 Replace damaged receptacle covers to limit potential shock hazards. **(Basement)**

8.11 Lighting / Ceiling Fan(s)

8.11.2 Ceiling fan is noisy which is an indication of nearing the end of its life or in need of repairs. Recommend repairs or replacement by a qualified contractor as needed.

- Front Left Bedroom
- Front Right Bedroom

8.11.3 Wall switches are prohibiting normal operation of the ceiling fans. Recommend further evaluation and and correction as needed as needed to ensure proper operation.

- Back Left Bedroom
- Front Left Bedroom

8.12 Exhaust Fan(s)

8.12.3 There is no bathroom exhaust fan or window. All bathrooms with baths or showers must have a working exhaust fan or operational window to limit excessive humidity and related damages. Have a qualified contractor install an exhaust fan that vents to the exterior. **(Primary Bathroom)**

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.5 Heat Pump(s)

9.5.3 The heat pump has exceeded its typical life expectancy. You may want to consider getting a home protection plan and/ or budget for the eventual replacement. **(Exterior Left)**

9.5.4 The condenser fins are damaged. Have a qualified HVAC contractor evaluate to determine of scope of repairs needed for improved operation. **(Exterior Left)**

9.6 Air Conditioning System(s)

9.6.4 Have a qualified contractor level the condenser unit to limit premature wear and damage to the unit. **(Exterior Front)**

9.6.5 Air conditioner line set are buried under ground. Recommend correction by qualified contractor.. **(Exterior Front)**

9.9 Filter

9.9.2 Air filter was not the correct size, replace with a properly fitting filter to ensure proper function and to extend the life of the appliance.

- Left Side Mechanical Room
- Mechanical/Utility Room

10.0 PLUMBING SYSTEM

10.10 Tub(s) / Shower(s)

10.10.1 Slow draining was observed in the tub/shower. Further investigate and repair, as required, to ensure proper drainage. **(Hall Bathroom)**

10.10.5 The jet tub pump/components were not accessible or were secured/sealed at the time of the inspection. Have a qualified contractor ensure proper access is available for periodic evaluation and maintenance. **(Primary Bathroom)**

11.0 INTERIOR

11.4 Walls / Ceilings

11.4.4 Moisture staining/surface damage identified had elevated levels of moisture when tested at the time of inspection. Have a qualified contractor further investigate into the source of moisture and repair as needed to limit further activity and associated damage. Have any materials and areas cleaned/repaired/replaced as needed. **(Art Room)**

11.4.5 Visible evidence of suspected mold / mildew related growth was present in isolated areas. Consult a qualified contractor to remove damaged material to allow further evaluation and clean / treat / remove as needed. Additionally, measures should be taken to limit potential future activity. Please review the following EPA web site regarding mold identification, hazards, and remediation (www.EPA.gov/mold). Defer to the mold report if applicable. **(Art Room)**

11.5 Windows

11.5.4 Casement crank(s) were damaged/didn't operate properly. Have a qualified contractor repair/replace components as needed for proper operation. **(Kitchen)**

11.5.5 Missing/damaged lock hardware identified. Recommend repairs to ensure proper locking ability. **(Primary Bedroom)**

12.0 FIREPLACE(S)

12.2 Wood Burning Fireplace(s)

12.2.3 The door and/or screen are missing or damaged. Repair this for improved safety. **(Basement)**

12.3 Fireplace Damper(s)

12.3.2 Moisture staining noted in the fireplace flue, recommend further investigation by a qualified chimney contractor. **(Basement)**

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Limitations

- The home was occupied at the time of the inspection. The presence of personal property (e.g. furniture, rugs, wall coverings, storage items. etc.,) is a limitation. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

1.2 General Information

1.2.1 Pillar To Post - The Scott Frederick Team

Thank you for choosing Pillar To Post Professional Home Inspection, "The Home of Home Inspection". As North America's #1 Home Inspection Company, we value you as a customer and are proud to serve. Please let us know if you have any questions regarding the format or content of this report.

The terms and conditions crucial to the interpretation of this report are outlined in the Visual Inspection Agreement (VIA), which you have reviewed and signed. By accepting this report you are again agreeing to and recognizing the terms of the VIA. The following paragraphs include SOME but not all of the points made in the VIA.

This report and inspection conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). These standards are widely recognized as the accepted guidelines for the home inspection industry. The ASHI standards are available at www.ashi.org.

The inspection is an examination of the overall condition of the major systems. As inspectors we are generalists not specialists. System specialists (e.g. plumbers, electricians, carpenters, roofers, engineers, etc.,) could all be consulted but at a considerably higher price. Our visual and limited inspection provides the broadest overview of the property at less cost.

We make no representations about the property's performance with zoning or building codes. Although we are familiar with many codes and these codes may correspond with some of the recommendations in this report, this is not a code inspection. Code enforcement is the responsibility of a government authority and varies throughout the area in terms of what and how these codes are enforced.

The inspection is based on the inspector's professional and unbiased opinion. We pride ourselves in our experience and ongoing education, but even professional opinions will vary. This inspection should not be considered a guarantee or warranty of any kind.

The report is based on conditions existing and apparent at the time and date of the inspection. Not all conditions may be present due to weather conditions, storage items, etc. The final walk through is a valuable opportunity for you to evaluate the property.

Photographs are used as examples of deficiencies and may not show the entirety of areas needing attention, repair, or correction. Not all deficiencies are documented with photographs.

Thank you again for the opportunity to serve and please let us know if you have any questions regarding the content and format of this report or future questions about the ownership and maintenance of your home. We are always available.

1.3 Approximate Year Built

1.3.1 Year Built: 1987

1.4 Inspection / Site Conditions

- Approx. Temperature - 40F - 50F
- Cloudy

1.4.1 A client was present.

1.4.2 • This property faces: West
• Locations in the report are based on the perspective of standing in the front, looking at the structure.

2.0 PROPERTY AND SITE

2.1 Site Overview

2.1.1 The property / grounds / site were inspected. Any visible issues, along with other pertinent comments, are listed below.

2.2 Landscape / Grading

2.2.1 Ponds and associated components are beyond the scope of this inspection. Recommend further evaluation by a qualified contractor as needed and demonstration of operations/controls by home owner, if applicable. **(Exterior Front)**

2.3 Walkway(s)

- Concrete
- Pavers

2.3.1 Re-seal expansion joints (e.g. seal cracks, fill and caulk) at walkway between the concrete slabs to limit moisture entry and related damage.

2.3.2 All walkways on the property were inspected.

2.4 Driveway(s)

- Asphalt

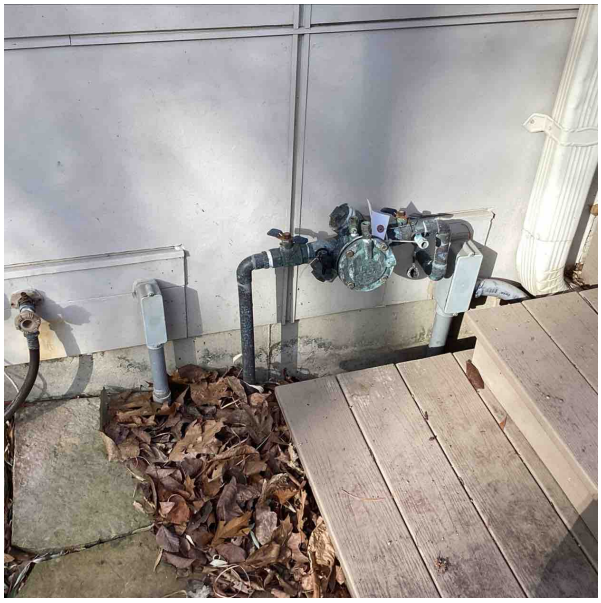
2.4.1 Driveway(s) were inspected.

2.4.2 Maintenance Tip: A black top sealer is recommended for the asphalt driveway to help prolong its useful life.

2.5 Irrigation System

- ✓ System Winterized

2.5.1 Sprinkler system back flow preventer location: Exterior Back **(Exterior Back)**



3.0 EXTERIOR

3.1 Limitations

- △ Landscaping
- △ Landscaping/Vegetation limited the inspection of the foundation.
- △ Shrubs limited the inspection of the exterior wall surfaces.
- △ Trees limited the inspection of the exterior wall surfaces.
- △ Vines and vegetation limited the inspection of the exterior wall surfaces in some areas.

3.2 Exterior General Comments

3.2.1 The inspection of the exterior is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. Vegetation can limit accessibility of exterior surfaces such as siding, windows, and the foundation. Exterior wood components are randomly probed for moisture related damage which may be concealed. We do not probe everywhere. Varying degrees of deterioration could exist in any component.

Excluded from the scope of this inspection per ASHI standards are: screens/shutters/awning/other seasonal accessories, fences, outbuildings, docks, and soil conditions. Comments regarding any of these items are provided as a courtesy.

3.3 Foundation Surface

- ✓ Concrete

3.3.1 Visible area of the exterior foundation appears to be in acceptable condition. Minor cracks present, most likely relate to drying of the concrete and/or some movement in the structure which are very common. These cracks can be sealed preventively. Monitor for future activity (e.g. moisture entry, additional cracking) and repair as required.

3.3.2 Visually Inspected

3.4 Wall Surface

- Brick veneer
- Hardboard Composite
- Stone veneer

3.4.1 Seal around all exterior wall penetrations as needed (hose bibs, gas meter, electrical service, etc...), as well as at siding transitions, to prevent potential moisture/pest entry and subsequent damages.

3.4.2 Visually Inspected

3.4.3 Wood surfaces must be periodically evaluated and maintained (repaired, sealed) to prolong useful life and limit weather related deterioration. Recommend seasonal monitoring and repair, caulk and paint all exposed wood surfaces as needed to limit moisture entry and related damage.

3.5 Eaves / Fascia / Soffit

- Wood

3.5.1 The eaves/ fascia/ soffit appear to be in acceptable condition. Monitor for loose sections/ openings and repair as needed to limit moisture/ pest entry and associated damages.

3.5.2 Visually Inspected

3.5.3 Wood fascia/soffit will require routine maintenance. Scrape, repair, paint, and caulk to limit weather exposure and related deterioration. Consider having aluminum fascia wrap and soffit coverings installed to limit maintenance needs.

3.6 Windows

- Metal Trim

3.6.1 Caulking improvements required in several areas throughout to keep water out of the building envelope. Monitor and re-apply as needed. This is considered routine maintenance.

3.6.2 Missing screens were noted. Inquire with the seller regarding location/installation of missing screens.

3.6.3 Visually Inspected

3.7 Exterior Doors

- Metal

3.7.1 Typical maintenance is needed on exterior doors: scrape, caulk, paint, and replace damaged weather stripping as needed to maintain weather resistance.

3.7.2 Visually Inspected

3.8 Porch(es)

- Concrete

3.8.1 Visually Inspected

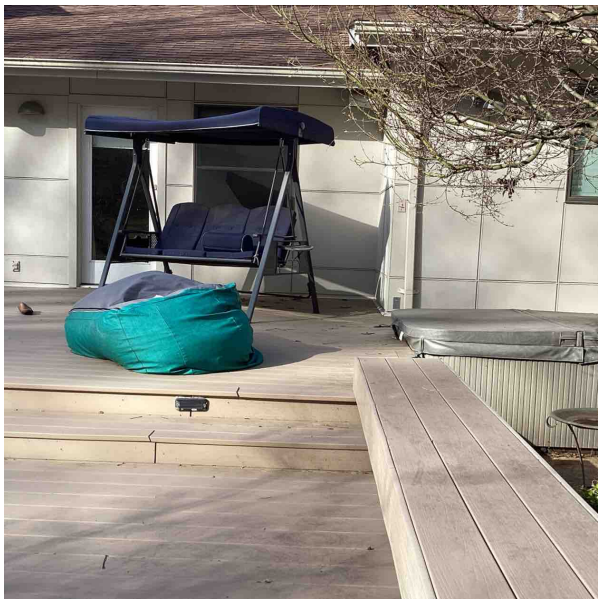
3.9 Deck(s)

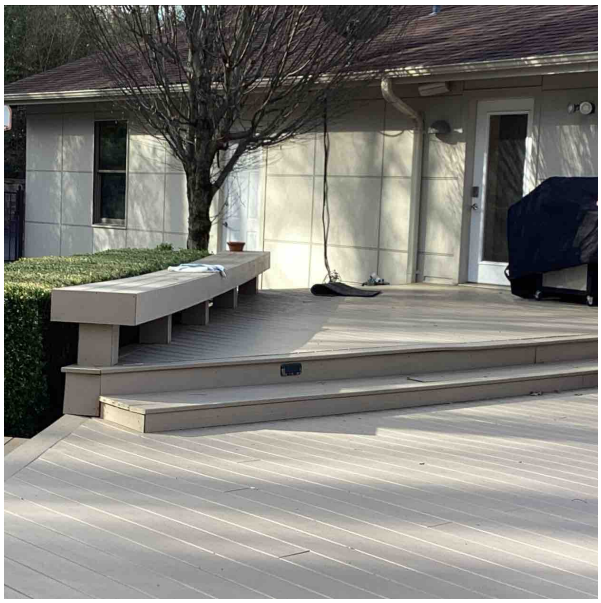
- Composite

3.9.1 Visually Inspected

3.9.2 Limitation: There is no access to inspect the underside of the deck including the deck structural elements. **(Exterior Back)**

3.9.3 **Sagging noted in the composite deck surface indicating issues with the structure, recommend further evaluation and correction as needed by a qualified contractor. (Exterior Back)**





4.0 ROOFING SYSTEM

4.1 Limitations

- Gutter Debris
- Underground Drainage

4.2 Roofing General Comments

- Gable

4.2.1 The inspection of the roof is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice. The objective of this inspection is to report on the current health and status of the roof covering and identify any apparent or immediate repair or replacement needs. Any roof can leak and future performance cannot be predicted or guaranteed. The serviceable life of any roof covering cannot be determined because it is affected by so many variables, not the least of which is weather. We recommend all roof repairs be performed by a qualified roofing contractor.

4.3 Roofing Inspection Method

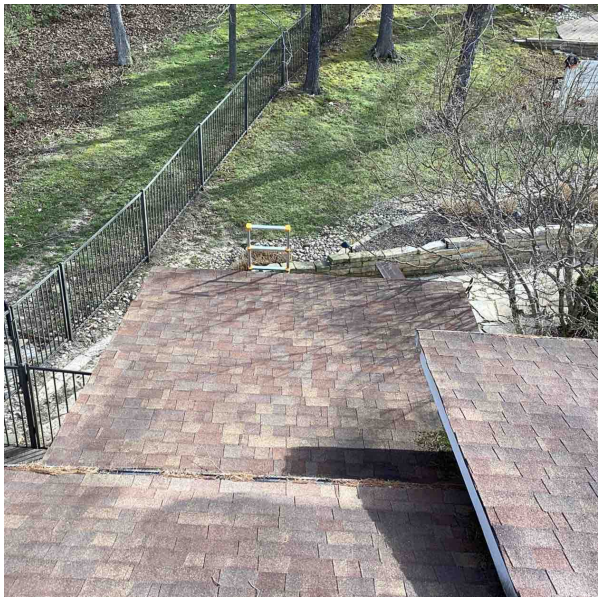
- The roof was walked.

4.4 Sloped Surface(s)

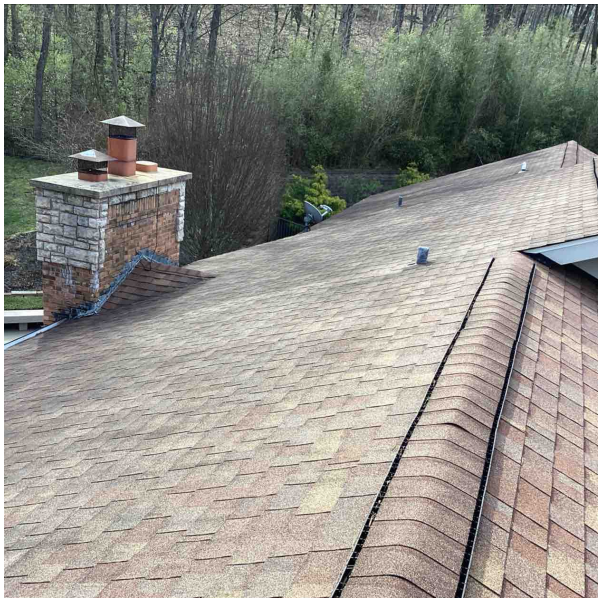
- Asphalt Architectural

4.4.1 Visually Inspected

4.4.2 Less than a 4/12 slope was identified. Some manufacturers limit shingle use on low sloped roofs, or require extra protective measures installed. Consult with the seller and/or roofing contractor regarding any documentation on the installation, any associated warranties.

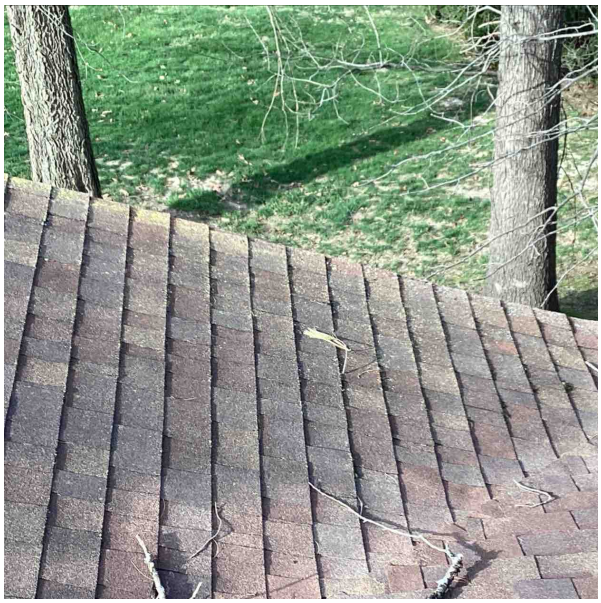


4.4.3 • Approximate Age of Roof Covering: 10-15 Years
Number of Roof Covering layers: 1 layer
• Asphalt shingles showing signs relative to age and wear. The roof appears to be in serviceable condition at this time. Serviceable life for this type of roof covering is estimated at around 20-30 years but cannot be predicted.



4.4.4 There are branches, sticks and leaves on roof. Remove tree debris off roof to prevent accelerated shingle deterioration and damage.

4.4.5 Staining present on the roof covering is an indication of an algae or fungal growth which can prematurely age the shingle, but is of minimal concern. A qualified contractor can clean the roof covering if desired.



4.4.6 Evidence of hail and / or heat related damage. This type of wear may prematurely age the shingles but no repair or replacement is warranted in my opinion.

4.5 Flashings

- Lead
- Metal
- Rubber Boot

4.5.1 Lead flashing(s) identified are in serviceable condition.

4.5.2 Rubber boot(s) around vent stack flashing identified are in serviceable condition. This type of flashing is prone to dry rotting and cracking; periodically monitor for signs of this and have them replaced.

4.6 Roof Drainage

- Aluminum Gutters

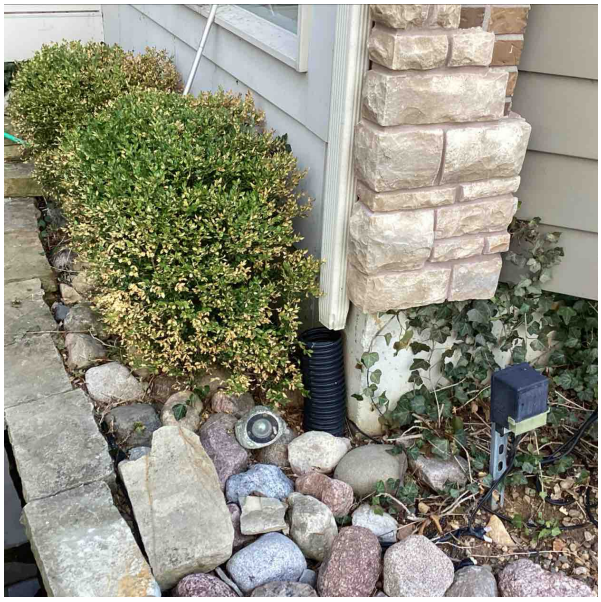
4.6.1 Extend all above-ground downspouts away from foundation to reduce wall deterioration, potential water entry and subsequent damages. Consider burying downspout drains in PVC drain lines discharging through a pop-up emitter away from the foundation.

4.6.2 Seal gutter seams to limit dripping from the joints for improved drainage.

4.6.3 Downspouts are discharging into underground drain tile. Operational status or destination were not confirmed. Damaged drain lines around the foundation may lead to moisture entry or related damage. Recommend periodic evaluation and maintenance to ensure proper drainage.

4.6.4 Visually Inspected

4.6.5 **Downspout disconnected from underground drain tile. Recommend repairs to ensure proper drainage away from the structure.**
(Exterior Front)



4.7 Chimney(s)

- Brick
- Concrete Crown

4.7.1 Visually Inspected

4.7.2 **Recommend sealing cracks in the chimney crown to limit moisture entry and further damage.**

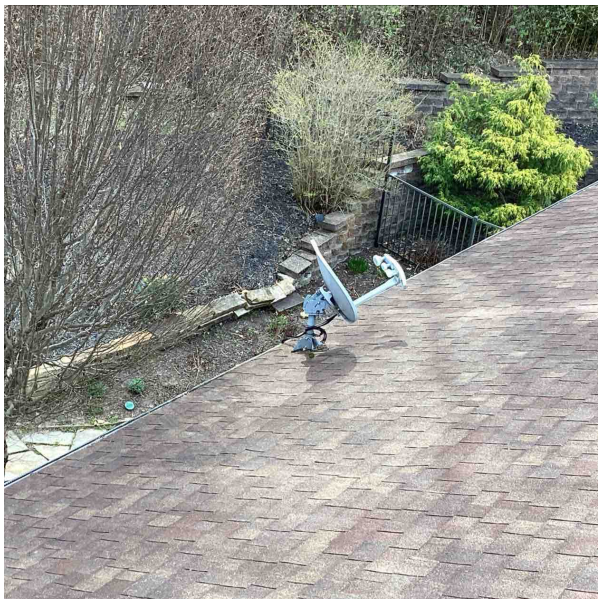
4.8 Accessories

- Plumbing Vents
- Satellite Dish
- Skylight(s)

4.8.1 Visually Inspected

4.8.2 Monitor skylights frequently for early signs of failure. Skylights can be susceptible to water penetration. No signs of moisture entry were identified at the time of inspection.

4.8.3 Monitor satellite dishes frequently for early signs of failure. Fasteners that penetrate the shingles and roof sheathing are susceptible to water penetration if not properly installed and / or caulked.



5.0 ATTIC

5.1 Attic General Comments

5.1.1 The inspection of the attic space is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice. Not all attic spaces are entered due to the risk of personal injury and/or property damage. Insulation present in the attic naturally limits inspection of many components in this space (e.g. exhaust, electrical wiring, and ceiling structure).

5.2 Attic Access

☑ Ceiling Hatch

5.2.1 The attic space was inspected from the hatch due to limited accessibility presented by the structural system/lack of clearance and risk of personal injury and/or property damage.

5.2.2 **Attic hatch cover does not completely cover the hatch opening, creating a breach of the fire barrier. Replace cover with a properly fitted cover to ensure a proper fire barrier. (Primary Bedroom)**

5.3 Insulation

- Loose cellulose

5.3.1 Visually inspected where accessible

5.3.2 Energy Tip: Most homes could benefit from additional insulation. Consult a qualified contractor or the Department of Energy web site to determine benefit cost calculation. Typically this is a cost effective and easy way to improve thermal efficiency.

5.3.3 Approximate Insulation Depth:4-6”

5.4 Ventilation

- Baffle
- Gable Ends
- Ridge
- Soffit

5.4.1 Visually Inspected

5.5 Exhaust Duct

- Bathroom Exhaust Concealed

6.0 GARAGE / CARPORT

6.1 Limitations

- Finished walls limited the inspection of the garage structure.
- Storage limited the inspection of the garage and its components.
- Vehicle(s) limited the inspection of the garage.

6.2 Garage General Comments

6.2.1 The inspection of the garage is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. The presence of storage items in any area of the home creates a limitation but even more so in the garage due to the size and quantity of storage items. Recommend close examination of this space during the final walk through.

6.3 Structure

- Attached
- Multi Car

6.3.1 Visually Inspected

6.4 Interior Access Door(s)

- Metal

6.4.1 Visually Inspected

6.4.2 Safety Tip: Consider installation of an automatic door closing hinges on the door into the home to limit the risk of gas entry and related hazards.

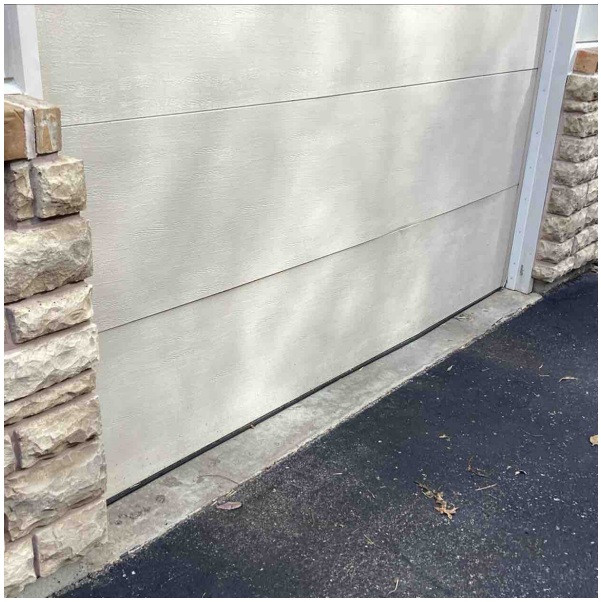
6.5 Vehicle Door(s)

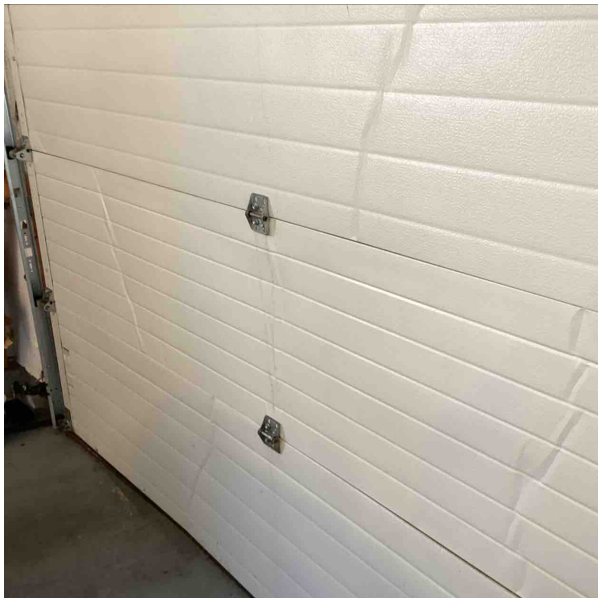
- Automatic
- Metal

6.5.1 The overhead door(s) operated as designed. Photo eye sensors function properly. Have annual maintenance performed.

6.5.2 Operational

6.5.3 Minor damage noted to garage door does not appear to affect the operation. Monitor and repair as needed. **(Garage)**





6.6 Floor

- Concrete

6.6.1 Cracks in the garage floor are by design and do not indicate a structural problem. Cracks can be sealed with a flexible sealer.

6.6.2 Visually Inspected

6.7 Wall

- Drywall

6.7.1 Drywall in the garage is designed as a fire barrier between the garage, attic, and living spaces. Monitor the garage walls/ceilings periodically and repair any openings as needed.

6.7.2 Visually Inspected

6.8 Ceiling

- Drywall

6.8.1 Visually Inspected

7.0 STRUCTURE

7.1 Limitations

- Concealed areas of the foundation limited the inspection.
- Concealed areas of the posts/beams limited the inspection.
- Concealed areas of the flooring structure limited the inspection.
- Concealed areas of the slab limited the inspection.
- Limitation: Finished areas of the basement limited inspection of many areas of the basement structural components.
- Finished areas of the basement limited inspection of the basement structural components.
- Limitation: Storage items in the basement limited inspection of some of the basements structural components. Recommend paying special attention during the final walk through.
- Storage items in the basement limited inspection of the basement structural components

7.2 Structure General Comments

7.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:
• A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
• Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).
• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

7.3 Foundation

- Concrete

7.3.1 Visually Inspected

7.3.2 There is evidence of previous waterproofing / repair to the foundation / structure. The work appears to be professionally done and performing as intended. Inquire with the seller and / or contractor regarding documentation of the scope of work performed and associated warranties, if applicable.
(Mechanical/Utility Room)

7.3.3 Minor cracks apparent in the foundation are very common and likely relate to drying of the concrete and / or minor amounts of settlement. Monitor for additional activity (e.g. cracking, moisture entry) and repair as needed. **(Mechanical/Utility Room)**

7.4 Support - Post / Beam / Column

- Metal beam support
- Metal support post(s)

7.4.1 Visually Inspected

7.5 Floor Structure

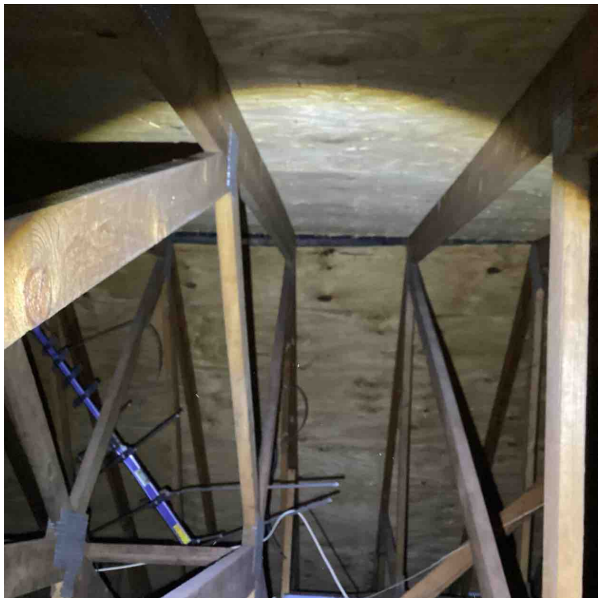
- Engineered
- OSB Subfloor

7.5.1 Visually Inspected

7.6 Roof Structure

- Engineered truss
- Plywood Sheathing

7.6.1 The roof structure was clear throughout; no signs of moisture were noted where visible in the attic space.



7.7 Basement

- Partially Finished

7.7.1 Due to finished/concealed areas of the basement, it is highly recommended to have a mold air sample test conducted to identify any concealed mold/mildew growth to ensure there are no hazardous living conditions present.

7.7.2 Accessible perimeter areas of the finished basement were probed with a sensitive moisture meter. No elevated moisture was detected at the time of the inspection.

7.7.3 No active moisture or evidence of recent moisture activity identified at the time of inspection.

7.7.4 Visually Inspected

7.7.5 This report reflects conditions that were apparent at the time of the inspection, and includes no predictions on whether or not the basement will eventually get wet. It's impossible for us - or anyone else - to make an accurate long-term prediction.

7.7.6 There are several maintenance measures to periodically check and make improvements as needed to help minimize the potential for moisture intrusion including:
- cleaning the gutters and keeping them clean.
- repairing any of gutter leaks as soon as they are noticed.
- putting the downspouts into drainpipes that will take water well away from the house; and,
- filling any low spots near the foundation walls to ensure water flows away from the house.

7.7.7 Our inspection of the basement is a visible inspection of the readily accessible components in accordance with the ASHI Standards of Practice. Finished basements can limit inspection of a large portion of the structure. Painted floors and walls may also hide clues of historical performance. All basements are prone to moisture entry because they are below ground and surrounded by porous material. This inspection can not predict future performance of the basement/systems installed or guarantee against a wet basement. The potential for moisture entry increases drastically when the exterior grade and/or drainage is not properly maintained.

7.8 Slab

- Concrete

7.8.1 Cracks apparent in the basement slab. The slab is not a structural element of the home and these cracks create no cause for concern. Consider sealing cracks and monitor for future activity.

7.9 Radon Mitigation System

- Radon Mitigation System Installed

7.9.1 Radon gas is the second leading cause of lung cancer in the United States. The EPA recommends that we test for radon every time we buy a home and every two years thereafter. Mitigation is a simple and effective solution to this cancer-causing agent. (www.EPA.gov/Radon)

7.9.2 Radon Mitigation system has been installed and the fan was operational. Manometer was identified and was offset, showing negative pressure was present (which is correct). Periodically monitor this manometer. If the level of liquid is even, contact a contractor/mitigation company for service. **(Garage)**

8.0 ELECTRICAL SYSTEM

8.1 Limitations

- Areas of branch circuit wiring were concealed.
- Some receptacles were not tested due to furnishings/personal property.

8.2 Electrical General Comments

8.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:
• Most of the service cable and distribution wiring is concealed.
• A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
• The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, smart home/Wi-Fi technology and components, ancillary wiring systems, antennae, computer wiring, satellite/data or cable
TV systems and/or other components that are not part of the primary electrical power distribution system.
• Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.
Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

8.2.2 The inspection of the electrical system is performed in accordance with The ASHI Standards of Practice. Determining adequacy of future operation, load calculations, voltage tests is beyond the scope of a general home inspection. Load testing, removing, and switching on/off breakers is also an example of actions which are outside the scope of a general home inspection. While testing GFCI receptacles is considered within the scope, testing of GFCI/AFCI breakers is generally not performed due to interrupting home owner's data/personal devices. GFCI/AFCI devices and breakers should be tested on a monthly schedule by home owners. All low voltage wiring (e.g. telephone, cable, security, landscape lighting, etc.,) and smart-home/Wi-Fi features (door bells, door openers/alarms, receptacles, timers, etc.) are excluded from the scope of this inspection unless otherwise noted. Comments regarding these items are provided as a courtesy.

8.3 Service Entrance

☑ Electrical service to the home is by underground cables.

8.3.1 Visually Inspected

8.3.2 The electric meter and service entrance located: Exterior Front **(Exterior Front)**

8.4 Service Size

☑ 200 Amps x2

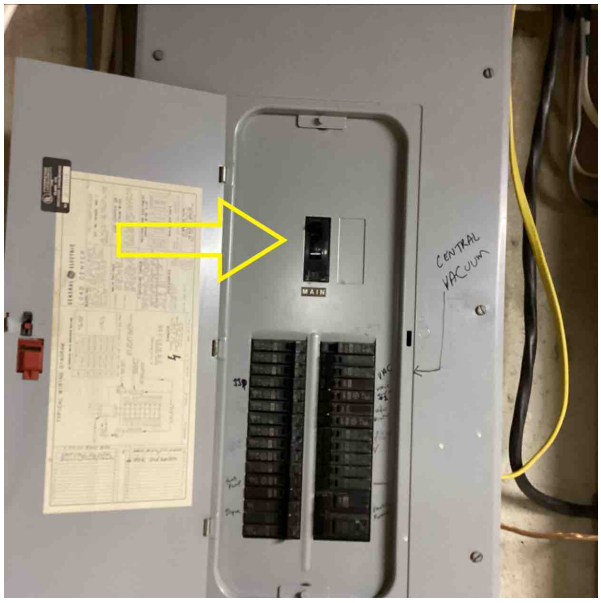
8.4.1 Visually Inspected

8.5 Main Disconnect(s)

☑ The main electrical disconnect is in the basement.

8.5.1 Visually Inspected

8.5.2 Main disconnect location: top breaker in the panel. **(Mechanical/Utility Room)**



8.6 Distribution Panel(s)

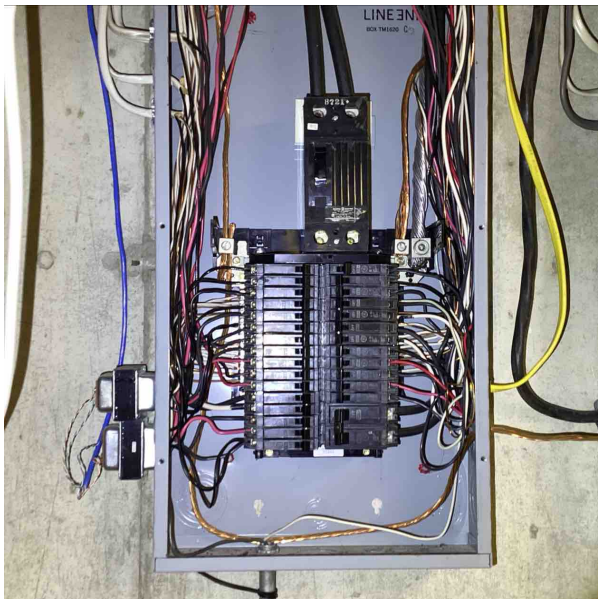
- Electrical panel located in basement
- Breakers

8.6.1 Inspected

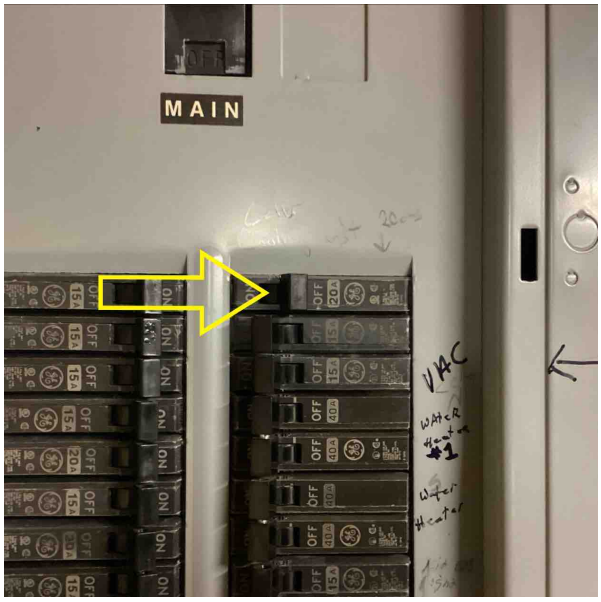
8.6.2 The main distribution panel(s) are in serviceable condition.

8.6.3 Have a qualified contractor properly label the unidentified breakers in the panel for easier service/maintenance.

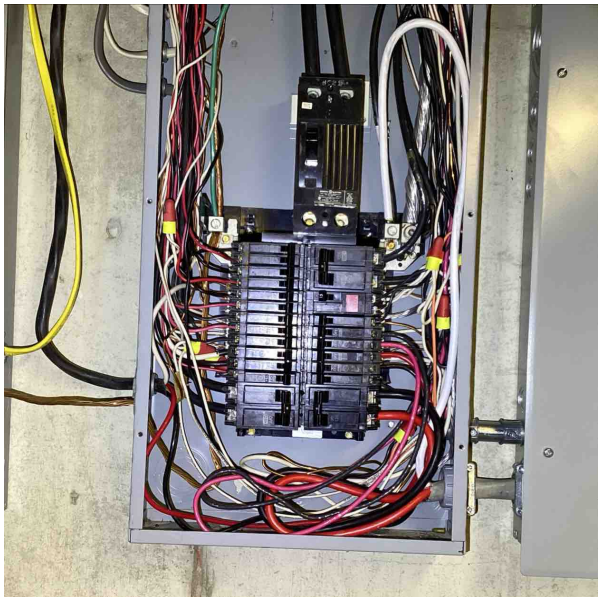
8.6.4 • Electrical Panel(s) Location: Basement front wall
• 200 amp main electrical service panel was identified.
• The distribution panel is in serviceable condition. **(Mechanical/Utility Room)**



8.6.5 Breaker(s) were noted in the off position. Breakers are not turned on during an inspection due to risk of damage if they are off for a reason. Inquire with the seller and/or have them evaluated by an electrician as needed to ensure proper operation and loads. **(Mechanical/Utility Room)**



8.6.6 • Electrical Panel(s) Location:
• 200 amp main electrical service panel was identified.
• The distribution panel is in serviceable condition. **(Mechanical/Utility Room)**



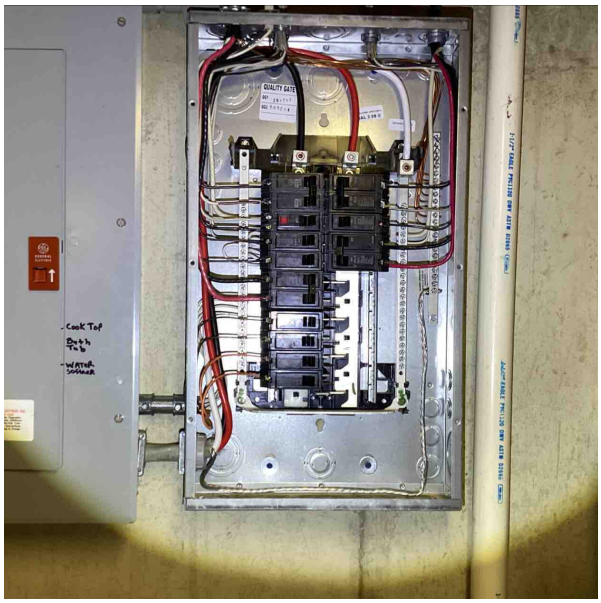
8.7 Sub-Panel(s)

Breakers

8.7.1 Have a qualified contractor properly label the unidentified breakers in the panel for easier service/maintenance.

8.7.2 Visually Inspected

8.7.3 Sub-Panel location: Mechanical room
Sub-Panel service size: 125 amps **(Mechanical/Utility Room)**



8.8 Grounding

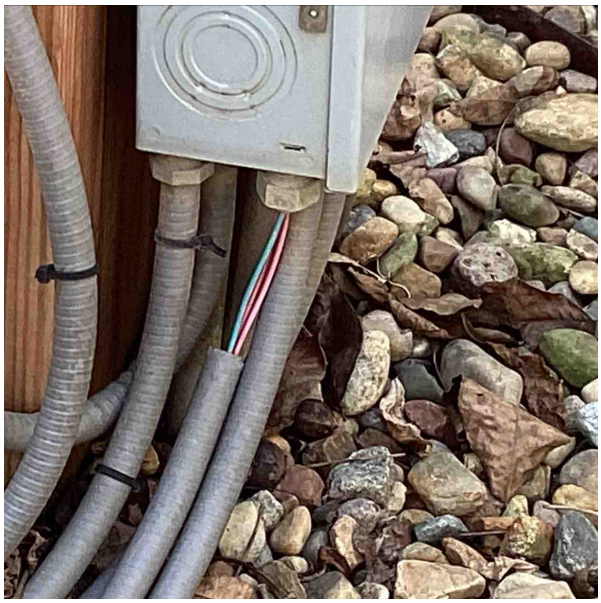
- Grounding Rod

8.9 Branch Circuit Wiring

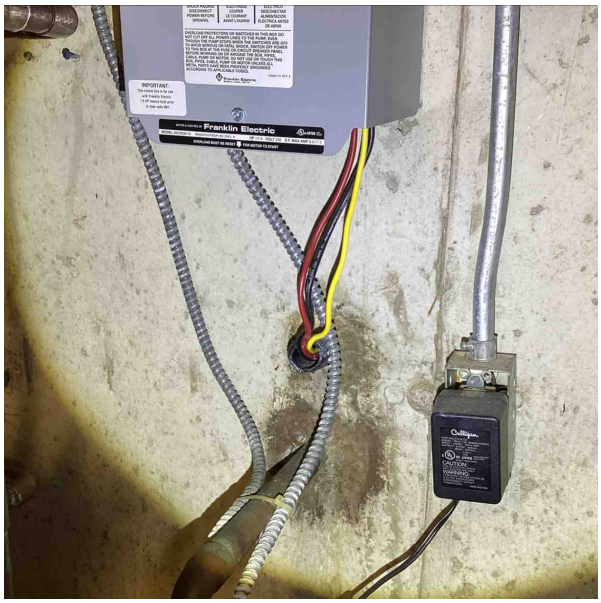
- Armored Sheathing
- Copper
- Non-Metallic Sheathed Wiring

8.9.1 Visually Inspected

8.9.2 **Have a qualified contractor secure loose wiring for safety. (Exterior Back)**



8.9.3 **All unprotected exterior wiring should be placed in proper conduit to prevent possible wire damage and associated electrical safety concerns. (Mechanical/Utility Room)**

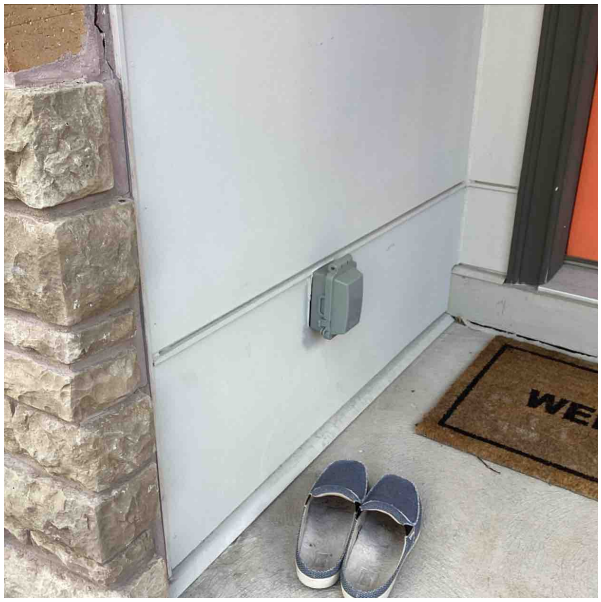


8.10 Receptacles

- GFCI Protected
- Grounded

8.10.1 Receptacles were tested where accessible at the time.

8.10.2 **Defective GFCI receptacle(s) identified. Receptacle(s) will not trip/reset. Recommend replacement by a qualified electrician. (Exterior Front)**

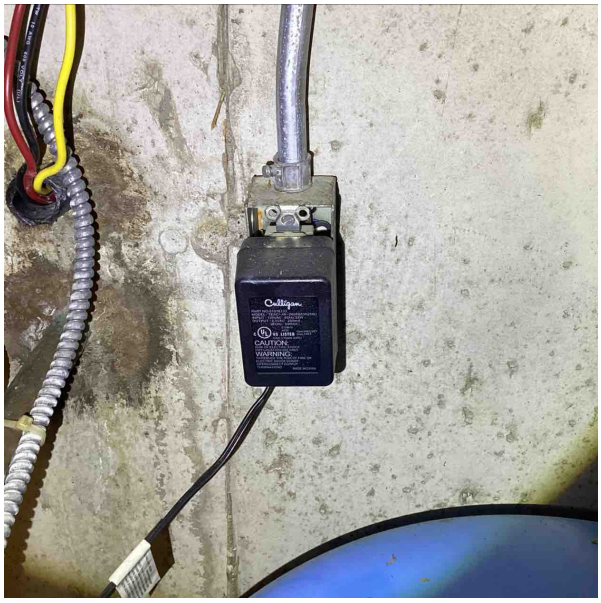


8.10.3 Have a qualified contractor upgrade the weather protected exterior receptacle cover(s) as needed to provide proper protection if components will be plugged in on a regular basis.

8.10.4 **Have a qualified electrician install/ensure GFCI protection on all exterior receptacles for safety.**

8.10.5 **Non-powered receptacle(s) identified at the time of inspection. Recommend further investigation and repair by a qualified contractor to ensure proper operation. (Primary Bedroom)**

8.10.6 **Replace damaged receptacle covers to limit potential shock hazards. (Basement)**



8.11 Lighting / Ceiling Fan(s)

8.11.1 Operational

8.11.2 **Ceiling fan is noisy which is an indication of nearing the end of its life or in need of repairs. Recommend repairs or replacement by a qualified contractor as needed.**

- Front Left Bedroom
- Front Right Bedroom

8.11.3 **Wall switches are prohibiting normal operation of the ceiling fans. Recommend further evaluation and and correction as needed as needed to ensure proper operation.**

- Back Left Bedroom
- Front Left Bedroom

8.11.4 Unable to determine destination of light switch(es). Recommend inquiring with the seller or have a licensed electrician determine the destination of noted switches. **(Interior Throughout)**

8.12 Exhaust Fan(s)

✓ Mechanical

8.12.1 Operational

8.12.2 Bathroom exhaust fan is noisy and is likely reaching the end of its life. Recommend repair/replacement as needed for proper operation. **(Front Left Bedroom Bathroom)**

8.12.3 **There is no bathroom exhaust fan or window. All bathrooms with baths or showers must have a working exhaust fan or operational window to limit excessive humidity and related damages. Have a qualified contractor install an exhaust fan that vents to the exterior. (Primary Bathroom)**

8.13 Smoke Alarms

8.13.1 Safety Tip: At a minimum you should test the smoke detectors as soon as you move in, then re-test them monthly. At a minimum you should keep a fire extinguisher in your kitchen as this is the most common area in which a fire starts.

8.13.2 Unless the home is new construction, or very new, have all smoke alarms replaced when taking possession to ensure that new, properly functioning and properly-located fire protection is in place. They are not tested during inspections. It is recommended to have a smoke alarm in each bedroom, outside each sleeping area, at least one on each floor, and near the kitchen. Have carbon monoxide detectors installed in areas around gas appliances and near bedrooms. Additionally, it is recommended to have a fire extinguisher on each floor of the home as well as in the kitchen and garage.

8.14 Carbon Monoxide Alarms

8.14.1 Unless the home is new construction, or very new, have all smoke alarms replace all CO alarms when taking possession to ensure that new, properly functioning and properly-located protection is in place. They are not tested during the inspection. It is recommended to have one on each floor, near sleeping areas and attached garages, approximately 5 feet from the floor.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

△ The exterior temperature was below 60F within the last 24 hours so the AC wasn't tested, due to potential damage.

△ The cooling mode of the heat pump system was not tested due to exterior temperatures being below 60F. Recommend further evaluation when temperatures allow.

9.2 HVAC General Comments

9.2.1 The inspection of the HVAC is performed in accordance with The ASHI Standards of Practice. Estimated age and approximate life expectancy are provided as a courtesy. Serviceable life is impossible to predict. Determining supply adequacy or distribution balance is beyond the scope of this inspection. Dismantling and/or extensive inspection of interior components (e.g. heat exchanger) is also outside the scope of this inspection.

9.3 Thermostat(s)

- Digital Programmable

9.3.1 Operational

9.4 Energy Source(s)

- Electricity

9.5 Heat Pump(s)

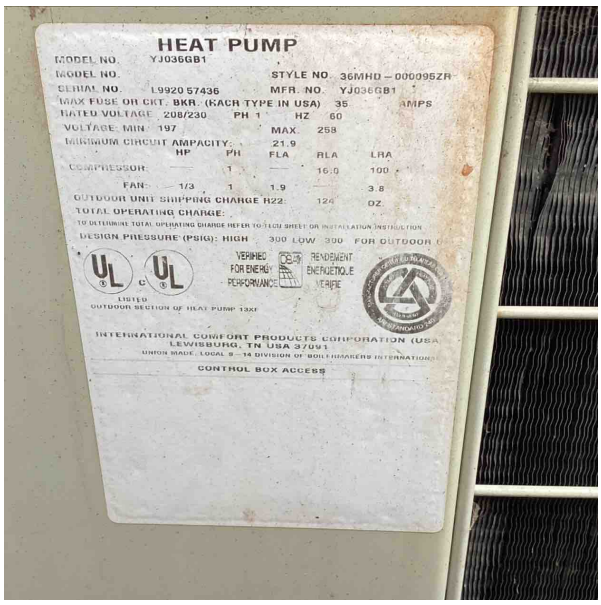
- Air sourced heat pump.
- Mini-Split Heat Pump. The manufacturer's typical life expectancy is 10-15 years. However, the serviceable life is impossible to predict and is based on operation and maintenance. Remember to periodically clean the filter in the interior blower portion of the unit(s).

9.5.1 Model-Lennox

Traditional Heat pump system(s) identified. The cooling mode of the heat pump system was not tested due to exterior temperatures being below 60F. Recommend further evaluation when temperatures allow, and the general heating mode was operational. Have the system(s) serviced prior to each heating/cooling season.

9.5.2 Model-Comfortmaker 1999

Traditional Heat pump system(s) identified. The cooling mode of the heat pump system was not tested due to exterior temperatures being below 60F. Recommend further evaluation when temperatures allow, and the general heating mode was operational. Have the system(s) serviced prior to each heating/cooling season. **(Exterior Left)**



9.5.3 **The heat pump has exceeded its typical life expectancy. You may want to consider getting a home protection plan and/ or budget for the eventual replacement. (Exterior Left)**

9.5.4 **The condenser fins are damaged. Have a qualified HVAC contractor evaluate to determine of scope of repairs needed for improved operation. (Exterior Left)**

9.6 Air Conditioning System(s)

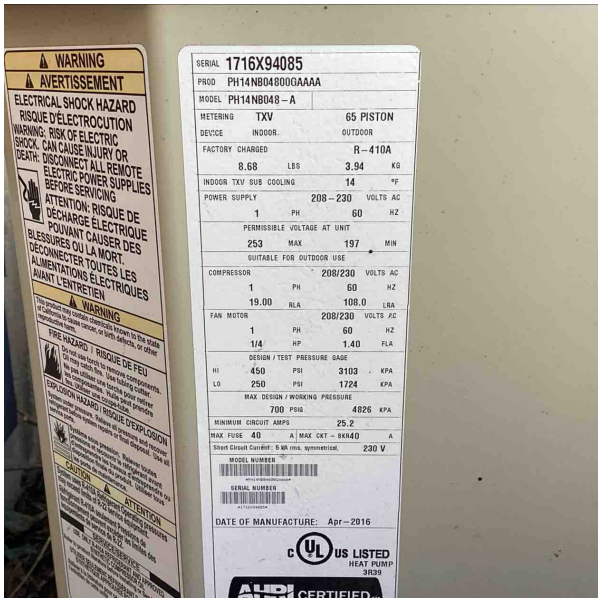
☑ Split AC System(s)

9.6.1 Operational

9.6.2 The manufacturer's typical life expectancy is 10-15 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

9.6.3 Model-Payne 2016

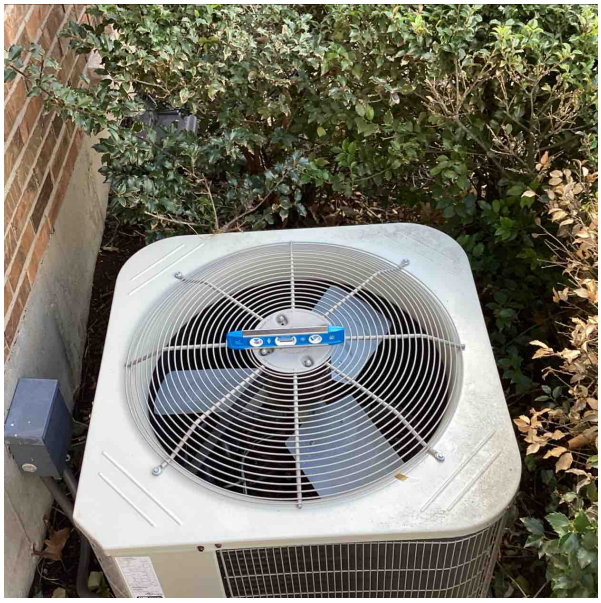
Split AC system(s) identified. The system(s) was/were not tested due to low exterior temperatures. Testing AC when the temperature is below 60 degrees can cause system failure. Further investigate operational status and service, as needed, when temperatures permit. Have the system serviced annually prior to each cooling season thereafter. **(Exterior Front)**



9.6.4 **Have a qualified contractor level the condenser unit to limit premature wear and damage to the unit. (Exterior Front)**

9.6.5 **Air conditioner line set are buried under ground. Recommend correction by qualified contractor.. (Exterior Front)**

9.6.6 Trim vegetation away from condenser to ensure proper operation and efficiency. **(Exterior Front)**



9.7 Forced Air Furnace(s)

Forced Air-Electric

9.7.1 Operational

9.7.2 The manufacturer's typical life expectancy of a forced air furnace is between 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

9.7.3 Model- Carrier 2016

Forced air furnace(s) identified and was operational at the time of inspection. Have the system(s) serviced annually prior to each heating season. **(Mechanical/Utility Room)**

9.7.4 Model- ICP 1999

Forced air furnace(s) identified. Defer to the Gas / Mechanical Inspection report. Have the system(s) serviced annually prior to each heating season. **(Left Side Mechanical Room)**

9.8 Distribution System(s)

Multiple Zones

9.8.1 Debris apparent in the ductwork. Recommend having the ducts professional cleaned to improve indoor air quality and to prolong useful life and improve operational efficiency of the HVAC system.

9.8.2 Air returns are not installed in each room, which is common in older homes. This can add stress to the system. Consider ensuring gaps are present along the bottoms of doors and/or keeping them ajar for a more efficient operation of the HVAC systems. Consult a qualified HVAC contractor for further information.

9.8.3 Seal/tape all duct connections for improved efficiency.

9.8.4 Visually inspected where accessible.

9.9 Filter

Disposable

9.9.1 Air filter(s) were dirty and should be replaced (or cleaned if re-useable). Dirty filters put additional stress on the system and decreases the life expectancy.

9.9.2 **Air filter was not the correct size, replace with a properly fitting filter to ensure proper function and to extend the life of the appliance.**

- Left Side Mechanical Room
- Mechanical/Utility Room

9.10 Humidifier

9.10.1 Inspection of the humidifier(s) is beyond the scope of this inspection. Have it evaluated by a qualified HVAC contractor to ensure proper operation.

10.0 PLUMBING SYSTEM

10.1 Limitations

Distribution pipes were concealed, limiting the inspection.

Storage items below the sink

10.2 Plumbing General Comments

10.2.1 The inspection of the Plumbing was performed in accordance with The ASHI Standards of Practice. The main water shut off valve and all other valves are not tested or moved at the time of the inspection to limit the risk of leaks and related damage. As a part of a visual inspection it is impossible to examine the inside of plumbing materials or the underground waste pipes. We recommend having underground waste lines further evaluated (i.e. video scanned) to determine the health and status of this system. After a home sits vacant for any amount of time the plumbing and waste drainage are more prone to future leakage. This makes identifying some leaks difficult at the time of the inspection. Monitor these systems closely upon occupancy.

10.2.2 This is a visual inspection limited in scope by (but not restricted to) the following condition:
• Concealed portions of the plumbing system could not be inspected, including the subterranean systems and/or system components of the sewage disposal, water supply, and fuel storage or delivery systems. Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

10.3 Water Main

10.3.1 Water softener systems and their associated components are beyond the scope of the inspection and were not tested or inspected. The system should be monitored and regularly evaluated by a qualified professional to ensure proper operation.

10.4 Distribution Piping

- Interior water supply pipes included copper.

10.4.1 Diminished water pressure was noted when running multiple plumbing fixtures at the same time. Consult a qualified plumber regarding possible corrections for improvement.

10.4.2 Saddle valves identified on the water supply lines. Saddle valves are not recommended due to being vulnerable to leaks. No active leaks unless otherwise noted. Monitor and consider replacement by a plumber.

10.4.3 Visually Inspected

10.5 Drain, Waste, and Vent Piping

- Public Sewer
- PVC

10.5.1 Visually Inspected

10.5.2 As a part of a visual inspection it is impossible to examine the underground waste drainage pipes at this home. We recommend every home have a lateral video inspection performed to determine the health and status of these pipes.

10.6 Water Heating Equipment

- Electric Water Heater(s)

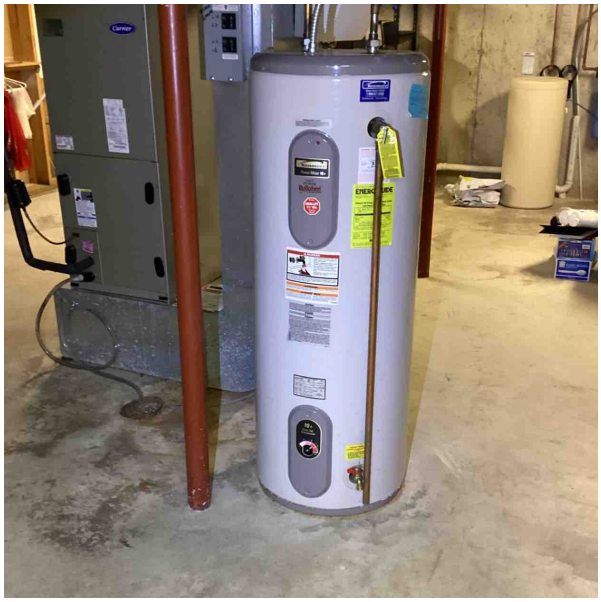
10.6.1 The domestic hot water system was inspected.

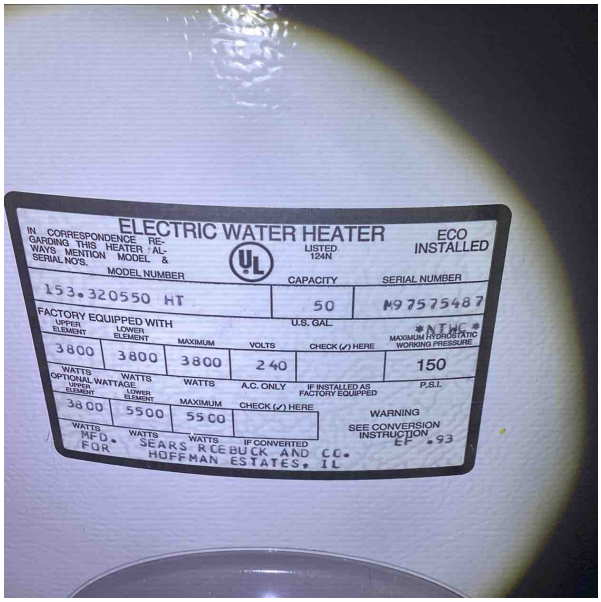
10.6.2 Operational

10.6.3 The manufacturer's typical life expectancy of a water heater is between 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

10.6.4 Safety Tip: There is a risk of scalding from hot water, especially with young children and senior citizens. Water heater thermostat should be adjusted so that fixtures have a max temp of 120F to help prevent accidental scalding, severe burns, etc.

10.6.5 Model-Kenmore 1997
Water Heater size: 50 Gallons
Water heater identified and is operational. **(Mechanical/Utility Room)**





10.6.6 Water heater has exceeded the typical life expectancy. Water heater was operational. Consider a home protection plan and/or budget to replace. **(Mechanical/Utility Room)**

10.6.7 Model-State 2019
Water Heater size: 80 Gallons
Water heater identified and is operational. **(Left Side Mechanical Room)**

10.7 Hose Bib(s)

- Frost Free

10.7.1 Operational

10.7.2 Remove hoses and shut off valves from the interior during winter months to prevent damage associated with freezing.

10.8 Sink(s)

- Utility Sink
- Vanity

10.8.1 Operational

10.8.2 Rubber clamp connectors under sinks are prone to leaks. Recommend corrections as needed to limit potential leakage and related damage.

10.9 Toilet(s)

10.9.1 Operational

10.10 Tub(s) / Shower(s)

- Composite

10.10.1 **Slow draining was observed in the tub/shower. Further investigate and repair, as required, to ensure proper drainage. (Hall Bathroom)**

10.10.2 Secure loose shower head for improved functionality and to limit potential damage to plumbing. **(Hall Bathroom)**

10.10.3 The shower diverter mechanism(s) were not completely sealing when the shower head was engaged. Have repairs/replacements performed by a qualified plumber for improved functionality. **(Hall Bathroom)**

10.10.4 Maintenance Tip: Periodic re-caulking and grouting of ceramic wall tile in shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are the vertical corners, the floor to wall joints, the areas around the faucet trim, and any other areas mentioned above. Siliconized acrylic latex caulk is the product of choice, as it has long life and is easy to clean up.

10.10.5 **The jet tub pump/components were not accessible or were secured/sealed at the time of the inspection. Have a qualified contractor ensure proper access is available for periodic evaluation and maintenance. (Primary Bathroom)**

10.10.6 The jetted tub identified was functional when operated; no leaks were identified at the time. The GFCI reset was located in the and was operational. **(Primary Bathroom)**

11.0 INTERIOR

11.1 Limitations

- Furniture limited inspection of flooring in some areas.
- Furniture/Storage Items limited the inspection/testing of some windows. Have them tested when access is available to ensure proper function.
- Multiple Rugs

11.2 Interior General Comments

11.2.1 The inspection of all interior rooms was a visual inspection of the readily accessible components performed in accordance with The ASHI Standards of Practice. Inspection of these rooms is performed with similar aged homes in mind. The presence of furniture or personal items limits our inspection. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

11.3 Floors

- Carpet
- Hardwood
- Tile / Stone

11.3.1 Typical wear, scratches, cracks, and squeaks noted on floors, which is considered cosmetic. Consult flooring contractors regarding repair/improvements as needed.

11.3.2 Visually inspected where accessible

11.4 Walls / Ceilings

- Drywall

11.4.1 Typical wall/ceiling defects such as nail pops, joint separation, minor cracks identified. This is due to expansion and contraction of the home and not an indication of a structural defect. Repair as needed.

11.4.2 Visually Inspected

11.4.3 Moisture staining/surface damage identified had elevated levels of moisture when tested at the time of inspection. Have a qualified contractor further investigate into the source of moisture and repair as needed to limit further activity and associated damage. Have any materials and areas cleaned/repaired/replaced as needed.

11.4.4 **Moisture staining/surface damage identified had elevated levels of moisture when tested at the time of inspection. Have a qualified contractor further investigate into the source of moisture and repair as needed to limit further activity and associated damage. Have any materials and areas cleaned/repaired/replaced as needed. (Art Room)**

11.4.5 **Visible evidence of suspected mold / mildew related growth was present in isolated areas. Consult a qualified contractor to remove damaged material to allow further evaluation and clean / treat / remove as needed. Additionally, measures should be taken to limit potential future activity. Please review the following EPA web site regarding mold identification, hazards, and remediation (www.EPA.gov/mold). Defer to the mold report if applicable. (Art Room)**

11.5 Windows

- Casement
- Wooden windows will require periodic maintenance and operation may fluctuate with changing temperatures and humidity levels.

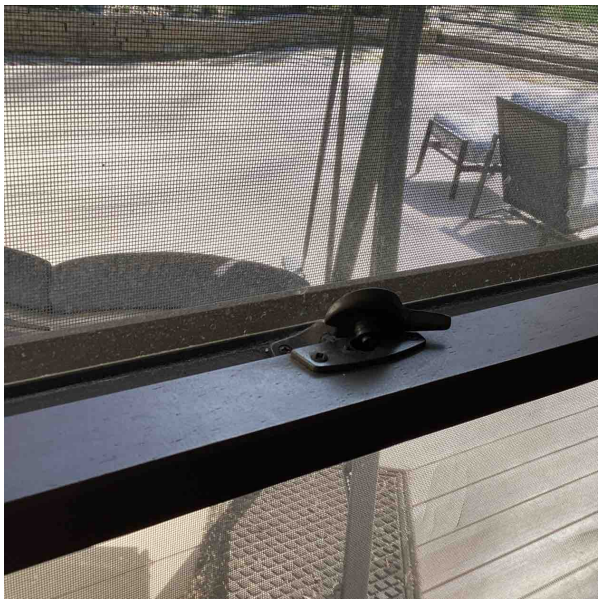
11.5.1 Seal and / or caulk joints and gaps around windows to reduce air exchange water penetration and subsequent damages.

11.5.2 Operational

11.5.3 Wooden windows will require periodic maintenance and operation may fluctuate with changing temperatures and humidity levels.

11.5.4 **Casement crank(s) were damaged/didn't operate properly. Have a qualified contractor repair/replace components as needed for proper operation. (Kitchen)**

11.5.5 **Missing/damaged lock hardware identified. Recommend repairs to ensure proper locking ability. (Primary Bedroom)**



11.6 Doors

- Hinged

11.7 Stairs / Railings / Guardrails

- Wood

11.7.1 Visually Inspected

11.8 Countertops / Cabinets

11.8.1 Visually Inspected

12.0 FIREPLACE(S)

12.1 Fireplace General Comments

- Brick
- Glass Doors
- Mesh Screen
- Wood Burning

12.1.1 Visually Inspected

12.1.2 The inspection of the fireplace is a visual inspection of the accessible components performed in accordance with The ASHI Standards of Practice. The inspector is not responsible for nor can they inspect the inaccessible areas of the flue. Inspection of the flue would be performed by a qualified chimney contractor performing a Level II inspection which includes a video scan and may identify problems which can not be identified as a part of this general home inspection. The National Fire Protection Association recommends a Level II inspection when buying a home.

12.2 Wood Burning Fireplace(s)

12.2.1 Fireplace, firebox, and damper are in serviceable condition. Recommend annual evaluation and seasonal maintenance if being used as a wood burning fireplace. **(Living Room)**

12.2.2 Creosote and soot build-up present. Recommend cleaning and service by a qualified chimney contractor ensuring safe operation as a wood burning fireplace, prior to use. **(Living Room)**

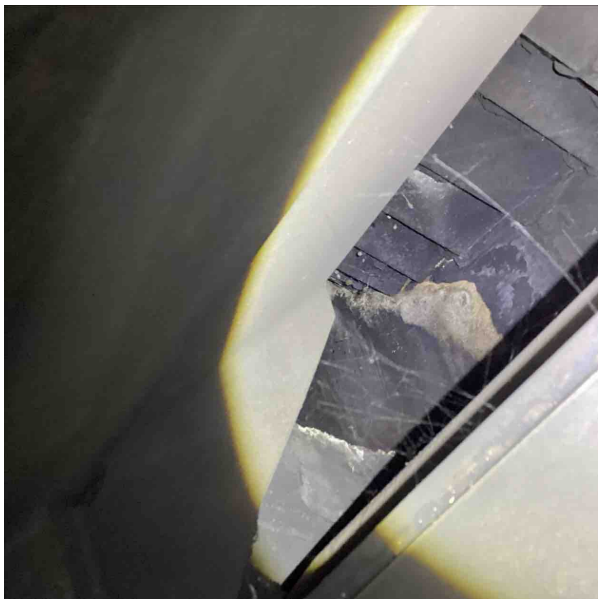
12.2.3 **The door and/or screen are missing or damaged. Repair this for improved safety. (Basement)**

12.3 Fireplace Damper(s)

- Clay Flue
- Manual Damper

12.3.1 The damper(s) were operational at the time.

12.3.2 **Moisture staining noted in the fireplace flue, recommend further investigation by a qualified chimney contractor. (Basement)**



13.0 APPLIANCES

13.1 Limitations

- ⚠ The destination of the range hood vent was not identified. Inquire with the seller regarding the point of discharge or have a qualified contractor further investigate to determine the location, and make corrections as needed.
- ⚠ Evaluate washer hose bibs once hoses are removed for potential slow leaks. Hoses are not removed during an inspection and a leak from the bib cannot be detected.

13.2 Appliance General Comments

13.2.1 Inspection of appliances is beyond the scope of this inspection. As a courtesy to our clients we perform a minimal inspection of the major built in appliances present (i.e. On/Off only). Recommend inquiring with the seller regarding operational status. If future operation of these appliances is suspect, a home or appliance warranty should be considered.

13.3 Refrigerator

13.3.1 Refrigerator/Freezer temps were normal at the time.

13.4 Ranges / Ovens / Cooktops

- ✓ Electric cook-top
- ✓ Electric wall-mounted oven

13.4.1 Operational

13.5 Range Hood

- ✓ Traditional Exhaust Hood

13.5.1 Operational

13.6 Dishwasher

13.6.1 Operational

13.7 Microwave Oven

13.7.1 Operational

13.8 Food Waste Disposer

13.8.1 Operational

13.9 Clothes Washer

13.9.1 Not Tested

13.9.2 Have a qualified contractor install a drip pan under washing machine to limit water leaks and related damage when installed on a finished level. Best practice: have a qualified contractor further evaluate and make improvements by installing a drain line to safely discharge leaking water to limit potential damage to finished materials below. **(Laundry Room)**

13.10 Clothes Dryer

- ✓ Electric

13.10.1 Not Tested

13.10.2 Upon occupancy, clear out lint debris from the dryer vent and ensure connections are tight. This is considered regularly needed maintenance.