WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road Madison, Wisconsin 53704

AMENDMENT TO CONDITION OR DISCLOSURE REPORT

Requirement to Amend Report: Wis. Stat. § 709.035 requires owners who, prior to acceptance of an offer to purchase or an option to purchase, become aware of a condition or obtain information that would change an answer on a Real Estate Condition Report or a Vacant Land Disclosure Report, to amend the report. This may be done by completing another copy of the report that reflects the new information, or by completing an amendment to the previously completed report. This form may be used for such an amendment.

Owner's Name(s): Tara Meinholz

Name of Report Furnished: (Real Estate Condition Report) (~~Vacant Land Disclosure Report~~) (~~Seller Disclosure Report~~ Commercial) (Other: _____) STRIKE AND COMPLETE AS APPLICABLE

Date and Address on Prior Report: This Amendment modifies the report dated 08/12/2026 (date of report), for the Property at 238 W Main St (street address) in the (City) (Village) (Town) of Delafield, County of Waukesha, State of Wisconsin.

Owner's Amended Reponses: Indicate the number(s) of the questions where the Owner's answer(s) are affected by the new information, the Owner's new answer(s) based upon the new information, and if a response is changed to "yes", an explanation of the reason why the response is "yes".

Question Number Where Owner's Response Affected by New Information or Condition	Owner's New Response YES	NO	N/A
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

Owner's explanation of any "YES" responses: Seller amends the previously completed Real Estate Condition Report to incorporate the attached home inspection report, including seller's notes in green detailing findings, explanations, completed repairs, and improvements. The attached report and seller's comments are incorporated into this amendment as additional disclosures regarding the property's condition.

Elevated radon levels were identified during testing. Seller will have a radon mitigation system professionally installed prior to closing.

Owner's Certification: The Owner certifies that the information in this amendment is true and correct to the best of the Owner's knowledge as of the date on which the Owner signs this amendment.

Owner Tara Meinholz Date 10/29/2026

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

***Buyer's Acknowledgment*:** The undersigned acknowledges receipt of a copy of this amendment.

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

ADVANCED INSPECTIONS LLC
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RESIDENTIAL PROPERTY INSPECTION

238 Main St
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Thank you for choosing Link to Advanced Inspections LLC for your Home Inspection!

The inspection performed to provide data for this report was visual in nature only, and non-invasive and in accordance with WIS. Act 17. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind but is an inspection for system and major accessible component defects and safety hazards. The report does not guarantee or confirm any or all part of the property is 100% WI code compliant. The complete report may include additional information of concern. It is recommended that you read the complete report. The entire Inspection Report, including the InterNACHI Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. It is strongly recommended that you consider qualified professionals evaluate each concern listed in the report. This is not a technically exhaustive inspection, and inspector will not under any circumstance move or climb over obstructions to facilitate inspections. Please call for any clarifications or if there are further questions.

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS

This Report is the joint property of Advanced Inspections LLC and the Client(s). Unauthorized transfer of this full report or any of it's contents to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report. Liability under this report is limited to the party identified on the cover page of this report.

USE OF PHOTOS

Your report may include photographs, some pictures are informational and of a general view to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

INSPECTION DEFECT CATEGORIES;

BLUE; MONITOR Include a notable observation of an item or component of a system that appeared worthy of being mentioned in the report at the time of the inspection. Typically these items are considered to represent a less significant immediate cost or implication than those listed in the following two categories.

ORANGE; REPAIR Include documentation of a deficiency and/or a latent defect of a part or system which if not corrected or repaired will likely lead or turn into to a safety hazard, a liability and/or an un-safe situation. It is recommended to correct, repair or replace items in this category.

RED; HAZARD Include unquestionable proof of major safety implications, a critical failure in a part or system of the property, a condition that requires immediate action and/or may hinder financing, occupancy or insurability.

These categorizations are in the opinion of the inspector and based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Observed items or latent defects if left unrepaired can become significant defects. It should be considered very likely there will be other issues you personally may consider deficient which should also be considered when purchasing listed real estate. Feel free to consider the importance of any additional defects you believe may have an effect and act accordingly.

For the purposes of the report, "**defect**," as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

ENVIRONMENTAL OBSERVATIONS

Biological Growth: Home inspectors are responsible for identifying visible organic growth, musty odors, and conditions conducive to organic growth, such as water damage, leaks, and poor ventilation during a standard, non-invasive visual inspection. Visual findings are reported on but are not automatically categorized as "defects". If the condition has affected any structural components or the integrity of the dwelling, findings will be reported as required. Air or surface sampling is not part of a home inspection therefor not performed.

Protective Finishes or Coatings: Home inspectors perform a visual, non-invasive assessment for lead-based paint, focusing on identifying deteriorated, peeling, or chipping paint in homes built before 1978. Lead testing is not performed to definitively determine actual make up of finishes or coatings. The visual condition will be noted and documented on report, and it will be suggested to have the condition further evaluated by a specialist.

Materials: Home inspectors are not required to test for or identify asbestos, as it requires specialized, certified environmental testing. The responsibility is generally limited to a visual, non-invasive inspection, where they may identify, mention, or recommend further evaluation for suspected materials like old insulation or flooring.

Pest: Home inspectors are not required to report on rodent activity, as pests and vermin are specifically excluded from the Wisconsin Department of Safety and Professional Services requirements along with the Standards of Practice for organizations like InterNACHI and ASHI. If visual evidence (like droppings or tunneling) is present during a routine inspection, inspector may report on them. However, the inspector is not obligated or required to search for rodents or be responsible for determining such entry points. If visual activity has affected any structural components or the integrity of the dwelling, findings will be reported as required and it will be suggested to have the condition further evaluated by a pest control specialist.

Fuel Storage System: Home inspectors are responsible for visually inspecting readily accessible, installed fuel storage systems to identify leaks, damage, and improper support. According to Wisconsin Administrative Code SPS 131, they must evaluate interior storage tanks, supply piping, and venting for safety hazards, but are not required to test for underground leaks or operate safety controls.

COMPONENT LIFE EXPECTANCY REFERENCE Link to Life Expectancy Chart

Components may be listed as having no deficiencies at the time of inspection may fail later at any time due to their age or lack of maintenance. Inspector doesn't inspect every window, door, electrical outlet, plumbing fittings, smoke detector, appliance or similar. A home inspection is not a warranty or guarantee that all appliances and systems will remain in good working condition indefinitely.

1: INSPECTION DETAILS

Information

In Attendance & Occupancy
Client, Client's Agent, Furnished, Occupied

Type of Inspection
Single Family

Type of Building
2 Story

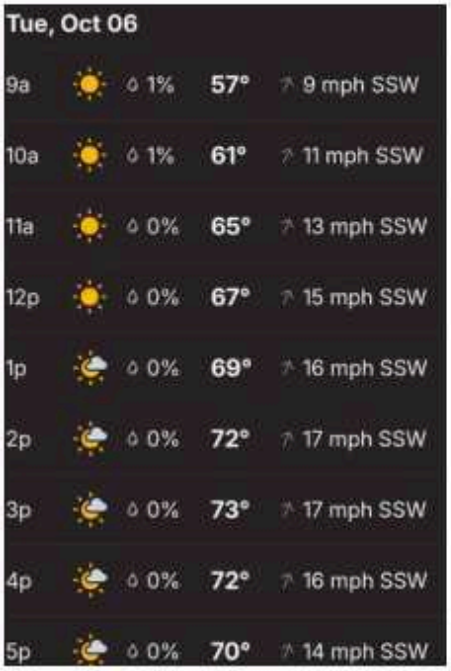
Approx Square Footage
2784 SQ.FT.

This year is an approximation based on information available on the internet at the time of the inspection.

Aprox Year Built
1880

This year is an approximation of when the home was built based on information available on the internet at the time of the inspection.

Weather Conditions
Normal for Time of Year, Cool



We'll Buy Your Home Back

If any major defect is missed that causes a problem, InterNACHI will buy your home back.



It's valid for home inspections performed for home buyers or sellers by participating InterNACHI members. The home must be listed for sale with a licensed real estate agent. The Guarantee excludes homes with material defects not present at the time of the inspection, or not required to be inspected, per InterNACHI's Residential Standards of Practice. The Guarantee will be honored for 90 days after closing. We'll pay you whatever price you paid for the home. Link for more Information

Safeguard Guarantee



InterNACHI is so certain of the integrity of it's members that they back them up with a $25,000 Honor Guarantee.

InterNACHI will pay up to $25,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property. For More Information

Limitations

Inspection Information

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 seller, new 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 report reflects the condition of the premises on the date and time of the inspection.

Inspection Information

VISIBLE LIMITATIONS

The inspection is limited to visible and accessible components and areas only. Due to insurance restrictions, home inspectors are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we cannot make phone calls or wait for someone to arrive while on site regarding any items that have not been properly prepared. The property will be inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

2: ROOF SYSTEM OBSERVATIONS

Information

Roof Coverings: Roof Inspection Method

Drone

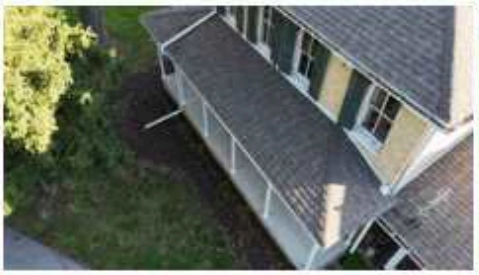
The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. This inspection is not a warranty or guarantee of the roof system or any its components. A roof should be inspected every year as part of a homeowner's routine home maintenance so you can catch minor problems before they become major defects.

Roof Information


Flue Liner & Cement Rain Cap
Chimney Flashing
Shingle Covered Ridge Vent
Roof Vent
Valley
Hip
Gable End Vent
Eave
Fascia
Drip Edge
Rafter
Soffit
Rake
Frieze Board
Plywood Sheathing
Felt Underlayment
Eave, Ice and Snow Guard

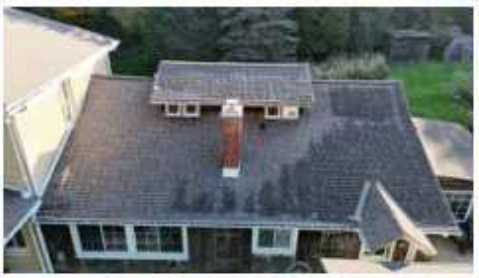


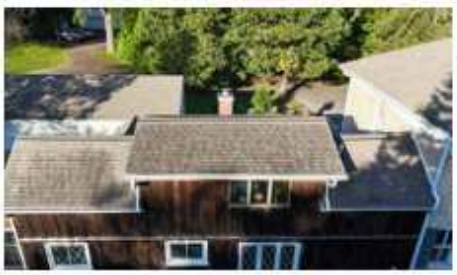
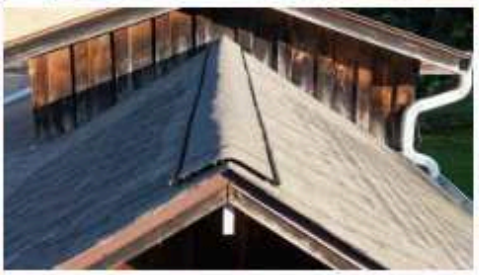










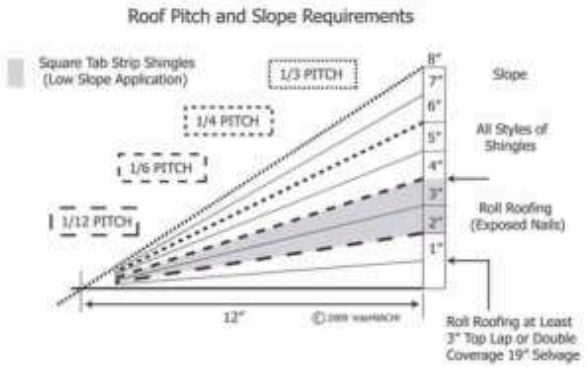





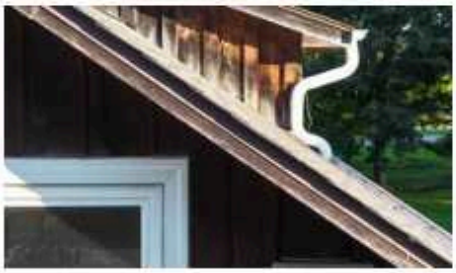



Roof Coverings: Roofing Material Type

Asphalt, Rubber Membrane






Roof Coverings: Algae, Moss, or Mildew Observed

Roof

Algae, moss, and mildew are organic growths that commonly develop on roof surfaces, particularly in areas with moisture, shade, and humidity. While these growths are primarily cosmetic concerns, they can retain moisture against the roof material and may gradually degrade shingles or other coverings over time if left unaddressed.



North Side

Roof Coverings: Underlayment Patch Work

Roof

Minor Deformation was observed and should be monitored, if condition worsens this area should evaluate.

Roof was new in 2019 & has not been patched.




Flashings: Flashing Material Type

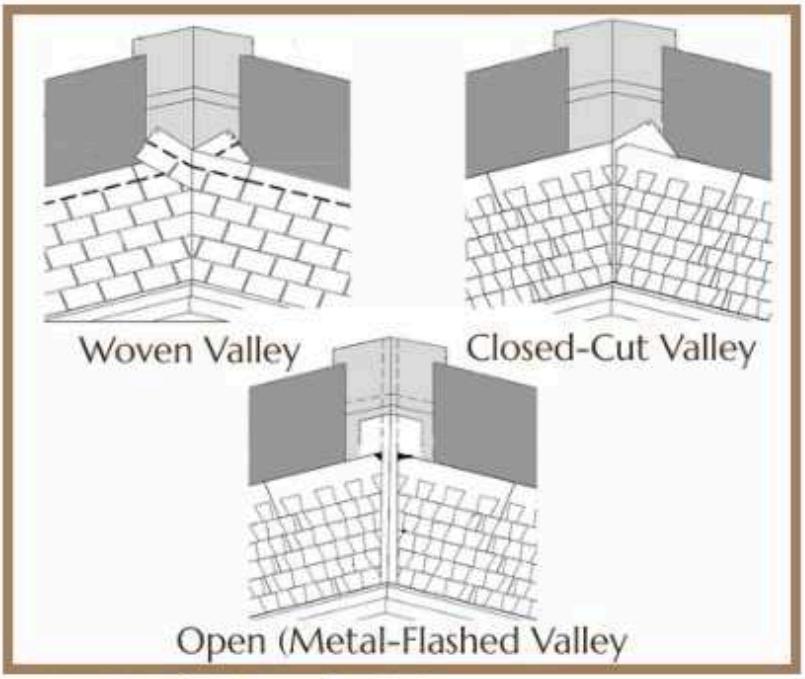
Aluminum, Galvanized

Roof flashing is a material installed on roofs to direct water away from critical joints, seams, and penetrations like chimneys, skylights, and vents.

Flashings: Valley Type Checked

Open Valley

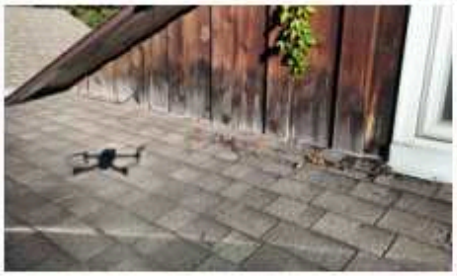
I checked for properly installed valleys where gable dormer roofs meet the main roof or where angled wings or two roof sections in different plans meet. This is not an exhaustive inspection of all flashing areas.

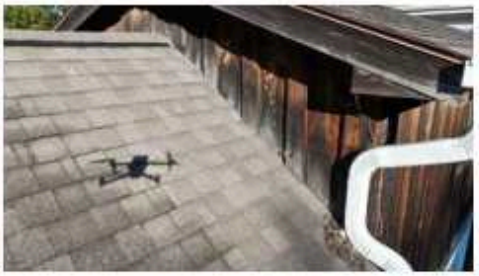


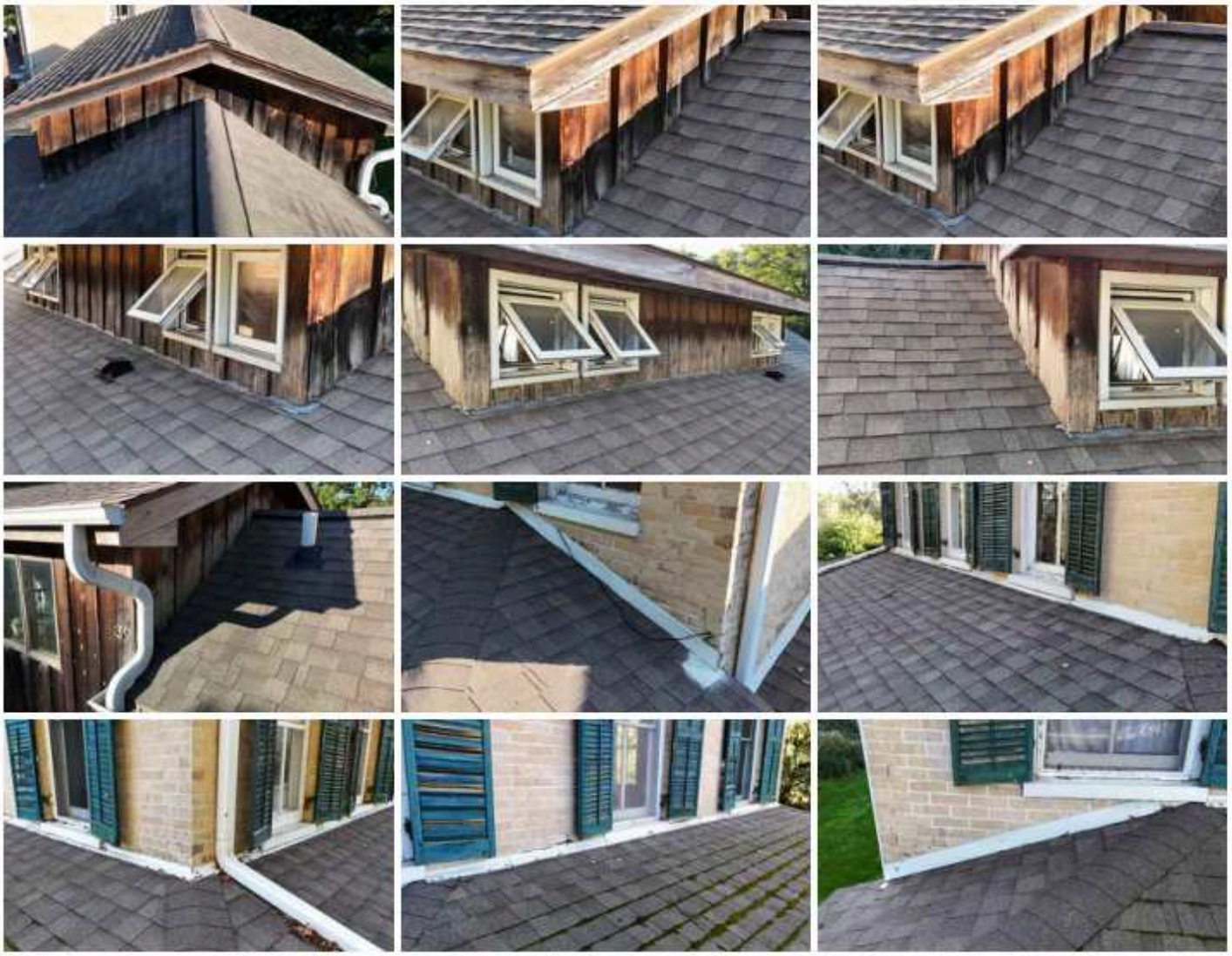


Flashings: Vertical Surface Intersections Checked

This type of flashing is where the roof covering meets a wall or siding materials. This is not an exhaustive inspection of all flashing areas.







Flashings: Eaves, Gables and Dormers Checked

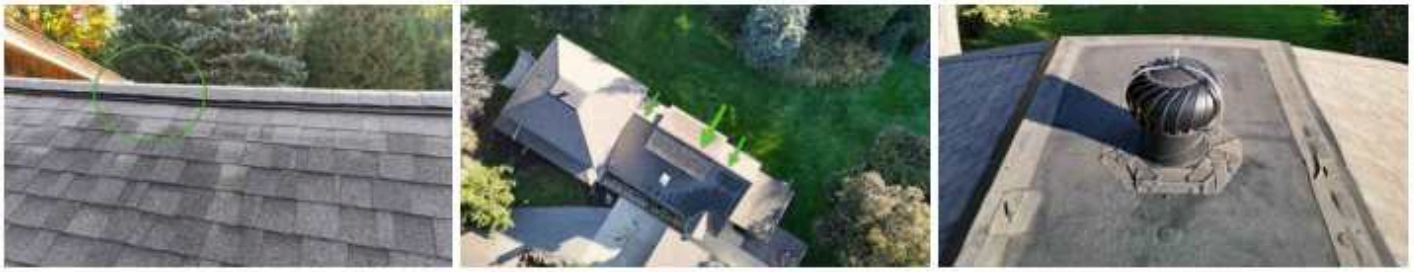
This type of flashing is at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). This is not an exhaustive inspection of all flashing areas.

Roof Penetration's : All General Penetrations Checked

Home inspectors check roof penetrations for proper flashing, sealing, and functionality to prevent water intrusion, focusing on plumbing vents, chimneys, skylights, exhaust fans, and electrical masts. Key areas of focus include damaged pipe boots, deteriorated sealant, rusted flashing and proper flashing.

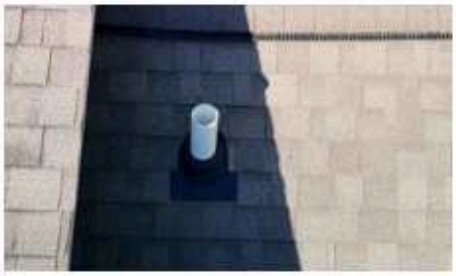
Roof Penetration's : Attic Vent Checked

Attic vents are passive and allow heated air to move freely up and through the attic space.



Roof Penetration's : Waste Vent Checked

Plumbing waste vent(s) present at one or more locations and are critical for proper gravity flow of waste.



Roof Penetration's : Exhaust Fan Checked

Exhaust fan's typically move air from some lower level of the home out up through the attic to the exterior.

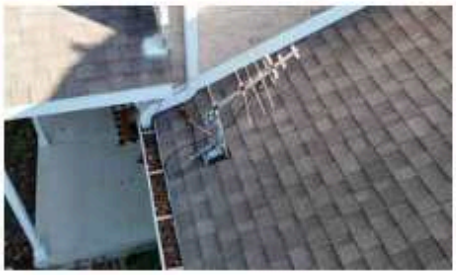




Roof Penetration's : Brackets for Satellite Hardware Observed

Roof

It is generally recommended to remove unused hardware as leaving it up catch debris and is considered aesthetically undesirable, especially if it's mounted on your roof or visible from the outside.





Chimney: Chimney Checked

Masonry

A home inspector examines the chimney for structural integrity, safety hazards, and water intrusion, focusing on the exterior masonry, crown, flashing, and internal flue. Key items include checking for cracked liners, excessive creosote buildup, and obstructions like animal nests. Advanced Inspections LLC recommends getting the chimney inspected and cleaned before using. Getting a chimney cleaned before buying a house is crucial for safety and peace of mind. Chimney fires, caused by creosote buildup, can be devastating, and a clean chimney ensures proper venting, preventing carbon monoxide poisoning and improving overall home safety.









Chimney: Chimney Crown Checked

A chimney crown is a crucial, sloped concrete or stone slab covering the top of a masonry chimney, designed to seal the structure and prevent water from seeping into the brickwork.






Chimney: Chimney Flue Rain Cap Checked

A hood or cap was installed at the chimney. Hoods or reinforced metal caps are supported by short metal vent pipe columns that extend up from the chimney tops to protect the interior of the flue from rain and snow, keep rodents out and prolog the life of the chimney crown.



Chimney: Chimney Exterior Checked



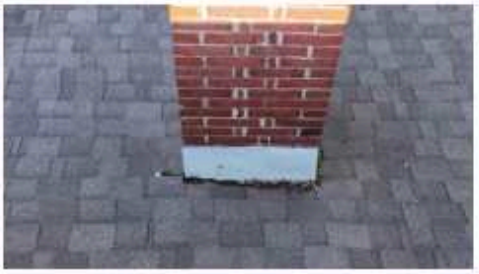




Chimney: Chimney Flashing Checked

I inspected for flashing installed at the chimney which verifies that flashing is installed in areas where the chimney stack meets another system or component of the house. Flashing is supposed to divert water away from those areas to prevent water intrusion.





Chimney: Masonry Chimney Minor Cracks

Chimney

Small cracks can occur from minor settling or shrinkage and can allow moisture to penetrate which can accelerate masonry deterioration,




Limitations

Roof Coverings

VISUAL INSPECTION ONLY

This is a visual-only inspection of the roof-covering materials. There are components of the roof that are difficult to see or may not be accessible, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashings

VISUAL INSPECTION ONLY

The various roof flashings related to the roof system were visually inspected. In general, flashing should be installed in certain areas where the roof covering meets something else, like a vent pipe, siding or other roofing materials. Most flashing can be difficult to see since the flashing material itself is covered or hidden by the roof covering or other materials.

Roof Penetration's

VISUAL INSPECTION ONLY

This is a visual-only inspection of the penetrations. There are components of the roof that are difficult to see or may not be accessible, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Chimney

NOT ABLE TO FULLY ACCESS CHIMNEY

Chimney inspection is generally a limited, visual-only assessment of chimneys from ground level or the eaves, focusing on readily accessible exterior and interior components. Typically the chimney interior/flue (unless visible), or functionality is not teste or evaluated. A specialized, camera-assisted inspection by a certified chimney technician is recommended for a complete assessment.

Defects

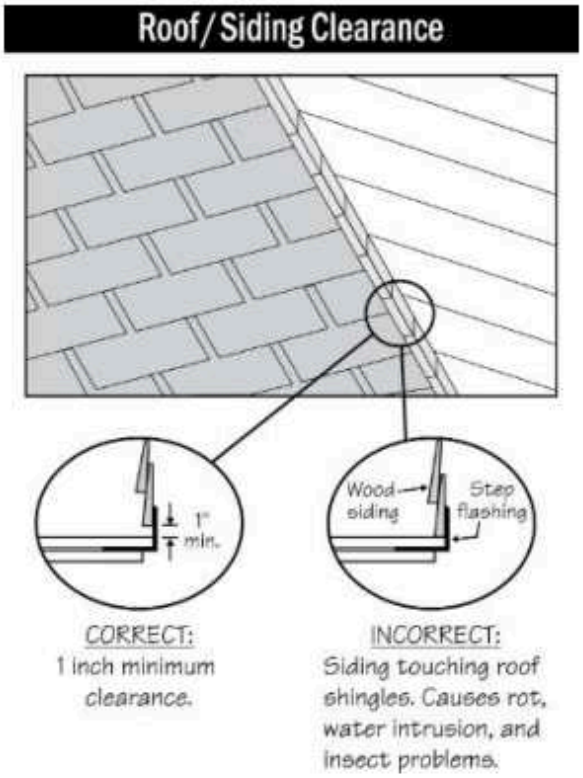
2.2.1 Flashings

Monitor

DEFECT - ROOFING MATERIALS AND EXTERIOR WALL MATERIALS SEPERATION

ROOF

A gap of at least 1.5 to 2 inches is generally recommended between the bottom of exterior vertical wall materials and the top of roof materials to allow for proper drainage, flashing, and repairs. The exact clearance can vary based on the specific material, and vinyl siding, for example, may have a minimum requirement of at least 1/2 inch. The gap is crucial for preventing moisture wicking, which can lead to decay, delamination, and peeling paint, as well as allowing for debris to flow freely off the roof. The step flashing, a critical component for directing water, should remain visible beneath the siding after installation, indicating that an adequate gap has been maintained. It is recommended to refer to the specific manufacturer's installation instructions for siding and roofing materials, as there may be specific requirements that supersede general guidelines.









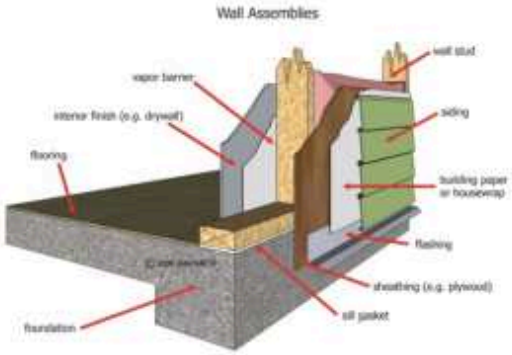


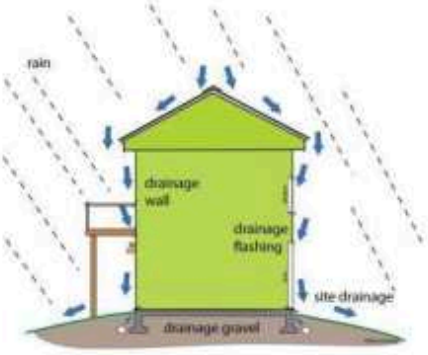
3: EXTERIOR OBSERVATIONS

Information

General: Exterior Inspected

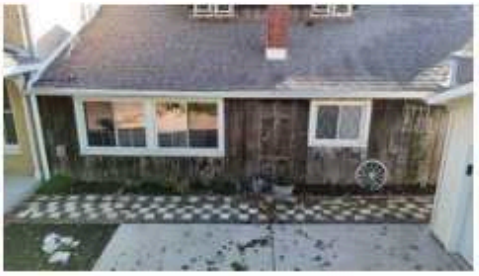
Inspection examines the exterior for structural integrity, water management, and safety hazards, focusing on the roof, foundation, walls, and drainage. Key areas include identifying damaged siding, leaking gutters, cracked foundations, improper grading, and deteriorated windows or doors, ensuring the home is secure, dry, and structurally sound.











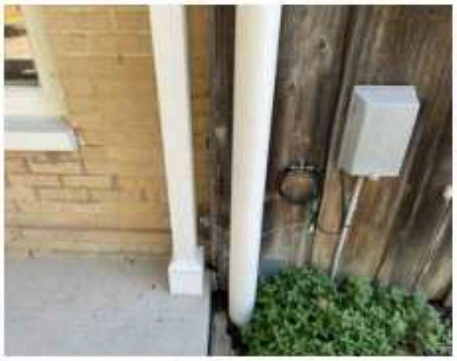
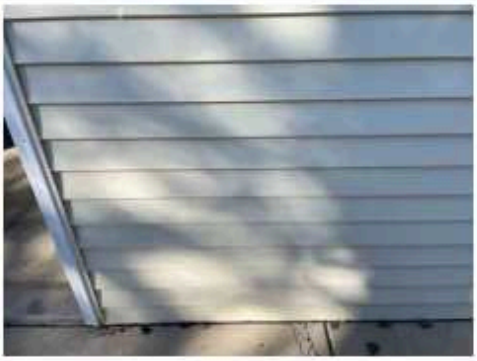




Wall-Covering, Flashing & Trim: Wall-Covering Material Checked

Vinyl, Brick, Wood, Aluminum



Wall-Covering, Flashing & Trim: Flashing Checked

Flashing is designed to protect against water intrusion at joints, changes in direction of certain building components, and between different materials. Flashing that is not functioning properly will allow water to penetrate the exterior envelope of the house.

Wall-Covering, Flashing & Trim: Protective Finish in Poor Shape

Exterior

All exposed wood substrate should be sealed in a manner that prevents moisture intrusion and water build up.


West Side


West Side


East Side


Southwest Side


East Side


East Side








Wall-Covering, Flashing & Trim: Minor Exterior Masonry Cracks

Exterior

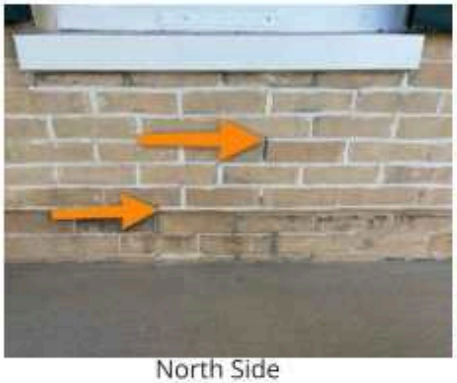
Cracks or openings large enough for moisture to settle can compromise the integrity and installation of brick or stone.


West Side



West Side


North Side


North Side


North Side


North Side


North Side


North Side

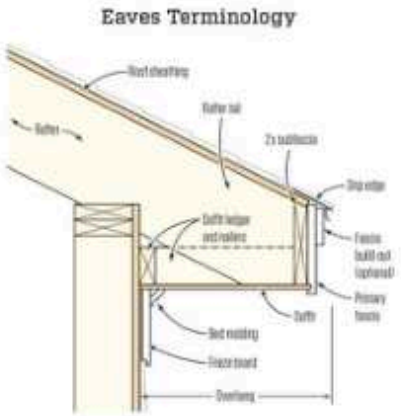

North Side


North Side


Northeast Side


Northeast Side

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Checked



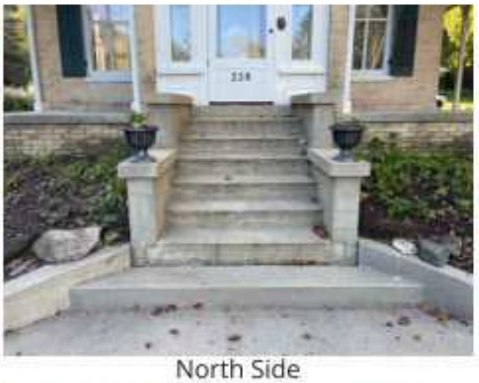
Stairs, Steps, Stoops & Ramps: Stairs, Steps, Stoops & Ramps Checked

I inspected the stairs, steps, stoops, stairways and ramps that were present and within the scope of my home inspection. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



West Side


North Side


North Side


North Side


South Side


South Side

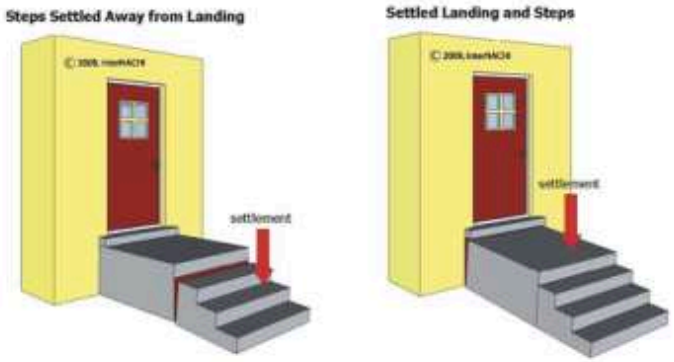

West Side

Stairs, Steps, Stoops & Ramps: Minor Stoop Settling

Exterior

Settling can create trip hazards, and make it difficult to manage water runoff properly.

Settled Steps





North Side

Stairs, Steps, Stoops & Ramps: Minor Masonry Cracks

Exterior

Openings in impervious surfaces can allow water and moisture to gather which can rapidly deteriorate materials.



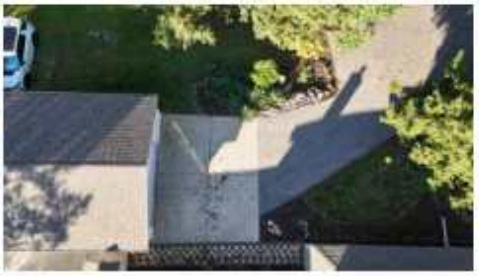
North Side

Driveways & Walkways: Driveway Material Type

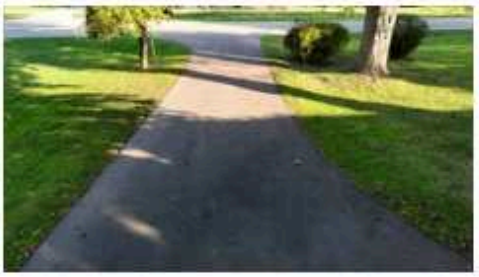
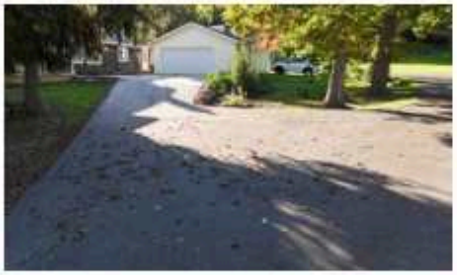
Concrete, Asphalt





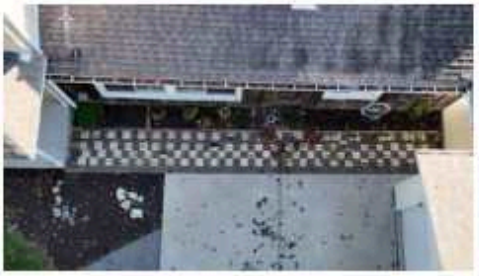


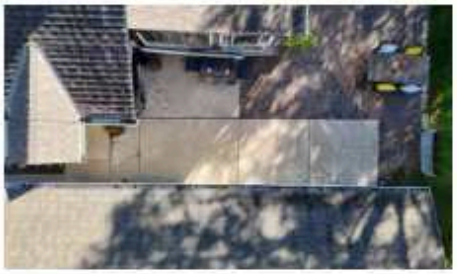


Driveways & Walkways: Walkway Material Type

Concrete, Brick



Driveways & Walkways: Minor Walkway Cracking

Exterior

Openings in impervious surfaces can allow water and moisture to gather which can rapidly deteriorate walkway material.


West Side


West Side

Driveways & Walkways: Minor Trip Hazard

Exterior

Any crack or joint in material with a vertical change of over ¼ inch that could catch a foot or cause a loss of traction is a potential slip or trip hazard.


West Side


West Side


West Side

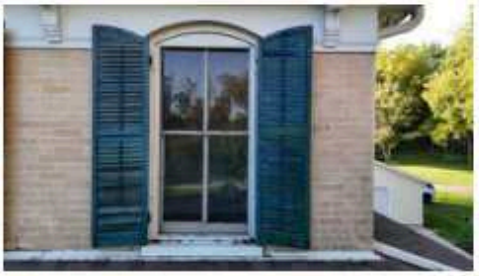

West Side

The bricks may not be perfectly flush but removing them takes away from the home's historic character.

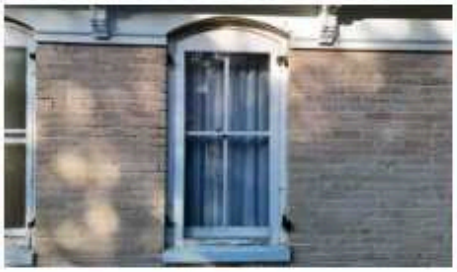
Exterior Doors, Windows & Walls: Exterior Doors & Windows Checked

A representative number of doors were inspected.















Exterior Doors, Windows & Walls: Exterior Walls Checked

Walls checked to for plumb, squareness and level.

Exterior Doors, Windows & Walls: Exterior Door Operation Checked

Door should open and close freely for safe operation.

Exterior Doors, Windows & Walls: Door Operation

Exterior

Door or hardware does not work or function as it should, door does not open, close or lock properly.



Sunroom

This was noted on the original condition report, with replacement recommended.

Vents & Pipes: Vents Checked

Furnace Intake & Exhaust Vent, Mechanical Exhaust Vent, Sump Pump Discharge

Vents and pipes where inspected for proper installation and checked to be weather tight.



Furnace



Sump



Exhaust



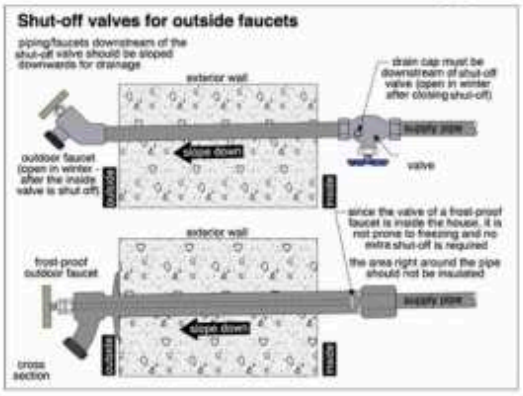
Exhaust



Exhaust

Hose Bib: Hose Bib Checked

If possible the valve was turned on to verify operation.





East Side



Southwest Side

Exterior Electrical: Electrical Checked

Checked for secure and weather proof rated receptacles and fixture. If present, I tested outlets using a GFCI tester.





Electric Meter : Electric Meter Checked

East Side

Electrical Safety



Low Voltage Component: Accessory Panel Checked

Exterior

Low voltage enclosure, installation and data lines observed.



West Side

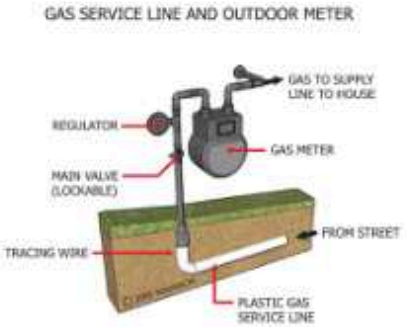


East Side

Main Gas Supply Shut-Off Valve: Main Gas Shut-off Location

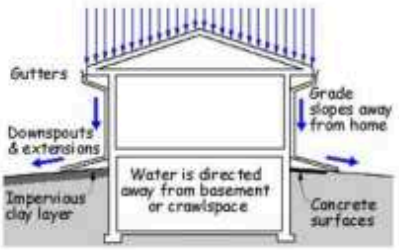
East Side

Gas Meter Outside



Landscape: Conditions Checked

This includes vegetation, grading and drainage.





Northeast Side

Gutter System: Gutters, Downspouts and Extensions Checked

I inspected the gutters and attempted to check the overall general condition of the gutters during the inspection and looked for indications of defects. Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation. In the state of Wisconsin, gutters are not required by code. However, it's necessary to grade your soil away from your home, not allow water to collect in your yard, and ensure proper roof drainage away from foundation.

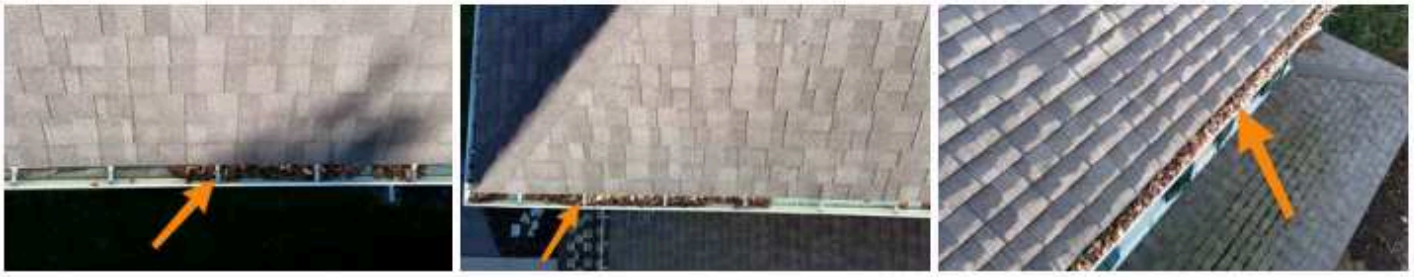
Link to Gutter System info



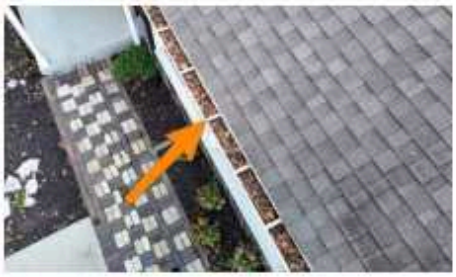
Gutter System: Gutter Debris - Foreign Materials

Exterior

Gutters are filled with foreign debris which is limiting the gutter's performance to discharge water.



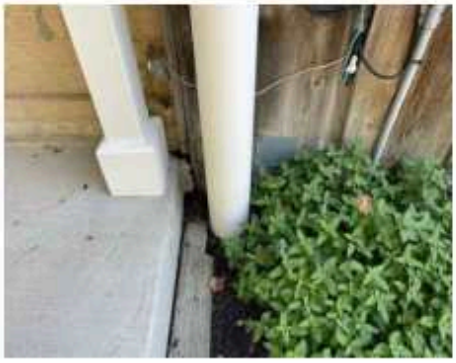
Gutters are routinely cleaned in spring and fall after all of the leaves have fallen.



Gutter System: Captured Underground Drain System Observed

Exterior

Underground downspouts move water away from the foundation, minimizing the risk of foundation damage caused by water buildup.



Gutter System: Gutter Extension Discharge

Exterior

Gutter downspouts should discharge at least 4 to 6 feet away from your foundation. However, extending them 8 to 10 feet is ideal for optimal protection—especially if your yard has clay soil, features a finished basement, or experiences heavy seasonal rainfall.



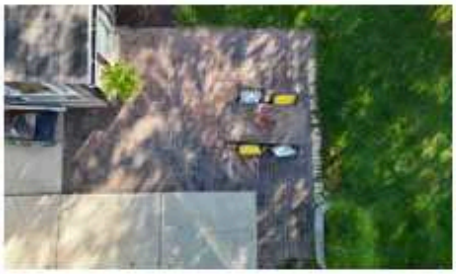
Southwest Side

Gutter extensions are available and will be left with the property. They were temporarily removed for showings.

Exterior Structure: Type of Exterior Structure

Porch, Patio, Sunroom

I inspected the exterior structures that were present at the property that were within the scope of the home inspection.


















Detached Accessory Structure: Type of Structure Observed

Shed

Any detached or separate equipment, structures or permanent fixtures falls outside the scope of Standards of Practice, these items were visually checked as a curtesy because they were present at the time of inspection.





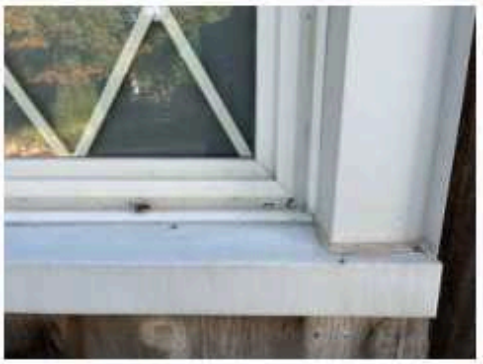
Limitations

Wall-Covering, Flashing & Trim

ALUMINUM CLADDING

EXTERIOR

Aluminum or metal cladding around window frames and door frames is a protective exterior layer installed over existing materials, providing a durable, low maintenance shield against weather and moisture. Once installed, it can be difficult to verify or visually see the condition of the existing materials.



Exterior Doors, Windows & Walls

LIMITED ACCESS

Access was limited to inspect all windows and doors, a representative number of each was inspected.

Gutter System

VISUAL INSPECTION ONLY

It can be difficult to closely reach and inspect the installation of the gutter system and it's components.

Detached Accessory Structure

NOT FULLY INSPECTED

These items are not part of the InterNACHI Standards of Practice, it is recommended to get any information available from owner if any concerns are present.

Defects

3.6.1 Exterior Doors, Windows & Walls

Monitor

DEFECT - GLASS BROKEN

EXTERIOR

Window or door glass should be secure, loose panes of glass can be dangerous and are not effective controlling conditioned air space.



West Side



West Side

3.9.1 Exterior Electrical

Repair

DEFECT -EXTERIOR FIXTURE DAMAGED OR LOOSE

EXTERIOR

Electrical fixtures need to be secure and sealed for safe use.

Repaired by electrician



Sunroom

3.13.1 Landscape

Monitor

DEFECT - STANDING WATER

EXTERIOR

Standing water indicates poor drainage and/or improper grading.

The sump pump discharges through an underground plastic pipe that directs water towards the woods. The pipe has a small crack that does release some of the water in that area.



East Side

4: GARAGE OBSERVATIONS

Information

General: Detached Garage





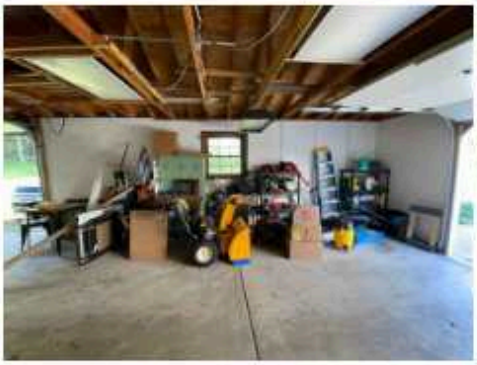


General: Interior Pictures

Interior pictures are to document the conditions and overall general space of residence being inspected.

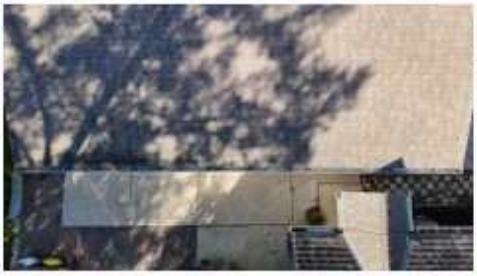


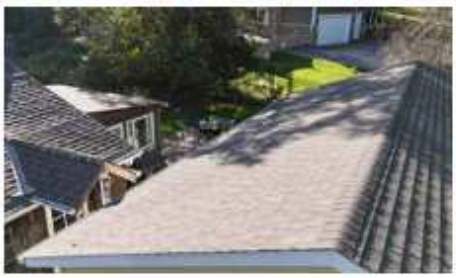
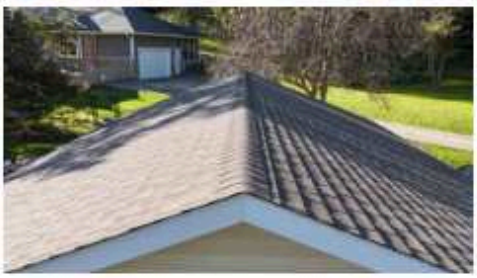
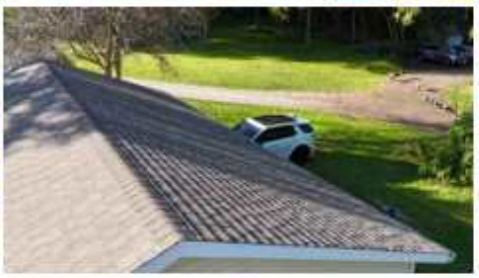





General: Roof Inspected

This is a visual, evaluation of the garage roof's condition, materials, and structure to identify damage, leaks, or safety concerns.






General: Exterior Inspected

Inspection examines the exterior for structural integrity, water management, and safety hazards, focusing on the roof, foundation, walls, and drainage. Key areas include identifying damaged siding, leaking gutters, cracked foundations, improper grading, and deteriorated windows or doors, ensuring the home is secure, dry, and structurally sound.



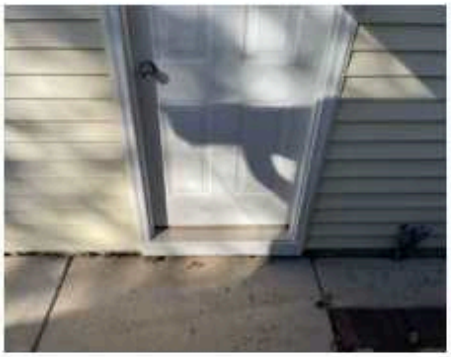




General: Foundation Inspected

A visual evaluation of the structural integrity of the garage's base (slab or footings) to identify cracks, settling, or moisture issues.

Ceiling, Walls & Firewalls in Garage: Service Door Checked



Electric in Garage: Electrical Checked

Inspection focuses on safety, specifically testing for functional GFCI protection on all outlets to prevent shock in damp areas. Key checks include ensuring proper grounding/polarity of outlets, adequate lighting with wall switches.

Garage Door: Type of Door Operation

Automatic Opener

Garage Door and Opener Information

Garage Door: General Warning Labels Checked

Garage Door: Spring and Hardware Checked

I inspected for proper installation of door hardware and cabling.

Garage Door Opener: Manual Release Checked

I checked for a manual release handle--a means of manually detaching the door from the door opener. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

Garage Door Opener: Wall Push Button Checked

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Door Opener: Photo-Electric Eyes Tested

I inspected the photo-electric eyes. Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards. If they are installed too high a low lying object, like a dog or a small child will not block it allowing the door to reach it's end of travel position. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

Garage Door Opener: Obstruction Auto Reverse Tested

Automatic door closer should auto reverse at a set down force if an object is in the path of a closing door before the door reaches set end of travel.

Limitations

General

UNABLE TO DETERMINE FOOTINGS

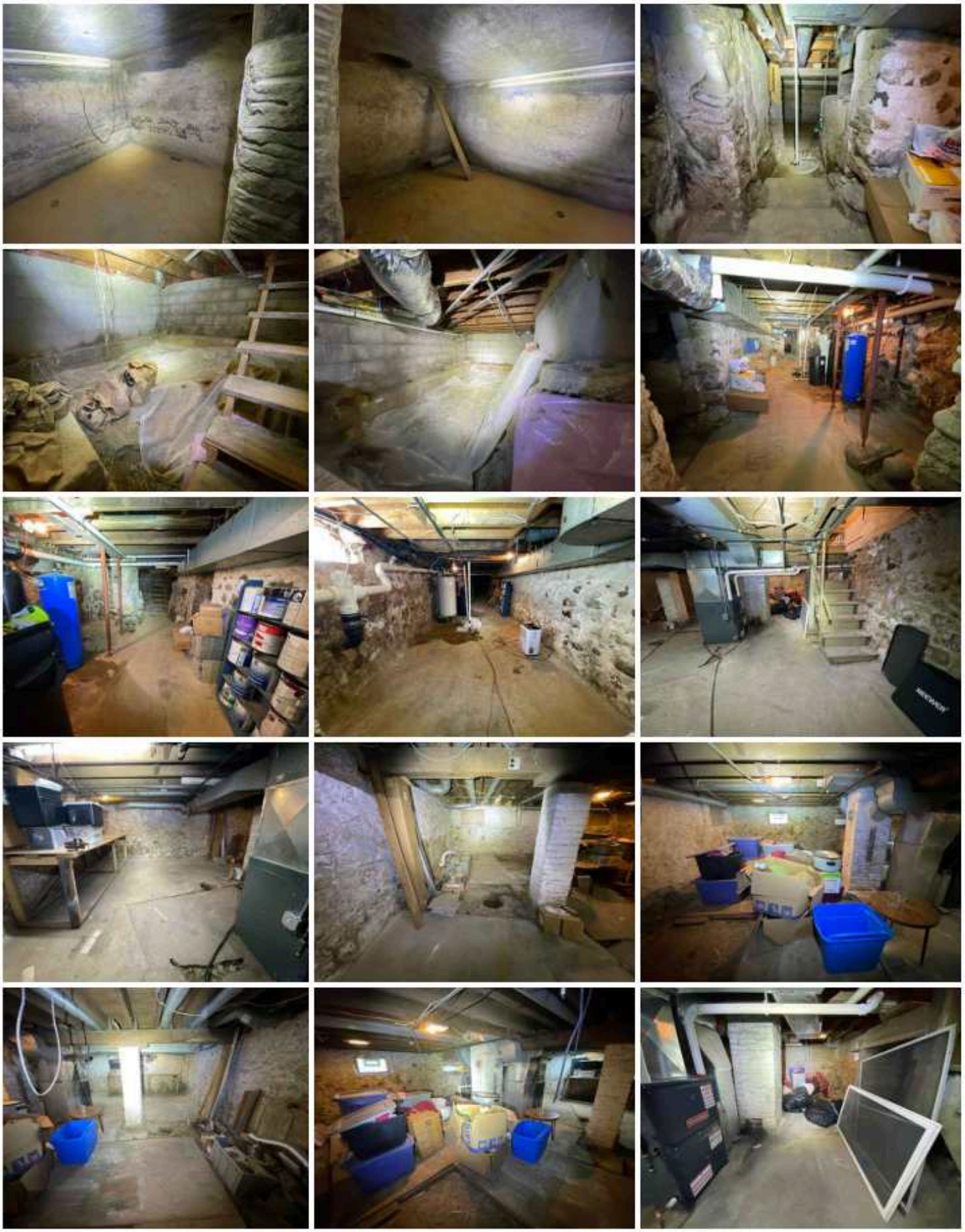
Footing should be at a level of 4' below frost line.

5: FOUNDATION, BASEMENT & STRUCTURAL COMPONENTS OBSERVATIONS

Information

General: Unfished Basement Area

Interior pictures are to document the conditions and overall general space of residence being inspected.



General: Basement Checked

The basement was inspected according to the Home Inspection Standards of Practice.

General: Foundation Checked

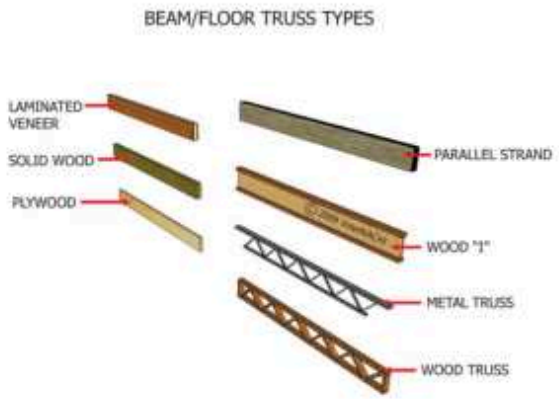
The foundation was inspected according to the Home Inspection Standards of Practice.

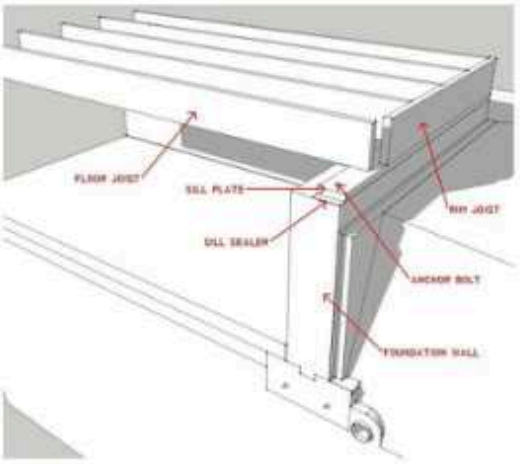
General: Structural Components Checked

Structural components were inspected according to the Home Inspection Standards of Practice.

Main Floor Structure: Structural Support Material Type

Wood Joists, Wood Beams











Main Floor Structure: Sub-floor Material Type

Plank



Main Floor Structure: Minor Moisture Staining

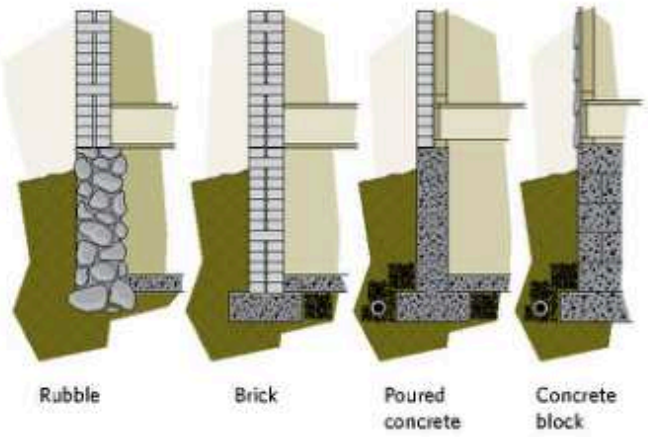
Basement

There were signs of water intrusion in the underlying floor structure from a prior leak or moisture intrusion.

Foundation: Foundatin Material Type

Stone / Rubble

Link to Foundation Design







Foundation: Type of Structural Columns

Masonry

Residential structural columns are vertical load-bearing members that transfer roof and floor loads to the foundation.



Foundation: Minor Wall Cracks

Basement

Cracks in concrete are typically caused by settling. If the cracks are shallow and less than 3/16"-inch wide, they may be purely cosmetic and caused by minor settling.

Foundation: Minor Moisture Staining

Basement

There were signs of water intrusion in the masonry foundation from a prior leak or moisture intrusion.



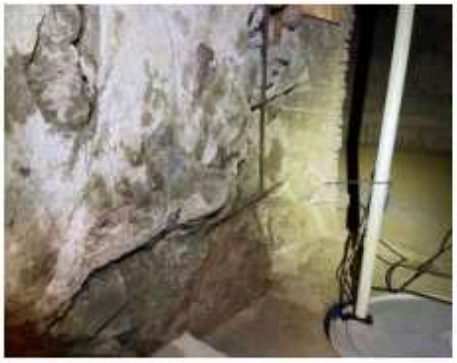



The exterior water spigot leaked and was replaced in spring of 2026

Foundation: Minor Material Separation

Basement

Gaps or loose materials or mortar can allow elements or other unwanted debris to collect and trap moisture.




Foundation: Vapor Barrier Present

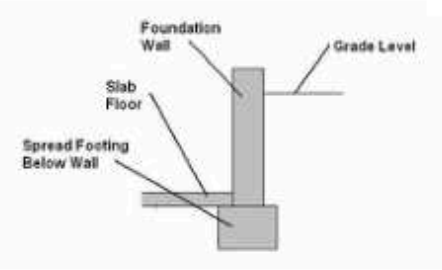
Basement

Low permeability and continuous vapor diffusion retarders (such as polyethylene sheeting and vinyl wallpaper)




Basement: Floor Material Type

Concrete Floor, Dirt, Gravel



Basement: Masonry Chimney Checked

The goal of the inspection is to provide observations that may lead to the decrease of hazardous conditions associated with aging or poorly constructed chimneys.



Basement: Minor Floor Cracks

Basement

Minor cracks in basement flooring are common in concrete slabs and typically result from normal settling, shrinkage, or minor ground movement. These hairline to small cracks are generally not structural concerns, though they should be monitored for changes in size or pattern over time.

Basement: Minor Moisture Staining

Basement

Minor moisture staining was observed in the basement during inspection. This indicates past or present moisture exposure in the space. While minor staining alone does not necessarily indicate an active leak, it suggests the basement has experienced moisture intrusion at some point and warrants monitoring.

Basement: Poor Ventilation

Basement

Basement ventilation refers to the air circulation and moisture control systems in below-grade spaces. Adequate ventilation helps prevent moisture buildup, reduces mold and mildew growth, and maintains air quality. Poor ventilation can lead to humidity accumulation and potential structural or indoor air quality issues.

Basement: Chimney Decommissioned

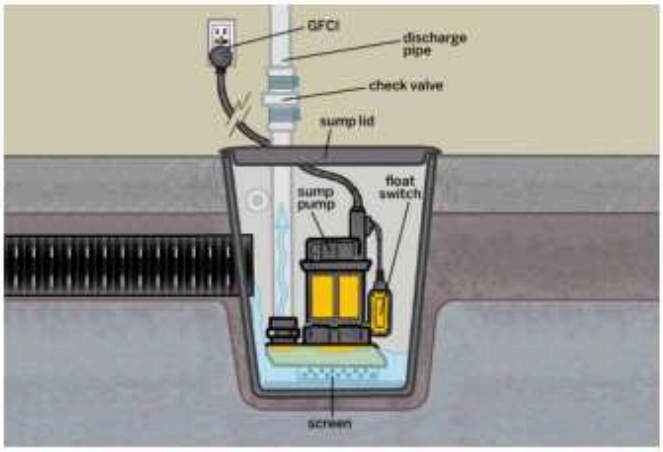
Decommissioning a chimney means permanently disabling and rendering it unusable. It involves specific steps to ensure the chimney is not only inactive but also does not pose any safety risks, often including sealing openings and removing or blocking flue paths.

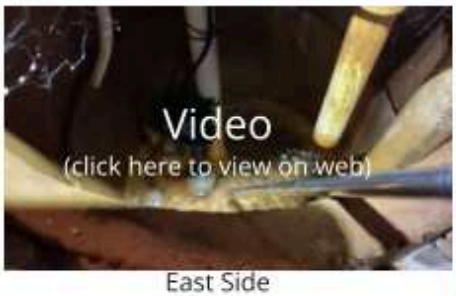
Sump Basin and Pump: Sump System Checked

Tested

A sump pump diverts water that accumulates in your basement. It collects water that enters your basement and drains it to a spot away from your foundation (at least 5 to 15 feet away) to prevent flooding and damage in your home. It is recommend to test a sump pump routinely.

Sump Information





East Side


East Side


East Side



West Side


West Side


West Side

Sump Basin and Pump: Basin Cover

Basement

A proper lid protects your living space from weird smells, moisture, and humidity escaping the sump pump but also prevents items and debris from falling from the basement floor or animals and children from attempting to play in the water.


West Side


West Side

Crocks to be sealed with Radon mitigation work.

Defects

5.2.1 Main Floor Structure

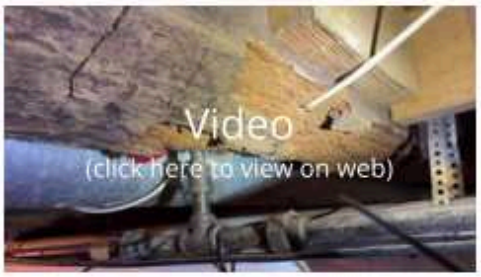
DEFECT - MATERIALS DETERIORATED

Repair

BASEMENT

Deteriorated materials were observed in the main floor structure during inspection. Material degradation can compromise structural integrity and may indicate underlying moisture, pest activity, or age-related wear.

Wood Decay Info LINK



5.2.2 Main Floor Structure

DEFECT - UNEVEN FLOOR SYSTEM

Monitor

1ST FLOOR

The main floor structure exhibits uneven, sagging or sloping conditions which can indicate potential issues with the foundation, floor joists, or structural support.


1st Floor


1st Floor Kitchen


1st Floor Kitchen


1st Floor Laundry

Foundation specialist noted that the sloping was minor, even by newer home standards. All Structural supports showing signs of deterioration or sagging have since been professionally reinforced and supported.

5.2.3 Main Floor Structure

Monitor

DEFECT - VERTICAL SUPPORT TYPE

BASEMENT

Adjustable “split” jack posts or “split” steel columns are intended for temporary use. When a split type or telescopic adjustable post or column is installed with the intention of permanent use for the support of main beams it is an improper and unsafe application for which they were not designed for.



The adjustable split jack posts have since been replaced with permanent structural suports posts.



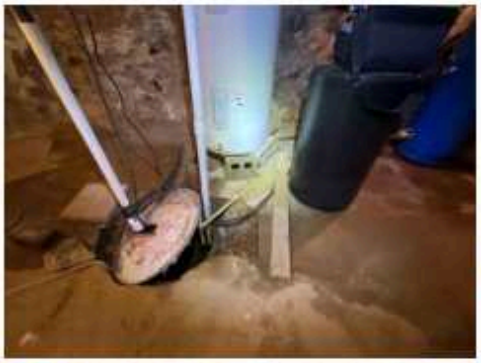
5.3.1 Foundation

Repair

DEFECT - ACTIVE WATER PENETRATION

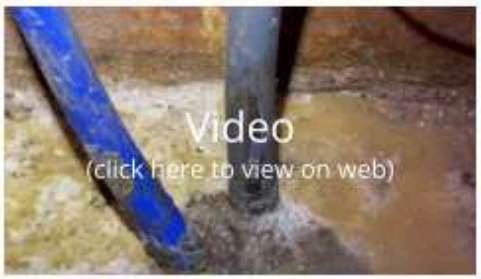
BASEMENT

Water was present on the surface of the floor or walls in the basement. This can compromise the soil's ability to stabilize the structure and could cause structural damage. Water or moisture can contribute to the growth of mold and other harmful bacteria's, Further evaluation required and repair is needed.











Drain tile has since been professionally installed to prevent water intrusion. Lateral pipes that come up through the basement floor have been sealed to prevent water intrusion.

5.3.2 Foundation

DEFECT - MOISTURE PRESENT

Repair

BASEMENT

Moisture readings over 16% is considered damp and over 20% is saturated.



5.3.3 Foundation

DEFECT - FOUNDATION MODIFIED

Monitor

BASEMENT

Part of the original foundation has been removed or modified which could compromise the system and support of framing system.





Foundation specialist noted that it was properly supported.

5.4.1 Basement

DEFECT - MOISTURE PRESENT

Monitor

BASEMENT

Moisture readings over 16% is considered damp and over 20% is saturated and needs attention.











5.4.2 Basement

Repair

DEFECT - FLOOR CRACKS & MASONRY SEPERATION

BASEMENT

Cracks in concrete slab are typically caused by settling, large gaps or slab separation can allow moisture into basement and comprise the integrity of the foundation. Cracks or separation that is greater then 3/16" should be evaluated by a licensed professional.









The area has since been professionally filled and leveled to eliminate any gaps and create an even surface.

6: HVAC SYSTEM OBSERVATIONS

Information

Normal Operating Controls: Thermostat Checked

1st Floor

A thermostat is a control device that manages a home or building's heating and cooling system by monitoring the ambient air temperature and turning the HVAC system on or off to maintain a desired set point.



Living Room

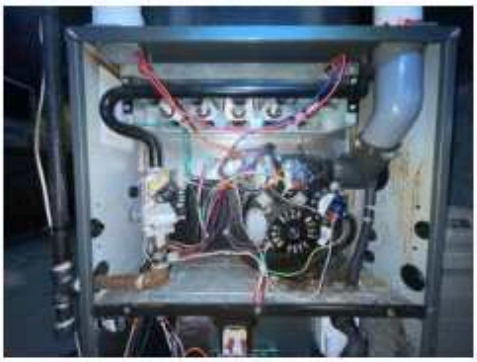
Heating Equipment: Manufacture

Basement

Goodman

A furnace is a central heating appliance that warms air and distributes it throughout a building via ductwork. It acts as the heart of an HVAC system, using fuels like natural gas, electricity, oil, or propane to heat a heat exchanger, while a blower fan circulates the warm air.







Heating Equipment: Type & Energy Source

Gas-Fired Heat, Forced Air, Power Vent, Natural Gas

Heating Equipment: Model Number & Serial Number



Heating Equipment: Manufactured Date

2021

Heating Equipment: Equipment Service Disconnect Checked

A service disconnect is required for safety reasons, to ensure that an electrical circuit can be de-energized in the event of an emergency, maintenance, or service.



Heating Equipment: Exhaust Checked

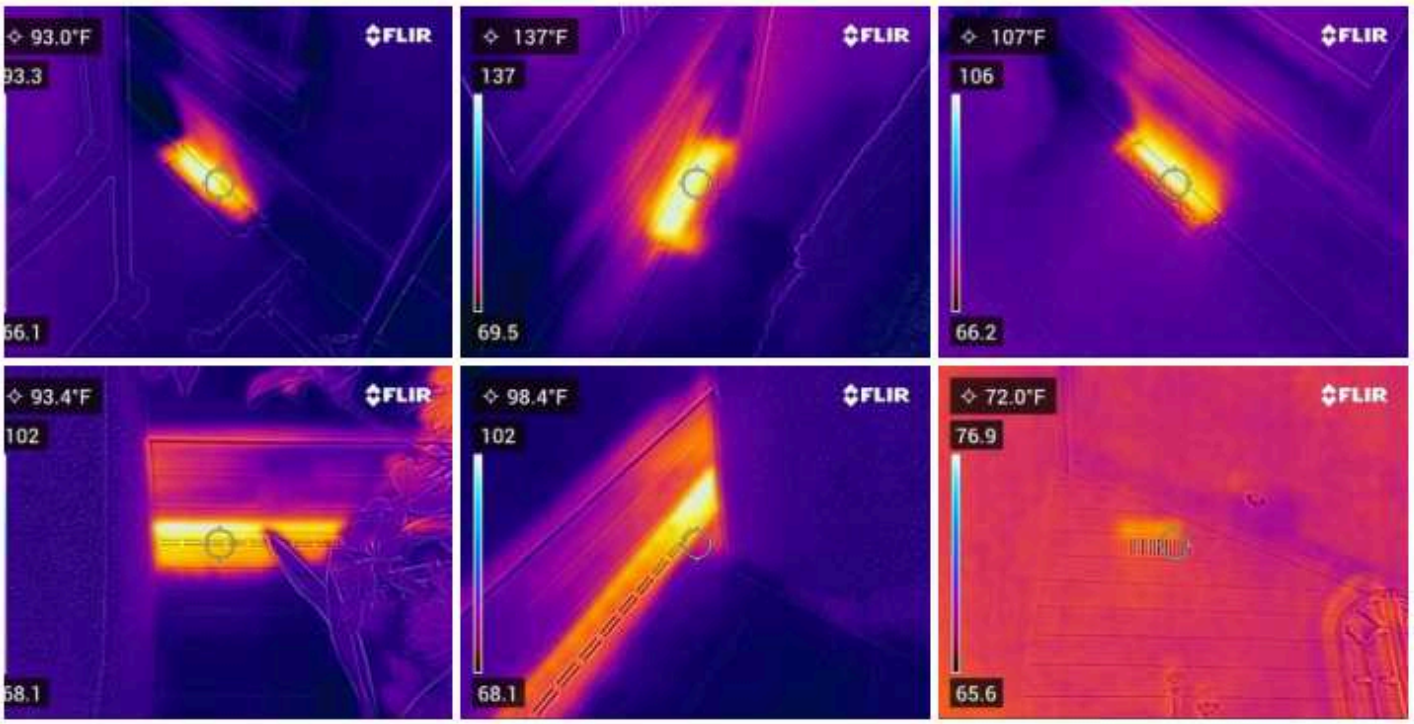


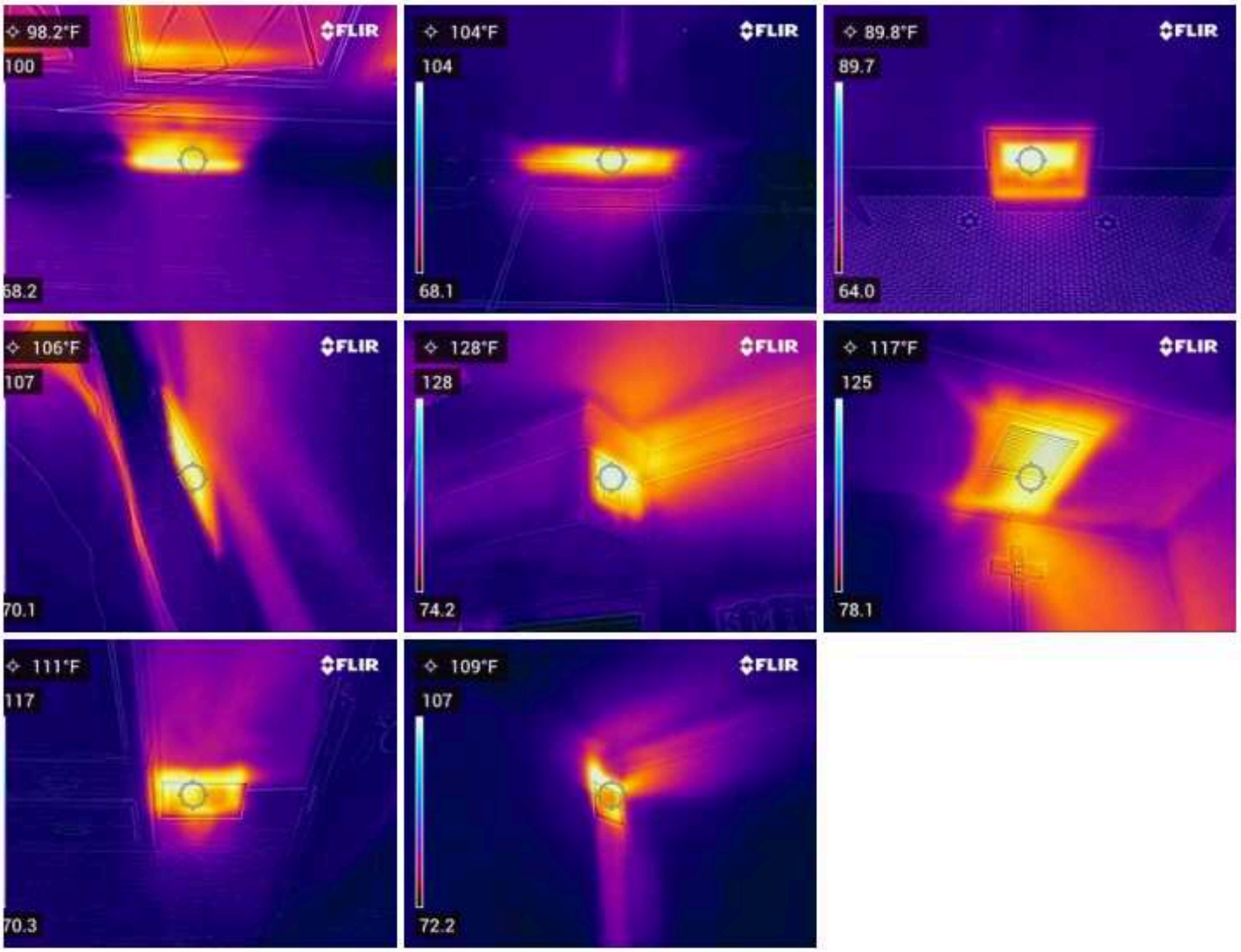
Heating Equipment: Gas Leak Checked

Using a Gas Leak Detector; Portable Gas Sniffer the area around your furnace was checked for combustible gases like Natural Gas, Propane, Methane, LPG, LNG, and Fuel.

Heating Equipment: Rise in Air Temp Checked

If possible, Heat source was given command to heat and air temp rise was checked at register or heat exchanger.





Heating Equipment: Moisture at Appliance Cabinet

Basement

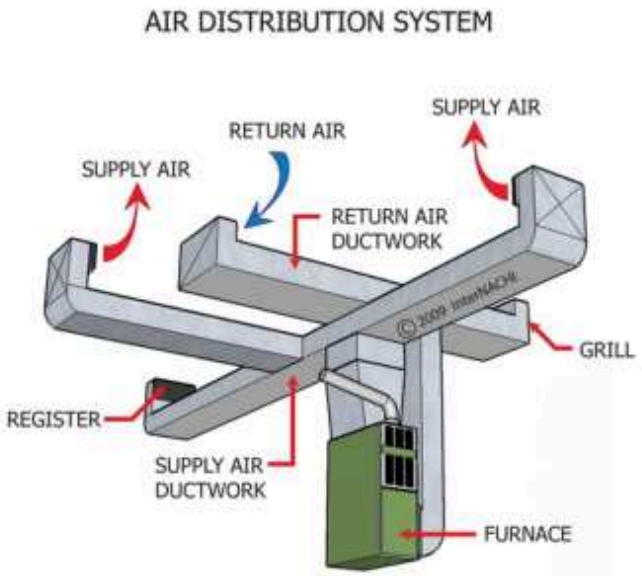
Rust can deteriorate the furnace cabinet and shorten rated life if appliance is left unchecked or not maintained.

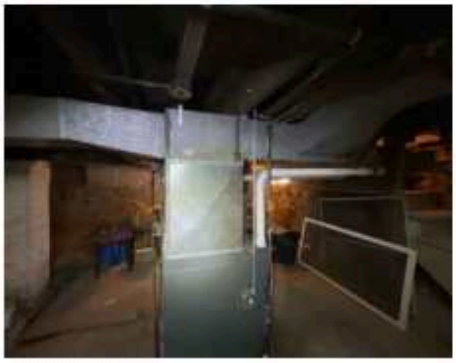


Conditioned Air Duct Work: Configuration and Type

Ridged Metal, Central, Flexible Insulated

Air ducts are a network of metal, or flexible plastic pipes that distribute conditioned air from an HVAC system throughout a house. They are crucial for maintaining indoor temperature, air quality, and, when properly designed, energy efficiency by facilitating both supply and return air circulation.





Conditioned Air Duct Work: Furnace Filter Size

20x25x4

An HVAC filter is a component in heating, ventilation, and air conditioning systems that removes dust, pollen, pet dander, and other airborne contaminants from the air. Located within the air handler or return air ductwork, it protects the HVAC system from damage and improves indoor air quality.



Conditioned Air Duct Work: Register Cover Missing

1st Floor

HVAC register covers are important because they can control the airflow from your HVAC system into a room, allowing you to direct the heated air where it's needed most, prevent drafts, and maintain a consistent temperature throughout the space while also protecting your ducts from debris.



Dining Room

Whole House Humidifier : Humidity Controller and Equipment



Whole House Humidifier : Appears Functional

Whole house humidifier require regular maintenance. Be sure to follow manufacture's redemanded care, otherwise, water left sitting around in your humidifier can lead to the growth of bacteria, mildew, and mold. Only a visual check, this type of inspection is out of scope.

Limitations

Heating Equipment

LIMITED ACCESS TO FURNACE MANIFOLD

Inspection restricted, unable to properly view heat exchanger manifold. It is not common to disassemble Furnace to gain proper access to thoroughly inspect and test heat exchanger. Inspector disclaims the condition and proper functionally of the heat exchanger manifold.

Conditioned Air Duct Work

VISUAL-ONLY INSPECTION

This is a visual-only inspection of the Duct Work. There are components of the heating and cooling system that are not visible or accessible, including supply and return runs that are behind finished walls or inside floor cavities.

Defects

6.3.1 Conditioned Air Duct Work

Monitor

DEFECT - NO AIR MOVEMENT AT REGISTER

1ST FLOOR

Registers and vents, whether they are located on the wall, roof, or floor are an essential part of a home's HVAC system. Vents and registers direct air flow throughout a home and work to maintain uniform temperatures throughout the entire home.



Northeast Office

6.3.2 Conditioned Air Duct Work

Repair

DEFECT - AIR RETURN DUCT MISSING

2ND FLOOR NORTH SIDE

The air return duct is absent from the HVAC system. This prevents proper air circulation and balance within the ductwork. Without adequate return air pathways, the system cannot function efficiently, potentially causing pressure imbalances, reduced heating and cooling effectiveness, and strain on the equipment.

7: PLUMBING OBSERVATIONS

Information

General: Water Source & Waste Management

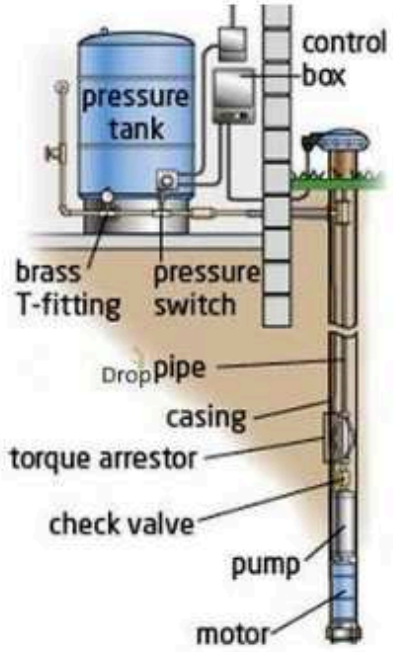
Private Well, Public Sewer

General: Private Well Observed

Advanced Inspections LLC recommends well water be tested.

Private Well Information

CDC Private Well Testing Information



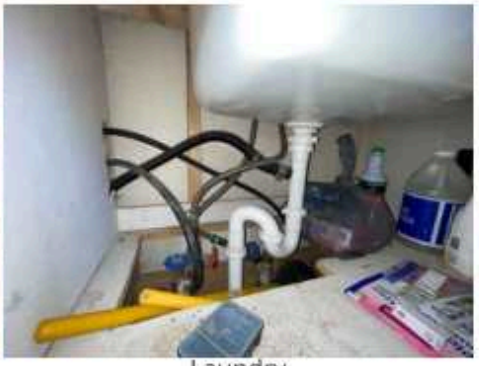
Fixture Drains: Basin Drains Checked

Kitchen, Main Floor Full Bath, Laundry, 2nd Floor Full Bath

This includes running water at each sink to make sure all sink drain plumbing is correct.


Kitchen


1st Floor Bathroom


Laundry


2nd Floor Bathroom

Main Water Supply & Shut-Off Valve: Main Water Supply Location & Material

Basement East Side

Pex



Main Water Supply & Shut-Off Valve: Water Pressure Checked

45-80 PSI





Water Distribution & Fixtures: Distribution Pipes Checked

Copper, Pex, Unknown

Inspected all visible supply pipes, however, not all of the pipes and components were accessible and observed.

Waste & Vent Systems: Waste and Vent Pipes Checked

PVC, Iron, Galvinized, Copper, Unknown

Inspected all visible waste, and/or vent pipes, however, not all of the pipes and components were accessible and observed.

Water Heating Systems & Controls: Water Heater Manufacturer

Basement

GE

Water temperature should be set to at least 120 degrees and no higher than 130 degrees F to prevent scalding.



Water Heating Systems & Controls: Electric Storage Water Heater Observed



Water Heating Systems & Controls: Model Number & Serial Number



Water Heating Systems & Controls: Manufactured Date

2007

Water Heating Systems & Controls: Capacity

50 gallons

Water Heating Systems & Controls: TPR Valve and Discharge Tube Checked

Temperate Relieve Valve is a critical safety valve and must be functional and properly installed, discharging at least 6" from the floor for Safety. Water discharged from the TPR valve must be directed to one of four locations: the floor below the water heater, the water heater or storage tank drip pan, (if present) A waste receptor such as a floor drain, or the outdoors. For more information;

InterNACHI TPR

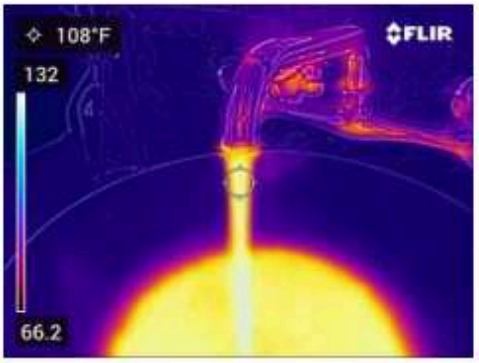


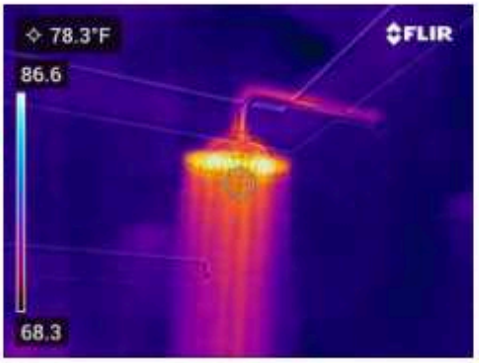


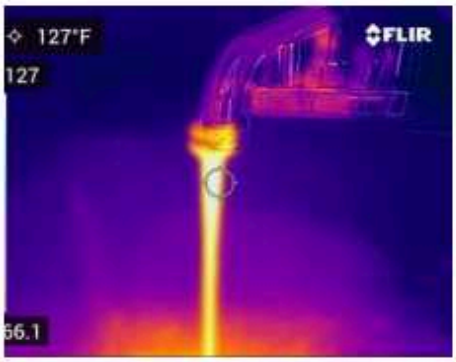
Water Heating Systems & Controls: Water Temp Checked

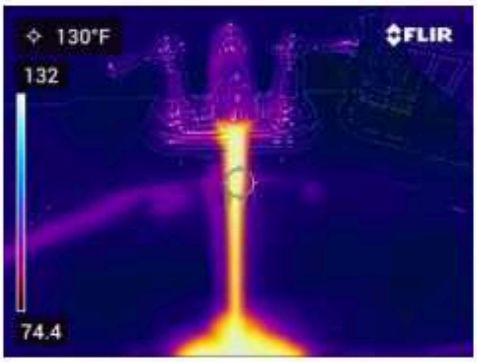
A rise in temperature running the hot water at fixture(s) was tested using an IR Thermometer or Thermal imaging camera to verify an elevated temperature was reached.

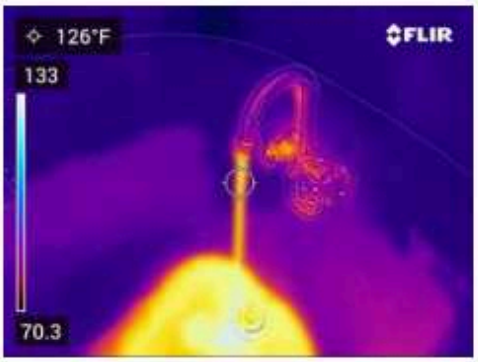


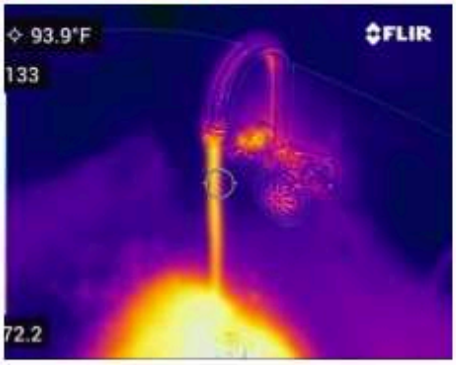












Water Heating Systems & Controls: Equipment Near End of Rated Life

Basement

Water heater showing its age with normal signs of wear and tear.

Gas Lines: Gas Line Checked

A natural gas line inspection focuses on safety, checking for leaks, corrosion, proper installation.

Water Conditioning Equipment : Water Softener Observed

Basement

A water softener is a whole-house filtration system that removes hardness-causing calcium and magnesium minerals from your water through a process called ion exchange. A water softener reduces hard water which can wreak havoc on the modern home. This appliance falls outside the scope of Standards of Practice and was only visually checked and tested as a curtesy because it was present at the time of inspection.



Water Conditioning Equipment : Iron Curtain Observed

Basement

An Iron Curtain is a pre-treatment system water purification solution that works to oxidize and precipitate contaminants like iron, hydrogen sulfide, and manganese contaminants in your water. Hydrogen sulfide in water causes a rotten egg smell. This type of water may also harm your water consuming appliances and cause brown-ish stains on your sinks, tubs and toilets if not treated or treated properly. This appliance falls outside the scope of Standards of Practice and was only visually checked and tested as a curtesy because it was present at the time of inspection.



Limitations

Water Distribution & Fixtures

NOT ALL PIPES INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed or readily accessible to inspect. Most water distribution pipes and connections were hidden within the walls.

Waste & Vent Systems

NOT ALL PIPES INSPECTED

The inspection was restricted because not all of the pipes were exposed or readily accessible to inspect.

Gas Lines

LIMITED ACCESS

Inspection was limited to visible lines only.

Water Conditioning Equipment

LIMITED WATER SOFTENER INSPECTION

Unable to cycle water softener to verify operation.

Defects

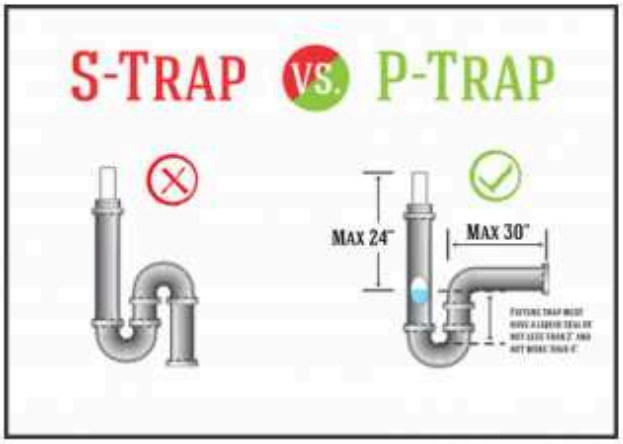
7.2.1 Fixture Drains

Monitor

DEFECT - S-TRAP INSTALLED

1ST FLOOR

There is an S-trap installed, their design is prone to siphonage, which sucks the water out of the trap and breaks the seal, allowing dangerous sewer gases like methane to enter your home.





Laundry

7.3.1 Main Water Supply & Shut-Off Valve

Repair

DEFECT - WELL PRESSURE RANGE

A well pressure range that is more then 20psi may indicate issues with your well system. A large psi range might mean the pressure tank's bladder is damaged or not set properly, or the well pump isn't sized appropriately. a well inspection will be performed prior to closing by a qualified well inspection professional.

7.4.1 Water Distribution & Fixtures

Repair

DEFECT - PRESSURIZED WATER LINE TERMINATION

1ST FLOOR

When a pressurized water pipe or supply line is cut or no longer needed, the line should be capped and sealed properly to avoid major leaks.



Kitchen Sinkbase

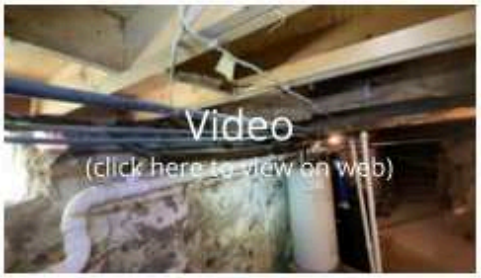
7.7.1 Gas Lines

Repair

DEFECT - GAS LINE SUPPORT NOT ADEQUATE

BASEMENT

Loose gas line can create safety concerns by loosening up joints and potentially causing a gas leak. General guideline to support for horizontal pipe lines is every 3 feet for pipe 1/2-1" diameters, and every 4 feet for pipe with diameters greater than 1".



7.7.2 Gas Lines

Repair

DEFECT - APPLIANCE GAS SHUT-OFF VALVE MISSING

1ST FLOOR

A gas line shut-off valve at each appliance is essential for safety and maintenance, allowing you to immediately cut off gas flow to a specific unit during emergencies, repairs, or replacements without shutting down gas to the entire house.



Dryer

8: ELECTRICAL OBSERVATIONS

Information

Main Service Panel: Main Service Panel Capacity, Manufacturer & Type

Basement East Side

Circuit Breaker, Eaton, 200 AMP

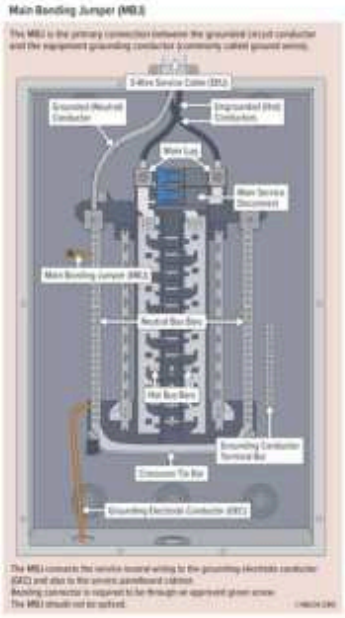
An electrical panel (also known as a breaker box, service panel, or fuse box) is the central distribution hub for a building's electricity, safely managing and dividing power from the utility line into individual circuits. The inspection will prioritize safety by checking for rust, water damage, and scorch marks.

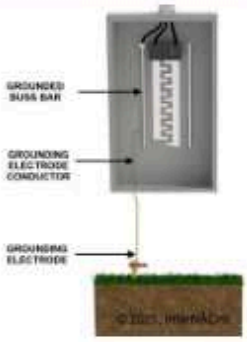






Main Service Panel: Main Service Panel Service Grounding & Bonding Checked





Distribution Panel Basement : Distribution Panel Capacity, Manufacturer & Type

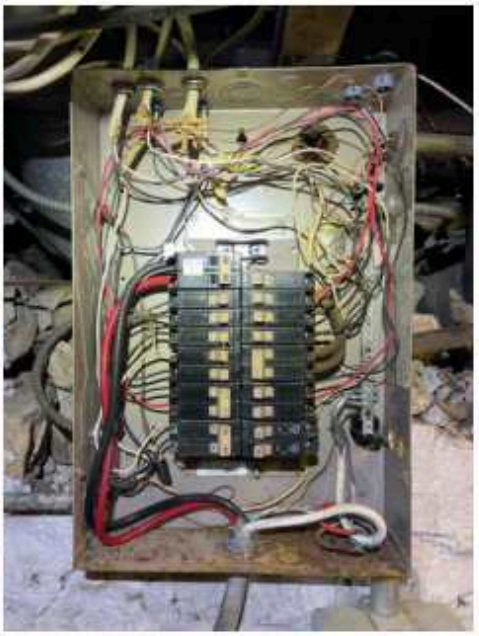
Basement North Side

Circuit Breaker, Eaton, 100 AMP

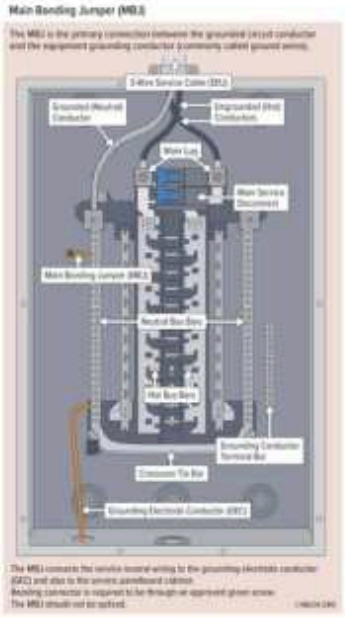
An electrical panel (also known as a breaker box, service panel, or fuse box) is the distribution hub for a building's electricity, safely managing and dividing power from the utility line into individual circuits. The inspection will prioritize safety by checking for rust, water damage, and scorch marks.

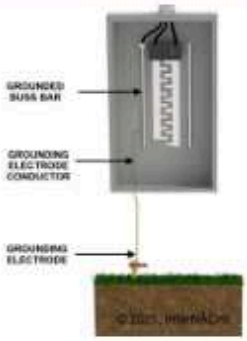






Distribution Panel Basement : Distribution Panel Service Grounding & Bonding Checked





Distribution Panel Basement : Distribution Panel Capacity, Manufacturer & Type

Basement South Side

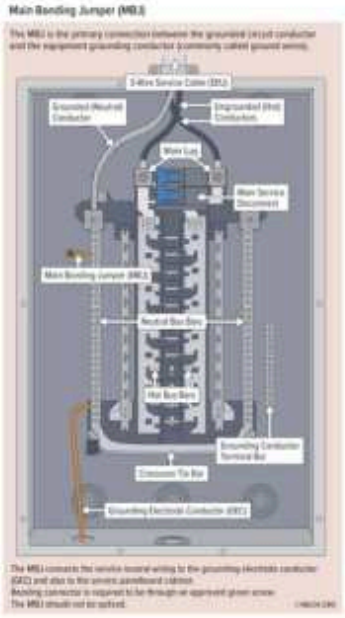
Circuit Breaker, General Electric, Unknown Amperage

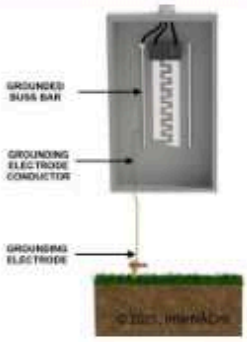
An electrical panel (also known as a breaker box, service panel, or fuse box) is the distribution hub for a building's electricity, safely managing and dividing power from the utility line into individual circuits. The inspection will prioritize safety by checking for rust, water damage, and scorch marks.





Distribution Panel Basement : Distribution Panel Service Grounding & Bonding Checked





Distribution Panel Basement : Distribution Panel Capacity, Manufacturer & Type

Basement West Side

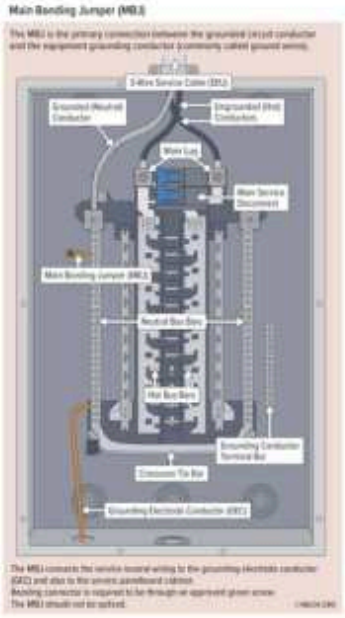
Circuit Breaker, Square D, Unknown Amperage

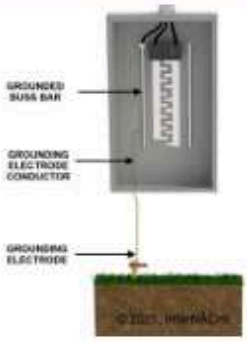
An electrical panel (also known as a breaker box, service panel, or fuse box) is the distribution hub for a building's electricity, safely managing and dividing power from the utility line into individual circuits. The inspection will prioritize safety by checking for rust, water damage, and scorch marks.





Distribution Panel Basement : Distribution Panel Service Grounding & Bonding Checked





Distribution Panel Garage : Distribution Panel Capacity, Manufacturer & Type

Garage

Circuit Breaker, Square D, 30 Amp

An electrical panel (also known as a breaker box, service panel, or fuse box) is the distribution hub for a building's electricity, safely managing and dividing power from the utility line into individual circuits. The inspection will prioritize safety by checking for rust, water damage, and scorch marks.



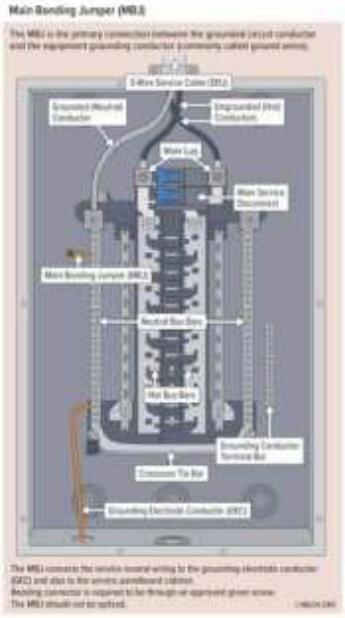


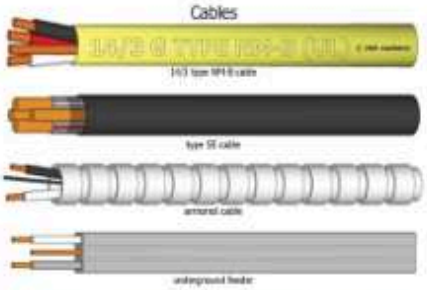
Distribution Panel Garage : Distribution Panel Service Grounding & Bonding Checked

Electrical Wiring: Visible Circuit Type

NM-B (Romex)

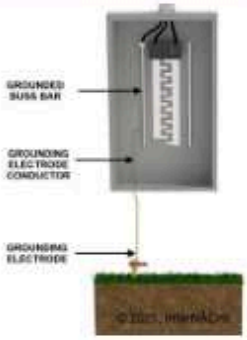
Service Entrance Conductors: Electrical Service Conductors Checked





Below Ground, Copper, 220 Volts





Receptacles & Fixtures: Electrical Outlets & Switches Checked

A represented number of lighting fixtures, switches and receptacles were tested.

Fault Circuit Interrupters : GFCIs Checked

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Ground Fault Circuit Interrupters Information



Fault Circuit Interrupters : GFCI Outlet Powered by GFCI Circuit

Each GFCI outlet should be a dedicated branch circuit to avoid confusion when resetting, if installed in series it can be difficult to determine were power is being suppled from and can cause unpredictable behavior and potential tripping issues.


1st Floor Bathroom

Limitations

Main Service Panel

UNABLE TO CONFIRM PROPER SERVICE GROUND AND PANEL BONDING

I inspected the grounding and bonding as accurately as I could according to the Home Inspection Standards of Practice.

Distribution Panel Basement

UNABLE TO CONFIRM PROPER SERVICE GROUND AND PANEL BONDING

I inspected the grounding and bonding as accurately as I could according to the Home Inspection Standards of Practice.

Distribution Panel Basement

UNABLE TO CONFIRM PROPER SERVICE GROUND AND PANEL BONDING

I inspected the grounding and bonding as accurately as I could according to the Home Inspection Standards of Practice.

Distribution Panel Basement

UNABLE TO CONFIRM PROPER SERVICE GROUND AND PANEL BONDING

I inspected the grounding and bonding as accurately as I could according to the Home Inspection Standards of Practice.

Distribution Panel Garage

UNABLE TO CONFIRM PROPER SERVICE GROUND AND PANEL BONDING

I inspected the grounding and bonding as accurately as I could according to the Home Inspection Standards of Practice.

Electrical Wiring

UNABLE TO INSPECT ALL CIRCUITS

I was unable to inspect all of the electrical wiring, most of the wiring is hidden from view within walls.

Receptacles & Fixtures

UNABLE TO INSPECT ALL COMPONENTS

I inspected a representative number of receptacles.

Fault Circuit Interrupters

UNABLE TO INSPECT ALL COMPONENTS

I inspected a representative number of AFCI and/or GFCI.

Defects

8.2.1 Distribution Panel Basement

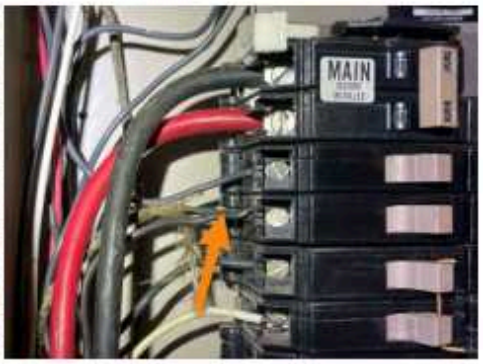
Repair

DEFECT - CIRCUIT BREAKER WIRED INCORRECTLY

BASEMENT

Double tapped breakers are an unsafe condition in which multiple conductors are placed under the set screw of a single breaker. When multiple wires are connected to a breaker, you greatly increase the risk of a loose connection, which can lead to overheating, arcing, and electrical fires. Repaired by electrician





8.2.2 Distribution Panel Basement

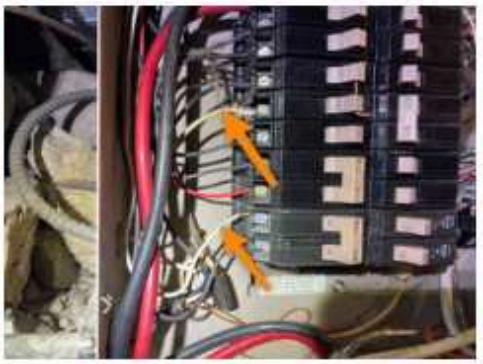
Monitor

DEFECT - WIRE COLOR INCORRECT

BASEMENT

If the Neutral NM white wire is used as HOT lead at a circuit breaker, it should be re-identified with black tape or a colored marker to indicate HOT wire.

Repaired by electrician



8.2.3 Distribution Panel Basement

Repair

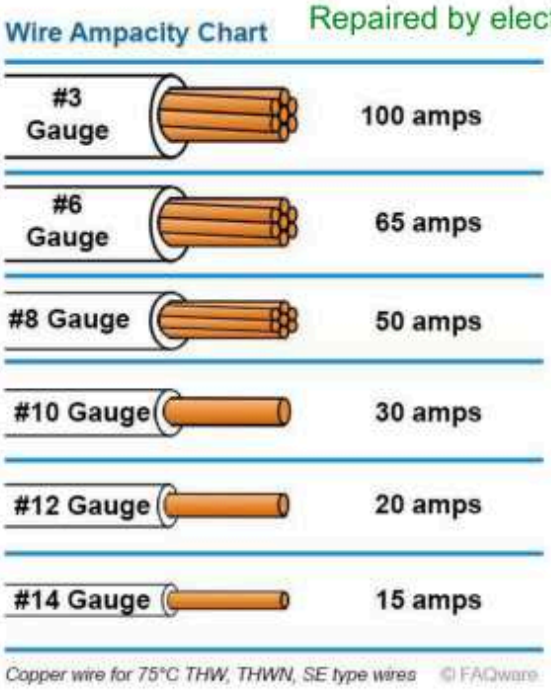
DEFECT - WIRE GAUGE INCORRECT

BASEMENT

Breakers need to be wired with appropriately sized wire, so the circuit doesn't heat up under load and create a fire hazard.

Repaired by electrician





8.2.4 Distribution Panel Basement

Repair

DEFECT - BREAKER TIE

BASEMENT

An improper installation or a missing breaker tie can be a hazard.



Repaired by electrician



8.4.1 Distribution Panel Basement

Repair

DEFECT - CIRCUIT BREAKER WIRED INCORRECTLY

Repaired by electrician

BASEMENT

Double tapped breakers are an unsafe condition in which multiple conductors are placed under the set screw of a single breaker. When multiple wires are connected to a breaker, you greatly increase the risk of a loose connection, which can lead to overheating, arcing, and electrical fires.



8.4.2 Distribution Panel Basement

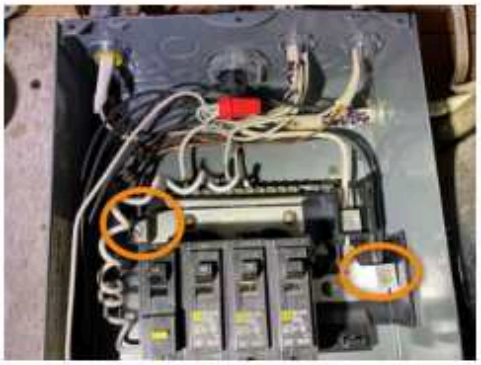
Repair

DEFECT - PANEL MAIN LUG JUMPER CONNECTION

Repaired by electrician

BASEMENT

Jumping or bridging a wire directly from one main lug to another in an electric panel bypasses critical safety feature features. Doing so creates an unfused, direct short between hot electric phases, which can cause severe arc flashes, melt equipment or cause a fire hazard.



8.6.1 Electrical Wiring

Repair

DEFECT - HIGH VOLTAGE ELECTRICAL WIRES LOOSE & UNPROTECTED

BASEMENT

In a household wiring system, most of the circuit wiring is run inside walls, floors and ceiling structures without conduit. Ridged or flexible conduit typically is used where circuit wires are exposed, surface-mounted or buried.

Repaired by electrician



Stairwell North Side



Stairwell

8.8.1 Receptacles & Fixtures

Repair

DEFECT - RECEPTACLE WIRING INCORRECT

BASEMENT, 1ST FLOOR

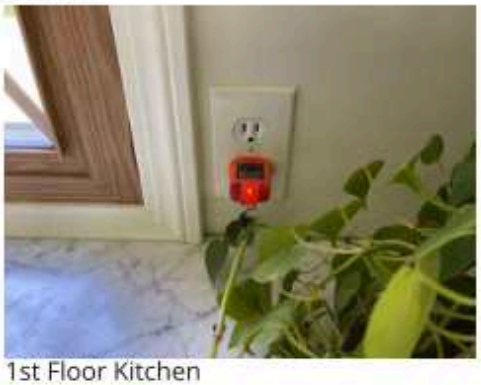
Receptacles is testing with wiring problems. Repaired by electrician




Stairwell


1st Floor Living Room


1st Floor Kitchen


1st Floor Kitchen

8.8.2 Receptacles & Fixtures

Repair

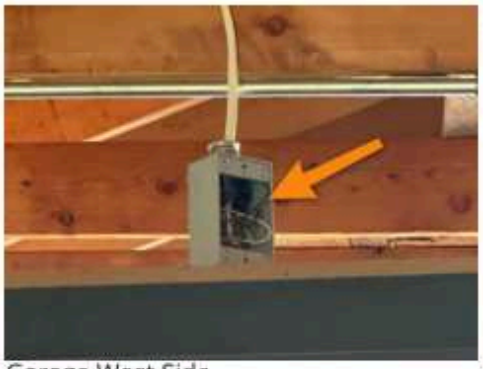
DEFECT - COVER PLATE MISSING

GARAGE, 2ND FLOOR

Repaired by electrician

A cover plate will protect the wiring from accidental contact and will help prevent the spread of a fire should the wires overheat. Covers keep electrical wiring hidden and protect against fingers and foreign objects from coming into contact with energized parts.


Garage East Side


Garage West Side


Attic

8.8.3 Receptacles & Fixtures

Repair

DEFECT - RECEPTACLE OR FIXTURE LOOSE

GARAGE, BASEMENT, 2ND FLOOR

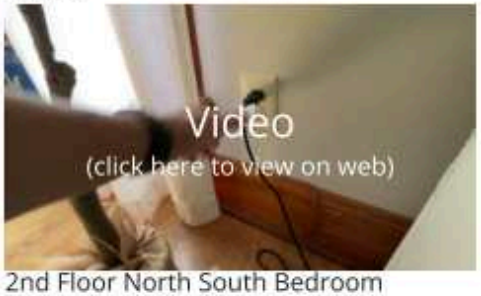
Repaired by electrician

Receptacle needs to be secure for safe operation.


Garage


Basement


Basement



2nd Floor North South Bedroom

8.8.4 Receptacles & Fixtures

Repaired by electrician

Monitor

DEFECT - RECEPTACLE NO POWER

EXTERIOR

No power was not present at a receptacle outlet which could indicate faulty wiring, damaged wiring or a bad circuit breaker.



North Side



North Side

8.9.1 Fault Circuit Interrupters

Repair

DEFECT - GFCI OUTLET NOT FUNCTIONING

EXTERIOR

GFCI outlet that is not testing or resetting properly.

Repaired by electrician



East Side

8.9.2 Fault Circuit Interrupters

Repair

DEFECT - GFCI PROTECTION MISSING

GARAGE, 1ST FLOOR

GFCI protection missing in wet locations Common areas where GFCI protection is required would be exterior receptacles, bathrooms, garages, kitchens, crawl spaces and unfinished basements, laundry and utility sinks and underwater pool lighting.



Garage



Laundry

Repaired by electrician

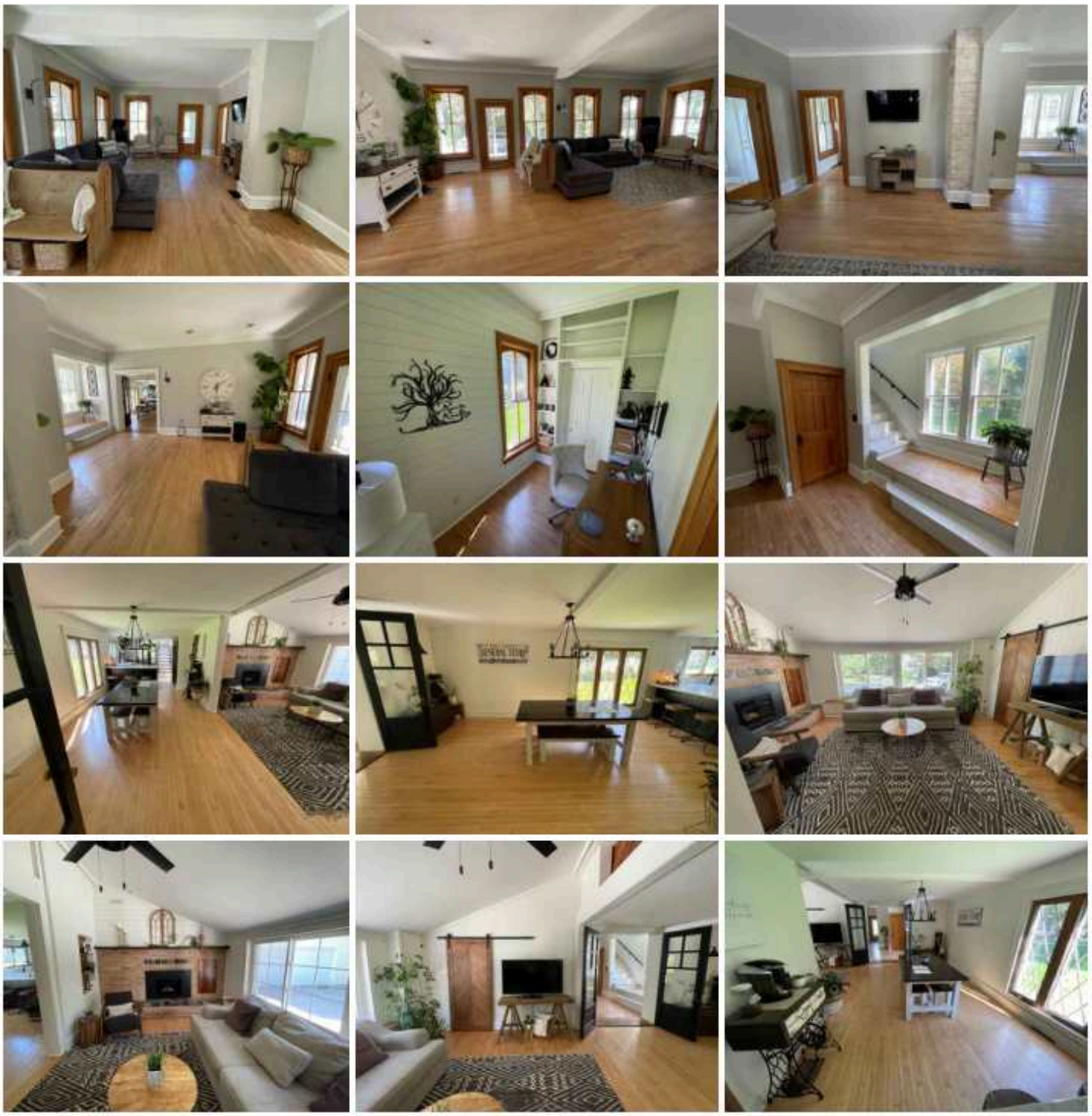
9: INTERIOR OBSERVATIONS

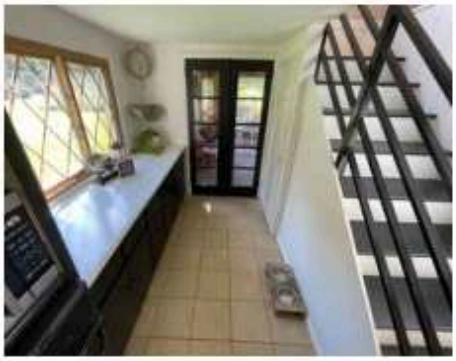
Information

General Inspection : Interior Pictures

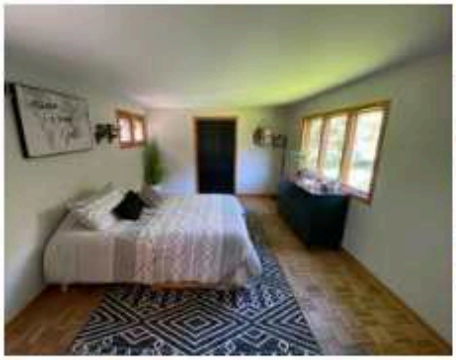
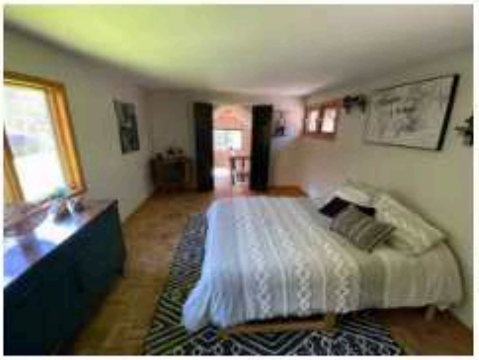
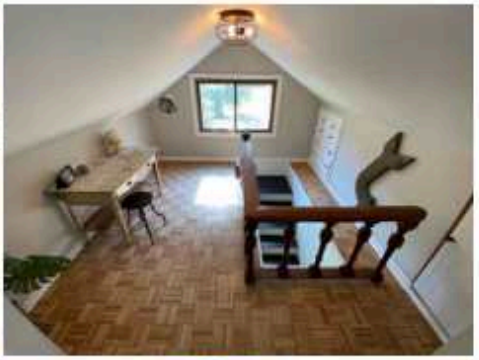
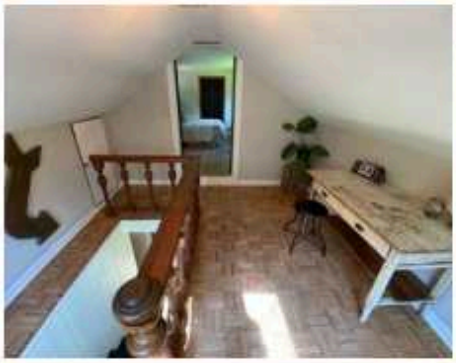
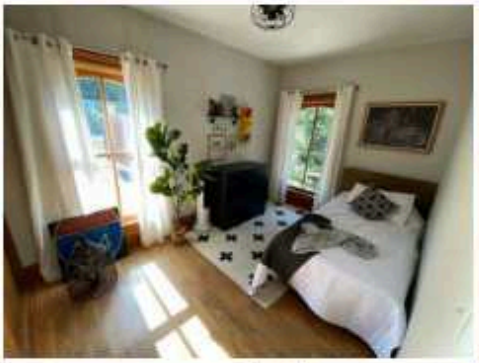
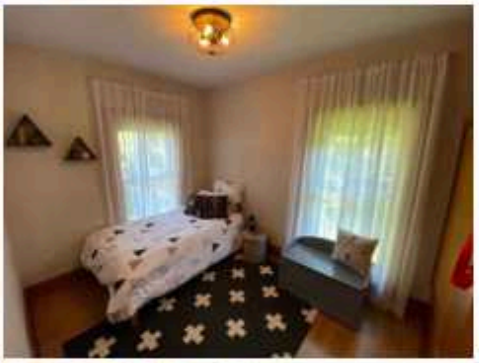
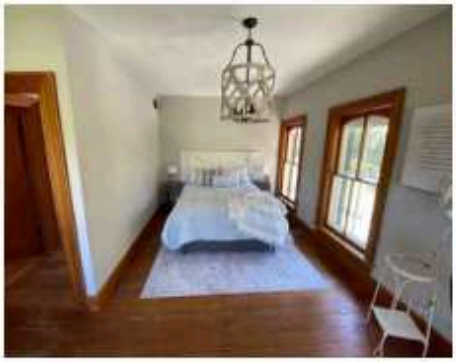
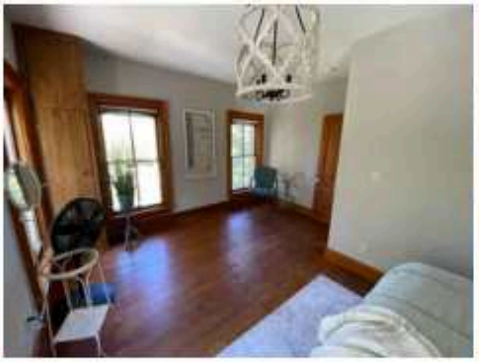
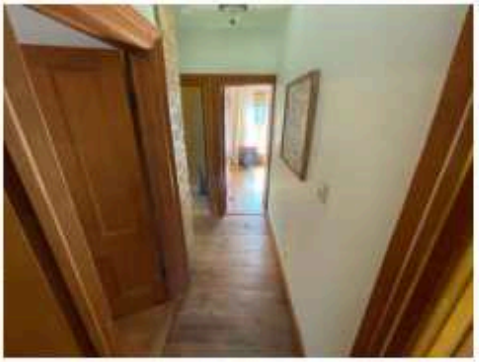
Interior pictures are to document the conditions and overall general space of residence being inspected.

General Inspection : Interior Pictures Main Floor





General Inspection : Interior Pictures 2nd Floor

Floors, Walls, Ceilings: Floors, Walls, Ceilings Checked

Floors, Walls, Ceilings: Minor Corner Cracks

2nd Floor

Cracks were observed which indicate settling or movement in framing components.



2nd Floor North North East Bedroom

Floors, Walls, Ceilings: Opening in Drywall

Openings in finished drywall can compromise the integrity of the wall, creating potential issues like drafts, moisture infiltration, poor insulation, aesthetic imperfections, and structural concerns depending on the size and location of the gap, ultimately affecting the overall quality and functionality of the room.



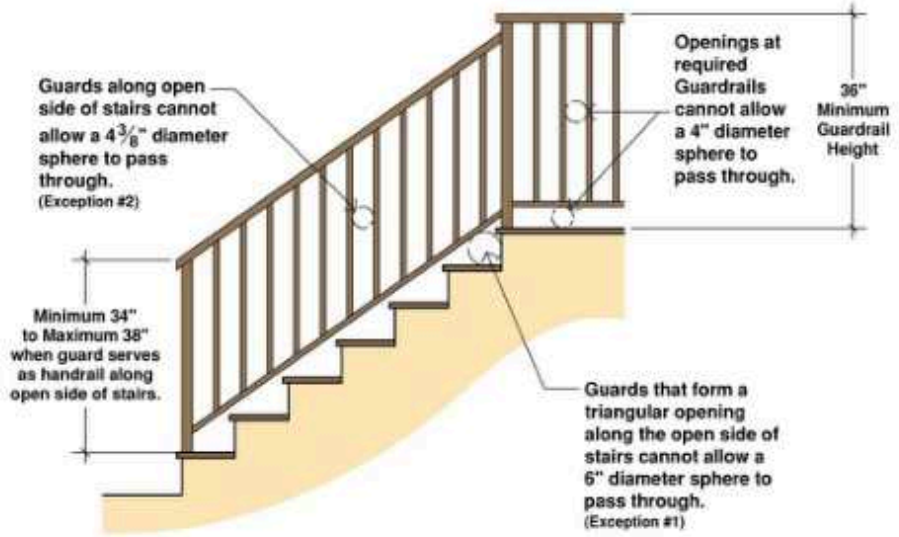
2nd Floor South Side

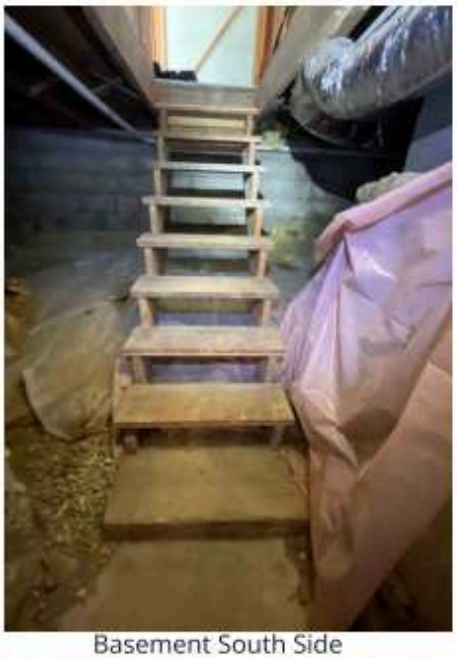
Drywall was installed in 2020 to partially finish the closet space. The area was intentionally left open to allow access to the plumbing.

Stairways, Steps, Handrail & Guards: Stairways & Steps Checked

I inspected the steps, stairways and railings that were within the scope of my home inspection. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

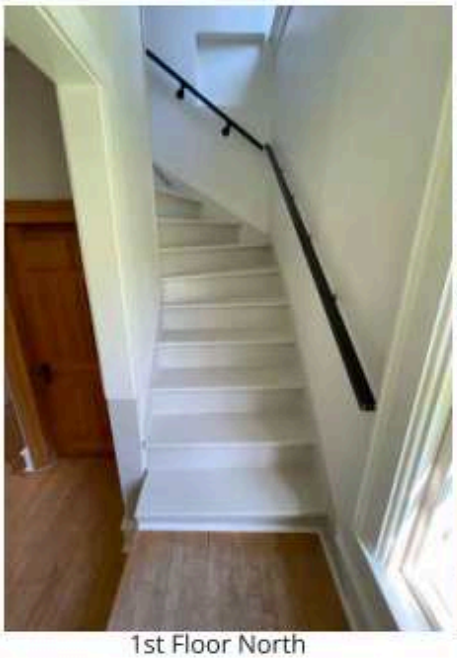
Guideline LINK

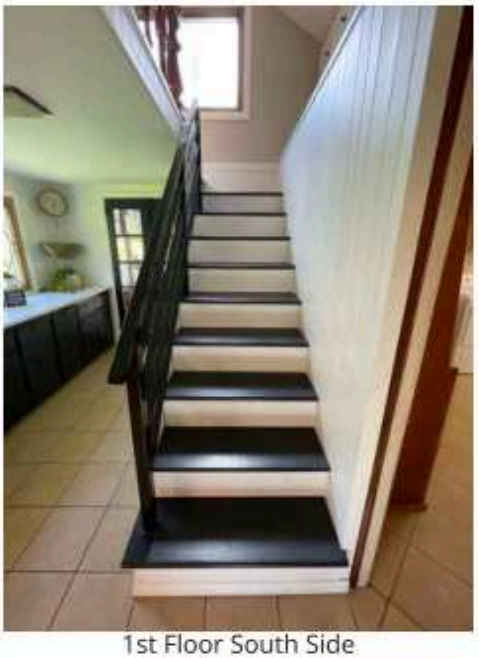



Basement South Side


Basement North Side

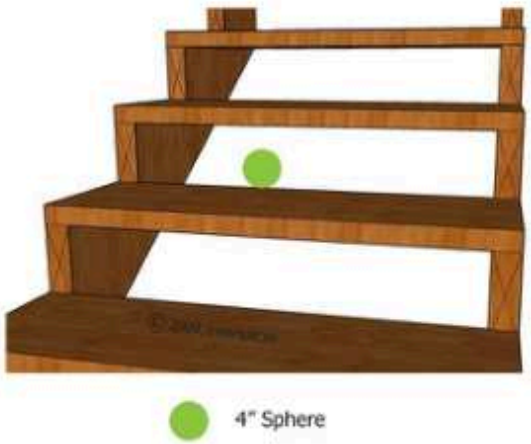

1st Floor North


1st Floor North


1st Floor South Side

Stairways, Steps, Handrail & Guards: Opening at Stair Riser

Stair risers should not allow the passage of a sphere 4 inches in diameter.



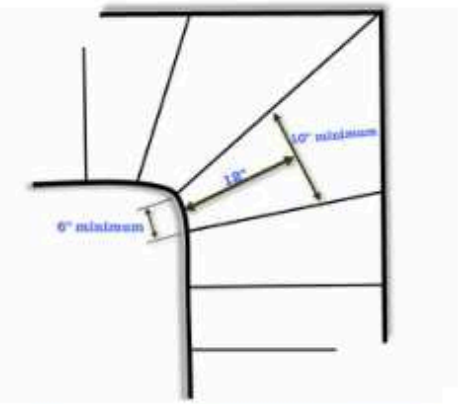

Basement South Side


Basement North Side

Stairways, Steps, Handrail & Guards: Winder Tread Depth

1st Floor

Min Depth should be no less than 6" at any point.




North Side

Windows: Windows Checked

A representative number of windows were tested by opening and closing them.

Windows: Window Manufacturer & Type

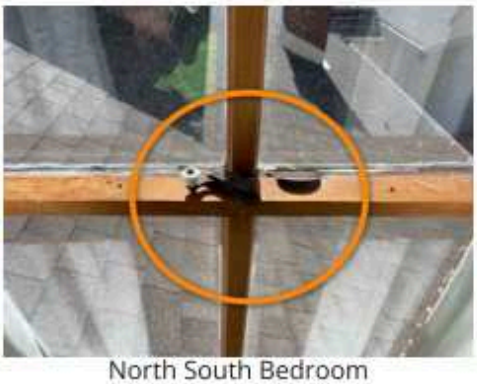
Casement, Single Pane, Double Pane, Vertical Slider, Horizontal Slider, Awning

Windows: Window Hardware Missing

2nd Floor

Window is missing one or more pieces of hardware, there should be a way to easily open, close and lock.


South Bedroom


North South Bedroom

Windows: Window Operation

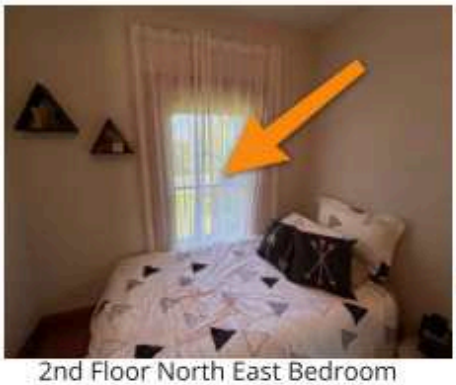
1st Floor, 2nd Floor

Window does not function, close or stay in position as is should for safe operation.


Living Room


Living Room


North South Bedroom


2nd Floor North East Bedroom


2nd Floor North Northwest Bedroom

Doors: Interior Doors Checked

I inspected a representative number of doors by opening and closing them.

Doors: Door Operation

Door or hardware does not work or function as it should, door does not open, close or lock properly.

Smoke & Carbon Monoxide Detectors: Checked for Presence of Smoke and Carbon Monoxide Detectors

Checked for the presence of smoke and carbon-monoxide detectors. There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house. Detectors should be replaced every 5-10 years and be hard-wired with a battery backup feature in case the electricity turns off.

Smoke Alarm Information

Carbon Monoxide Detectors Information

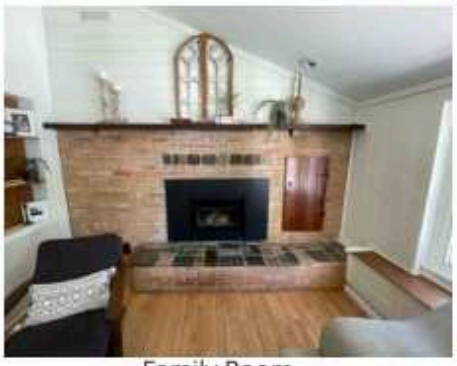
Advanced Inspections LLC recommends replacing all smoke and carbon-monoxide detectors

Fireplace: Type of Fireplace

1st Floor

Wood Stove

Advanced Inspections LLC recommends having a qualified chimney contractor inspect and clean open fire box fireplaces and chimneys before using.

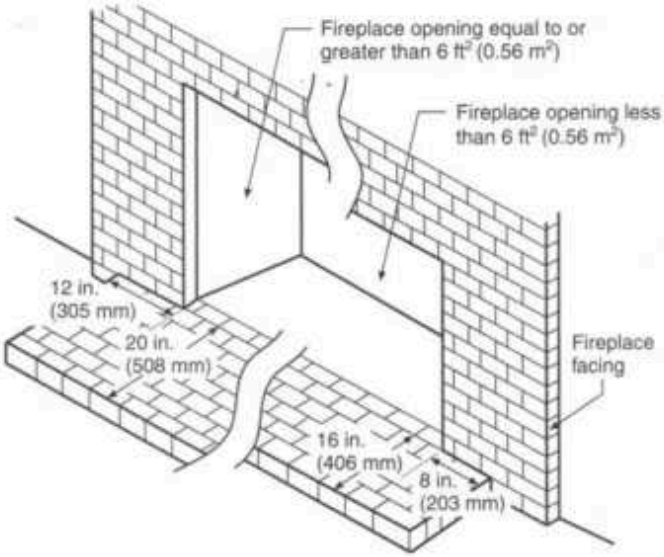

Family Room


Family Room


Family Room

Fireplace: Hearth Checked

Hearth should be concrete or masonry and extend 16 inches from front and 8 inches to the side for fireplace if opening less then 6 sq ft, 20 inches from front and 12 inches from side for fireplace if opening is greater the 6 sq ft.



Limitations

Windows

UNABLE TO INSPECT ALL COMPONENTS

I inspected a representative number of windows.

Doors

UNABLE TO INSPECT ALL COMPONENTS

I inspected a representative number of Doors.

Smoke & Carbon Monoxide Detectors

UNABLE TO TEST EVERY DETECTOR

I did not test every detector. Recommend replacing all of the detectors (smoke and carbon monoxide) with new ones for safety.

Fireplace

GAS INSERT LIMITATIONS

I was unable to completely inspect the installed gas fireplace insert unit.

Defects

9.3.1 Stairways, Steps, Handrail & Guards

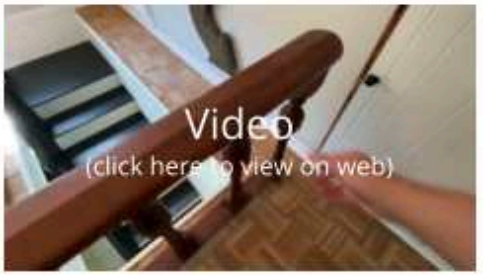
Repair

DEFECT - GUARD CONSTRUCTION

2ND FLOOR

Guards serve as critical safety barriers to prevent falls, and improper construction or attachment methods can create a fall hazard.

The railing was originally a communion kneeling rail from a historic church and was repurposed. Seller will not be making modifications to maintain historic feature. New owner may choose to modify or replace at their discretion



9.3.2 Stairways, Steps, Handrail & Guards

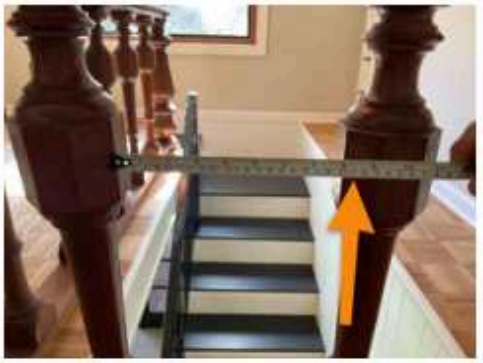
Repair

DEFECT - GUARDRAIL BALUSTER SPACING

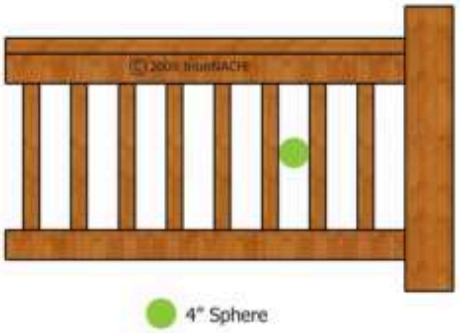
2ND FLOOR

Improper spacing can be a safety hazard for small children and pets, spacing between any vertical baluster or post should not exceed 4".

See above



Railing



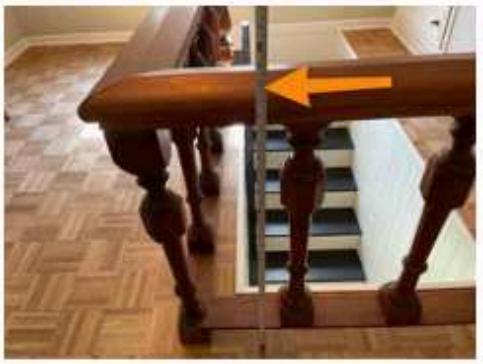
9.3.3 Stairways, Steps, Handrail & Guards

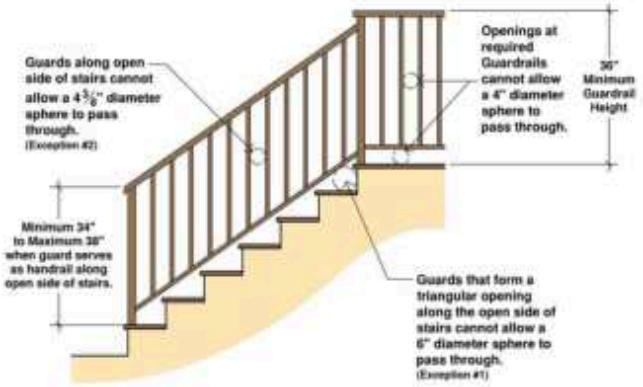
Repair

DEFECT - GUARDRAIL HEIGHT

2ND FLOOR

Guardrails are required to be 36 inches above standing surface next to the guardrail.





See above

9.3.4 Stairways, Steps, Handrail & Guards

Repair

DEFECT - STAIR GUARD MISSING

BASEMENT

Guardrails provide essential fall protection for users navigating stairs and are a critical safety feature.



Basement South Side



Basement North Side

9.3.5 Stairways, Steps, Handrail & Guards

DEFECT - STAIR HANDRAIL MISSING

Repair

BASEMENT

Handrails should be provided to stairs that have a rise of at least three feet or have more than four steps to provide leverage and assist in maintaining balance while climbing up or going down stairs.





Basement North Side

9.3.6 Stairways, Steps, Handrail & Guards

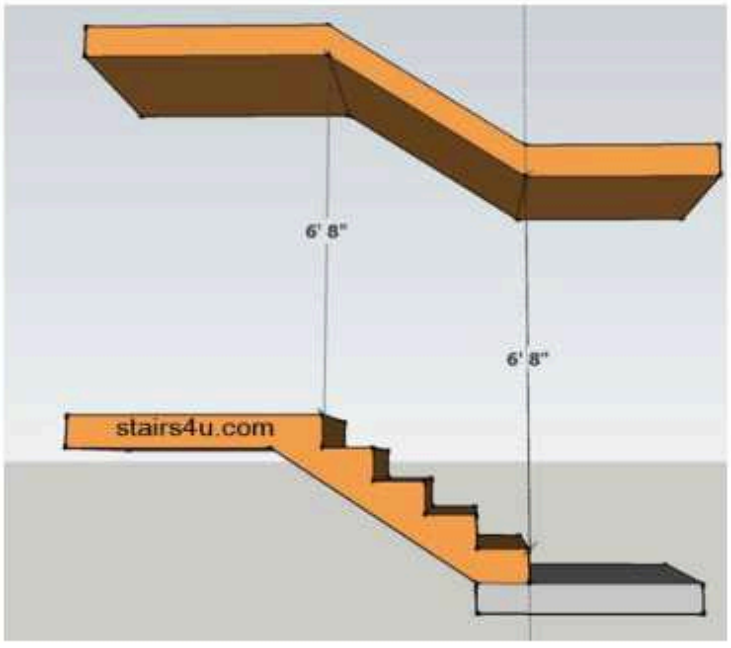
DEFECT - STAIRWAY HEADROOM NOT ADEQUATE

Monitor

BASEMENT

The headroom at the stairs is too low, the minimum is 6 feet and 8 inches.





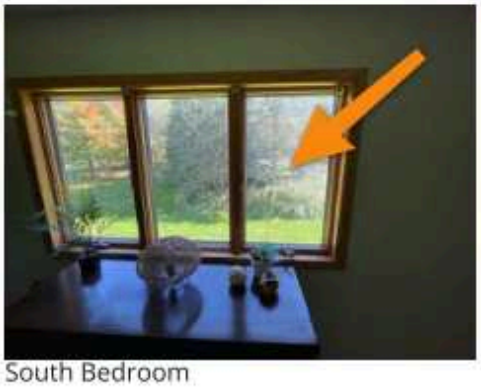
9.4.1 Windows

Repair

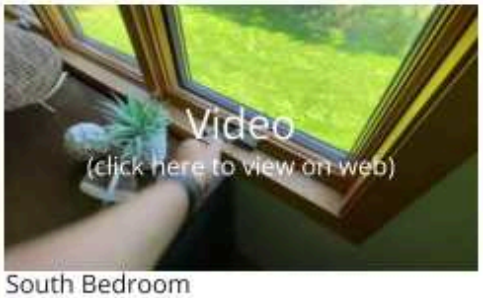
DEFECT - WINDOW OPERATION

2ND FLOOR

Window does not work or function as it should, window should open and close easily and stay in position for safe operation.



South Bedroom



South Bedroom

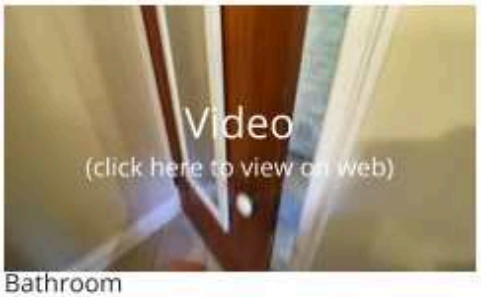
9.5.1 Doors

Repair

DEFECT - DOOR OPERATION

2ND FLOOR

Door hardware does not work or function as it should, door does not open, close or lock properly.



Bathroom

9.6.1 Smoke & Carbon Monoxide Detectors

Repair

DEFECT - CO & SMOKE DETECTOR MISSING

BASEMENT, 1ST FLOOR, 2ND FLOOR

Smoke detectors and CO (Carbon Monoxide) detector's should be installed in required areas according to **manufacture guidelines**.

General guideline for Smoke detectors is;

1. On each floor of the home.
2. In each bedroom.
3. In each hallway close to sleeping areas; if a hallway is longer than 40 feet, place devices at both ends.
4. At the top of stairways going to an upper floor.
5. At the bottom of stairways going to a basement.
6. In your living area

General guideline for CO detectors is;

One on each floor level in all homes, including the basement

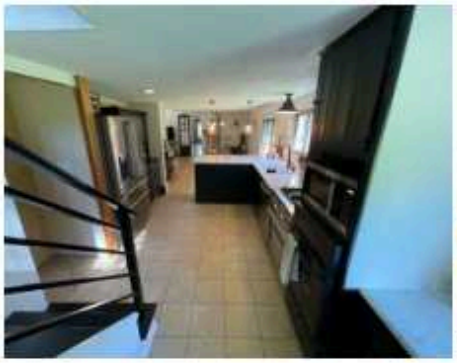
Link to; Where to Place Smoke Alarms, CO Detectors and Fire Extinguishers in Your Home

10: KITCHEN OBSERVATIONS

Information

General Inspection : Interior Pictures

Interior pictures are to document the conditions and overall general space of residence being inspected.





Floors, Walls & Ceiling: Interior Checked

Electric in Kitchen: Electrical Checked

I inspected for GFCI-protection at receptacles near the sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

Heat Source in Kitchen: Heat Source in Kitchen Checked

I checked for a heat source in the kitchen.

Mechanical Exhaust System: No Exhaust Fan

Kitchen

An exhaust fan is not always a mandatory, the lack of a kitchen exhaust system can lead to various issues. One being poor indoor air quality, grease buildup, and lingering odors. It is strongly recommended to have an exhaust system when operating a gas stove.

Countertops & Cabinets: Countertop Material Type

Laminate

A properly installed countertop material is crucial because it acts as the kitchen's primary, high-use workspace, impacting efficiency, durability against stains/heat, and hygiene.

Countertops & Cabinets: Cabinetry Type

Wood

Kitchen Sink: Kitchen Sink Checked

Operated fixture at kitchen faucet.

Dishwasher: Dishwasher Checked

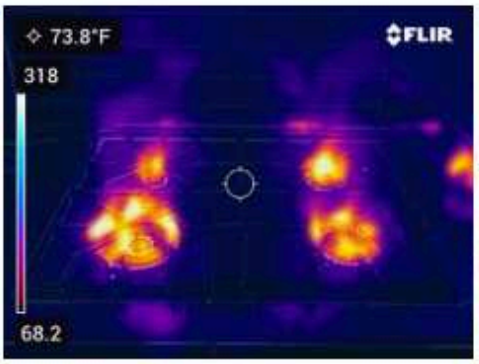
I inspected the dishwasher by turning it on to make sure it is functional.

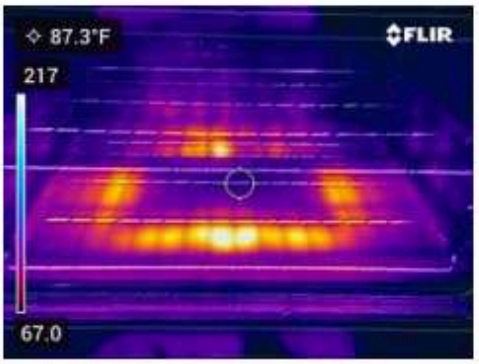


Range, Oven & Cooktop: Type of Appliance

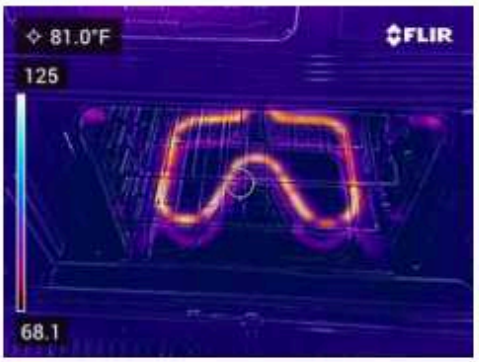
Gas Range, Electric Oven, Gas Oven









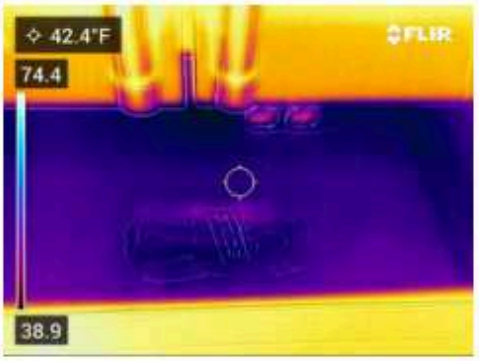


Refrigerator, Freezer or Ice Maker: Appliance Checked

Temperature indicates proper operation.









Defects

10.2.1 Floors, Walls & Ceiling

Monitor

DEFECT - FLOOR DAMAGE

KITCHEN

Loose or damaged tiles can trap moisture and promote bacteria growth and become trip hazards.



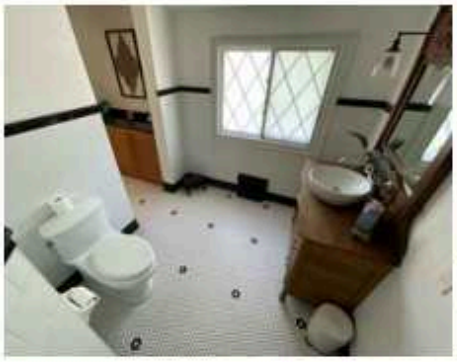
11: BATHROOMS OBSERVATIONS

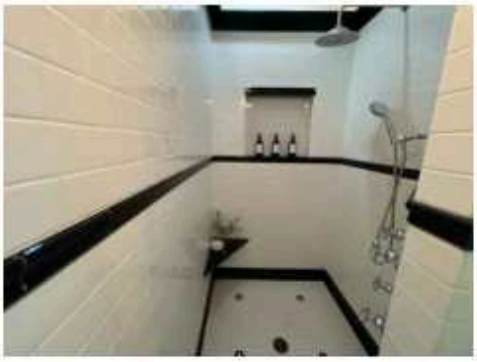
Information

General Inspection : Interior Pictures

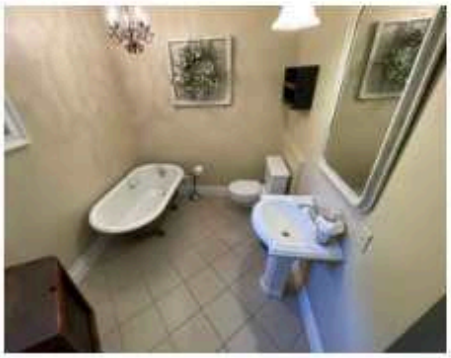
Interior pictures are to document the conditions and overall general space of residence being inspected.

General Inspection : Main Floor





General Inspection : 2nd Floor



Floors, Walls & Ceiling: Interior Checked

Electric in Bathroom: Electrical Checked

I visually inspected the GFCI-protection at the receptacle(s) near the bathroom sink(s). If correct receptacle was present, I tested by pushing the test button at the GFCI device or using a GFCI testing instrument. All receptacles in the bathroom must be GFCI protected.

Heat Source in Bathroom: Heat Source Checked

Check for a heat source in the bathroom.

Countertops & Cabinets: Countertop Material Type

Wood

Countertops & Cabinets: Cabinetry Type

Wood

Mechanical Exhaust System: Mechanical Exhaust Checked

The primary purpose for having an exhaust fan is to remove moisture out of the bathroom. Fans help to control and eliminate bathroom odors and can reduce fumes from cleaning agents that could potentially cause health-related issues.

Mechanical Exhaust System: Exhaust Fan Missing

2nd Floor

Functioning exhaust fan helps remove trapped moisture that comes from fixtures and basins.

Bathroom Toilets: Toilets Checked

I checked and flushed all of the toilets.

Sinks, Tubs & Showers: Sinks, Tubs & Showers Checked

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

12: LAUNDRY OBSERVATIONS

Information

Laundry Area Inspected: Interior Pictures

1st Floor

Interior pictures are to document the conditions and overall general space of residence being inspected.



Laundry Area Inspected: Interior Checked

This includes any electrical, storage cabinets or cabinetry, finished; walls, ceiling, floor and sink if present.

Clothes Dryer: Dryer Checked

Tested




Clothes Dryer: Mechanical Exhaust Checked

The maximum developed length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree (0.8 rad) bend, and 5 feet for each 90-degree (1.6 rad) bend.

Dryer Vent Safety Information

Clothes Dryer: Gas Leak Tested

Using a Gas Leak Detector, I checked the area around the dryer for combustible gases like Natural Gas, Propane, Methane, LPG, LNG, and Fuel.

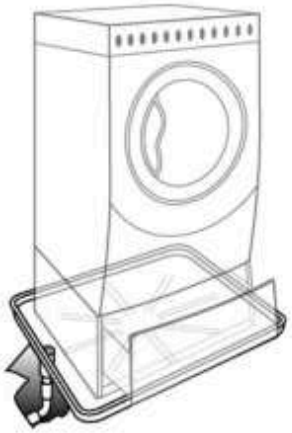
Clothes Washer: Washer Checked

Tested




Clothes Washer: Catch Pan Missing

A catch pan (or drain pan) under a washing machine not located on the lowest level, is a low-cost investment that prevents catastrophic water damage to subflooring, joists, and finished rooms below, such as a basement or crawlspace. It collects leaks from hose failures, overflow, or internal malfunctions, channeling water away from the structure.





Limitations

Clothes Dryer

LIMITED INSPECTION

I did not fully operate and run a complete cycle , these appliances are beyond the scope of a standard home inspection.

Clothes Washer

HOSES NOT TESTED

Hoses were not pressure tested, it is recommend these hoses be replaced every 2 years to avoid major water leaks.

Clothes Washer

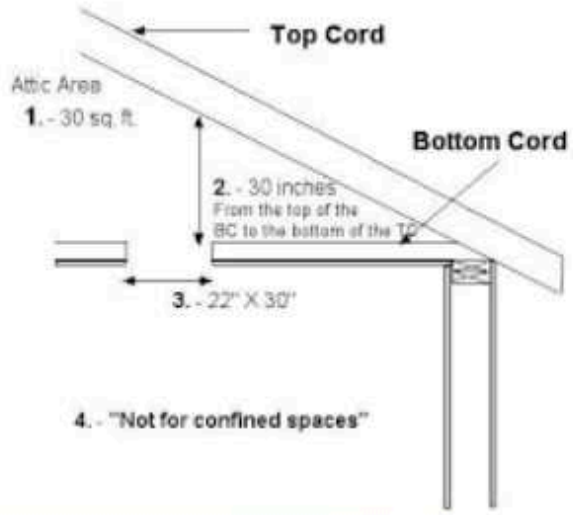
LIMITED INSPECTION

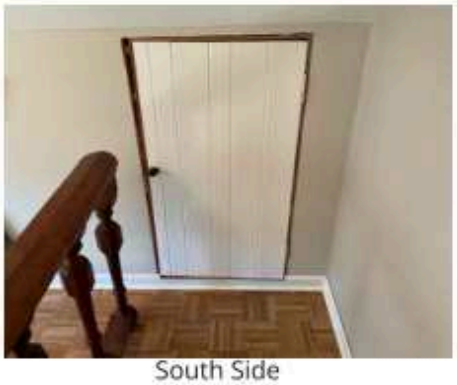
I did not fully operate and run a complete cycle , these appliances are beyond the scope of a standard home inspection.

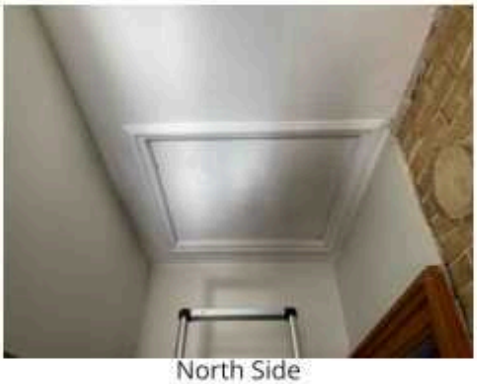
13: ATTIC, INSULATION & VENTILATION OBSERVATIONS

Information

General: **Attic Access & Location**
Hallway




South Side


North Side

General: Structural Components Checked

Structural components were inspected from the attic space according to the Home Inspection Standard of Practice.


South Side


South Side



South Side


North Side


North Side


North Side


North Side


North Side


North Side


North Side


North Side


North Side


North Side

Insulation in Attic: Insulation Checked

During the home inspection, I inspected for insulation in unfinished spaces, in the attic from access point.

Insulation R-Value Information

Insulation in Attic: Type of Insulation

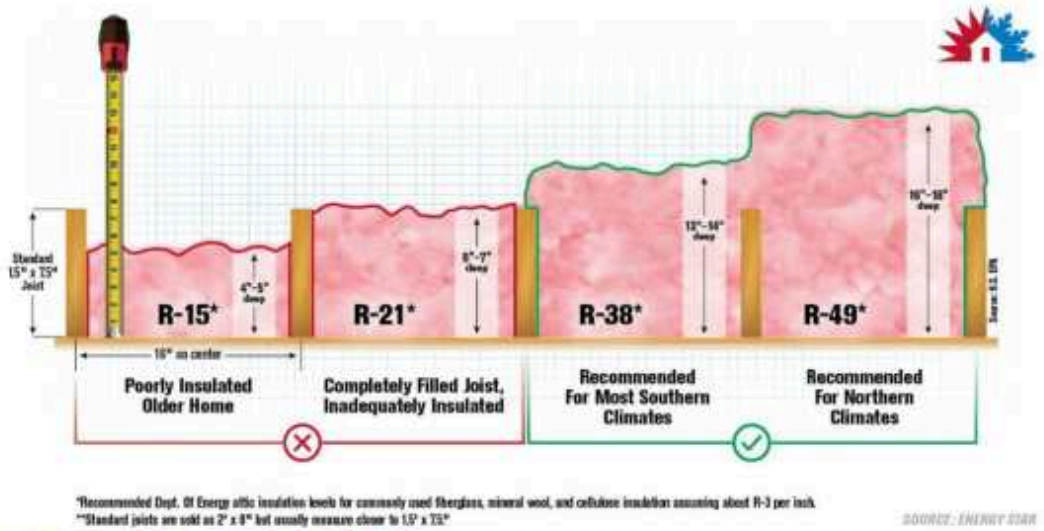
Fiberglass



Insulation in Attic: Approximate Average Depth of Insulation

4-7 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.



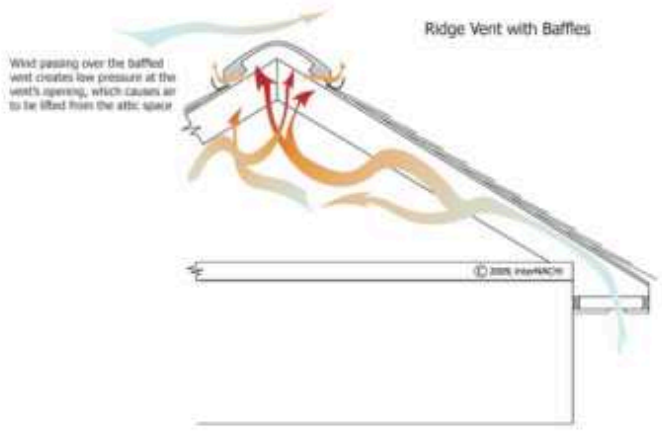


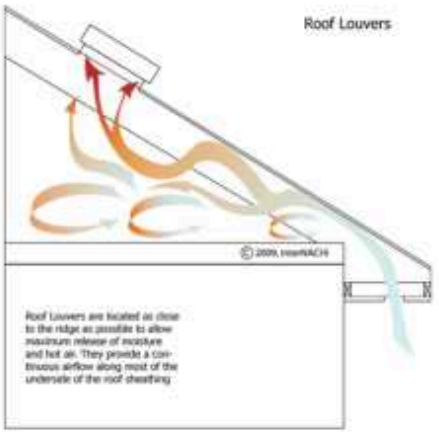
Insulation in Attic: Inconsistent Depths of Insulation

It appears from a visual perspective that the depth of insulation was not consistent.

Ventilation in Attic: Ventilation Checked

During the home inspection, I inspected for ventilation in unfinished spaces from access point.



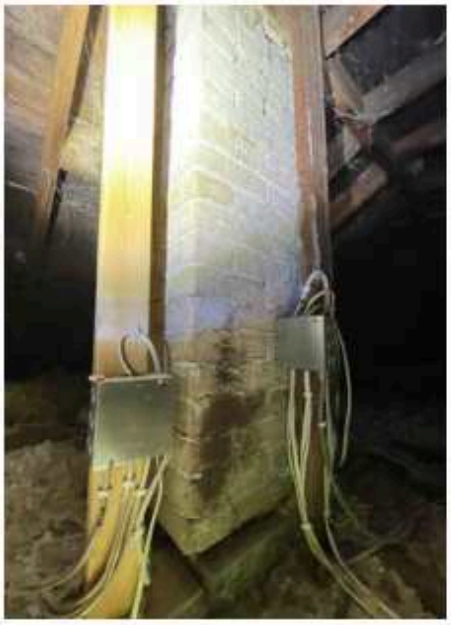




Exhaust & Vent Systems: No Access

There were no exhaust or vent pipes visible during the inspection of the attic.

Chimney: Chimney Checked



Limitations

General

RESTRICTED ACCESS TO ATTIC

It can be difficult to access and inspect all areas of the attic space, access was restricted and my inspection is limited.

Insulation in Attic

NOT ABLE TO INSPECT ALL INSULATION

I was unable to inspect all of the Insulation in the attic due to inability see all insulation from inspection point.

Ventilation in Attic

NOT ABLE TO INSPECT ALL VENTILATION

I was unable to inspect all of the ventilation in the attic due to inability see from inspection point.

14: ENVIRONMENTAL OBSERVATIONS

Information

Protective Finishes or Coatings: Possible Lead Paint Observed

2nd Floor

It appears there might be lead paint and should be considered for further evaluation by a specialist. Lead is a poisonous metal found in homes before 1978. The federal government banned consumer uses of lead-based paint, but some states banned it even earlier and can still be found homes after 1978. If the potential lead paint it is in good shape (not pealing or chipping off the surface) no hazard exists and no precautions are required.

EPA Guide to Lead Paint





STANDARDS OF PRACTICE

INSPECTION DETAILS

The Inspection is not Pass/Fail Link to PDF Safe Home Book

A property does not "Pass" or "Fail" a General Home inspection. Please feel free to contact me with any questions about either the report or the property. The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Link to InterNACHI's Home Inspection Standards of Practice

Please refer to the InterNACHI's Home Inspection Standards of Practice while reading this inspection report. The inspection was performed according to the Standards of Practice for each related inspection and expectations as outlined in the inspection contract or agreement between the inspector and the inspector's client. A home inspection in NOT an inspection for CODE COMPLIANCE.

Roof System Observations

Please refer to the Home Inspection Standards of Practice related to inspecting the Roof

The inspector shall inspect from ground level or the eaves:

the roof-covering materials and fasteners;
slope and underlayment;
drip edge;
offset pattern;
the gutters;
the downspouts;
the vents, flashing, skylights, chimney, and other roof penetrations; and
the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector shall describe:

the type of roof-covering materials.

The inspector shall report as in need of correction:

observed indications of active roof leaks.

Exterior Observations

Please refer to the Home Inspection Standards of Practice related to inspecting the Exterior.

The inspector shall inspect:

the exterior wall-covering materials;
the eaves, soffits and fascia;
a representative number of windows;
all exterior doors;
flashing and trim;
adjacent walkways and driveways;
stairs, steps, stoops, stairways and ramps;
porches, patios, decks, balconies and carports;
railings, guards and handrails; and
vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

The inspector shall describe:

the type of exterior wall-covering materials.

The inspector shall report as in need of correction:

any improper spacing between intermediate balusters, spindles and rails.

Garage Observations
The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls
photo-electric safety sensors that did not operate properly

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener

Foundation, Basement & Structural Components Observations
Please refer to the Home Inspection Standards of Practice related to inspecting the Basement, Foundation, Crawlspace & Structure

The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

The inspector shall describe:

the type of foundation

The inspector shall report as in need of correction:

observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

HVAC System Observations
Please refer to the Home Inspection Standards of Practice related to inspecting the Cooling

The inspector shall inspect:

the cooling system, using normal operating controls

The inspector shall describe:

the location of the thermostat for the cooling system; and
the cooling method

The inspector shall report as in need of correction:

any cooling system that did not operate; and
if the cooling system was deemed inaccessible

Please refer to the Home Inspection Standards of Practice related to inspecting the Heating

The inspector shall inspect:

the heating system, using normal operating controls

The inspector shall describe:

the location of the thermostat for the heating system;
the energy source; and
the heating method

The inspector shall report as in need of correction:

any heating system that did not operate; and
if the heating system was deemed inaccessible

Plumbing Observations
Please refer to the Home Inspection Standards of Practice related to inspecting the Plumbing

The inspector shall inspect:

the main water supply shut-off valve;
the main fuel supply shut-off valve;
the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves
interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing;
all sinks, tubs and showers for functional drainage;
the drain, waste and vent system; and
drainage sump pumps with accessible floats

The inspector shall describe:

whether the water supply is public or private based upon observed evidence;
the location of the main water supply shut-off valve;
the location of the main fuel supply shut-off valve;
the location of any observed fuel-storage system; and
the capacity of the water heating equipment, if labeled

The inspector shall report as in need of correction:

deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
deficiencies in the installation of hot and cold water faucets;
active plumbing water leaks that were observed during the inspection; and
toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate

Electrical Observations
Please refer to the Home Inspection Standards of Practice related to inspecting the Electrical

The inspector shall inspect:

(if present) the service drop;
(if present) the overhead service conductors and attachment point;
(if present) the service head, gooseneck and drip loops;
(if present) the service mast, service conduit and raceway;
the electric meter and base;
service-entrance conductors;
the main service disconnect;
panelboards and over-current protection devices (circuit breakers and fuses);
service grounding and bonding;
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;
all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
for the presence of smoke and carbon-monoxide detectors

The inspector shall describe:

the main service disconnects amperage rating, if labeled; and
the type of wiring observed

The inspector shall report as in need of correction:

(if present) deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
any unused circuit-breaker panel opening that was not filled;
the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
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;

Interior Observations
Please refer to the Home Inspection Standards of Practice related to inspecting the Doors, Windows & Interior

The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
any window that was obviously fogged or displayed other evidence of broken seals

Kitchen Observations
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will visually courtesy check:

the stove
oven
built-in microwave
garbage disposer
dishwasher
Refrigerator / Freezer

Bathrooms Observations
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage

Laundry Observations
The inspector shall inspect:

mechanical exhaust systems

Attic, Insulation & Ventilation Observations
Please refer to the Home Inspection Standards of Practice related to inspecting the Attic, Insulation & Ventilation

The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area

The inspector shall describe:

the type of insulation observed; and

the approximate average depth of insulation observed at the unfinished attic floor area or roof structure

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces