Building Inspection Report



2080 N Commerce St Milwaukee, WI 53212

Inspection Date:
7/6/2026
Prepared For:
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Table Of Contents

REPORT OVERVIEW	**3**
STRUCTURE	**5**
ROOFING	**6**
EXTERIOR	**7**
ELECTRICAL	**9**
HEATING	**11**
COOLING / HEAT PUMPS	**12**
INSULATION / VENTILATION	**13**
PLUMBING	**14**
INTERIOR	**16**
APPLIANCES	**18**
MAINTENANCE ADVICE	**19**
INFORMATION ABOUT RADON	**21**
INFORMATION ABOUT CARBON MONOXIDE	**23**
INFORMATION ABOUT EIFS	**25**

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, ***the improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

It is recommended that the buyer check with the City for remodeling permits. Almost everything requires a permit (Roofing, siding, decks, windows and doors, plumbing, electrical, HVAC, and foundations). Permits follow the building- when you buy the building you are responsible for all permits, past and present.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Defect: *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.*

Further evaluation: *Item is not functioning as intended, needs further evaluation by a qualified contractor.*

Repair: *The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of defect.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *Currently functioning, but condition and / or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.*

Maintenance: *Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

DEFECT

•???

FURTHER EVALUATION

REPAIR ITEMS

- **Repair**: The toilet is loose. It should be reset with a new wax ring and properly secured to the floor.
- **Repair:** A second floor window is in mild disrepair. It would not crank out. This is a common condition that does not necessitate immediate major repair. Adjustment and hardware improvements would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Repair:** The gas line needs support in the laundry/furnace closet. The gas line should be properly supported to reduce the possibility of a gas leak.

IMPROVEMENT ITEMS

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ITEMS TO MONITOR

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system may be old. It may require a slightly higher level of maintenance. It may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

MAINTENANCE

- **Maintenance:** The heating system requires service. There were no service stickers on the furnace unit that indicate this unit has been serviced in the past two years. This should be a regular maintenance item to assure safe, reliable heat. Recommend further evaluation by a licensed HVAC technician.
- **Maintenance:** The air conditioning system requires servicing. There were no service stickers on the AC unit that indicate this unit has been serviced in the past two years.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 69 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

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Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •100% Of Foundation Was Not Visible
Columns:	•Not Visible
Floor Structure:	•Not Visible
Wall Structure:	•Not Visible
Roof Structure:	•Roof Joists •OSB

STRUCTURE OBSERVATIONS

Positive Attributes

The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time. The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure. Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Discretionary Improvements

If you plan to remove walls, a qualified licensed contractor should be engaged to evaluate and perform the necessary work. Care should be taken not to remove load bearing walls without providing the necessary support.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Percent of foundation ceiling not visible was 0%

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Built Up Roofing
Roof Flashings:	•Not Visible
Chimneys:	•None
Roof Drainage System:	•Downspouts discharge below grade
Skylights:	•None
Method of Inspection:	•Access to the Roof was not granted

ROOFING OBSERVATIONS

General Comments

It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs. The design of the roofing system is such that several vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system. The configuration of the roofing system is susceptible to ice damming and related leaks. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- No access was gained to the roof so no comment could be made.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •EIFS
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Sliding Glass
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•None
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Composite
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Concrete
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes
The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home.

General Comments
The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS
Monitor: The homeowner is responsible for maintaining proper drainage around the building. This means keeping the gutters clean and properly pitched, downspouts extended 5-7 ft. from the building, underground downspouts clean and proper grading pitched away the foundation of the building approximately ½ " per ft. for at least 10 ft. or to the lot line. Failure to do this maintenance can lead to water penetration, mold and eventual major foundation repair.



Exterior Walls
- **Monitor:** The exterior cladding on this building appears to be EIFS (Exterior Insulated Finish System). Some building with EIFS can have moisture intrusion problems. It can be difficult for trapped moisture to escape.

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LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Electrical

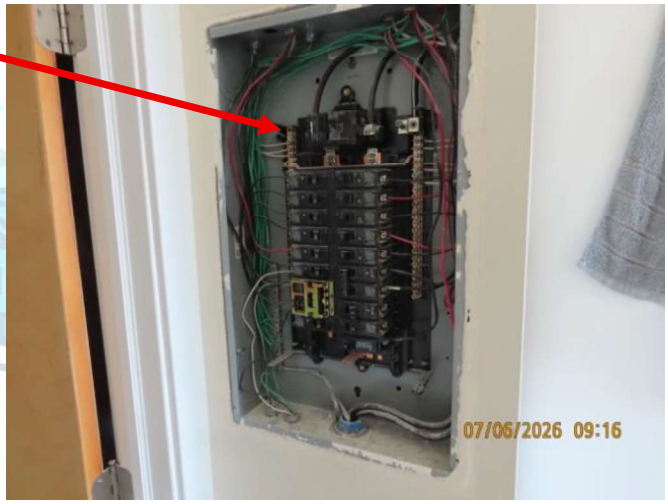
DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Located: Bedroom
Service Grounding:	•Copper •Water Pipe Connection •Ground Rod Connection •Ground Connection Not Visible
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX" • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Kitchen

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.



General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard*. A licensed electrician should be consulted to undertake the repairs recommended below.



RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Any openings in the main panel should be covered.

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LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Heating

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Forced Air Furnace •Manufacturer: Concord
•Serial Number: 8405H18959 50,000 BTU 2005
Vents, Flues, Chimneys: •Plastic
Heat Distribution Methods: •Ductwork

HEATING OBSERVATIONS

Positive Attributes
The heating system is in generally good condition. This is a high efficiency heating system. Heating a home with this type of heating system should be relatively economical. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments
The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace
- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- The furnace was tested and functioned properly at the inspection. A temperature rise test was performed and the temperature rise was within the normal range. A temperature rise test is the temperature difference between the supply air and the return temp at the plenum.
- **Maintenance:** The heating system requires service. There were no service stickers on the furnace unit that indicate this unit has been serviced in the past two years. This should be a regular maintenance item to assure safe, reliable heat. Recommend further evaluation by a licensed HVAC technician.



Supply Air Ductwork
Maintenance: Duct cleaning is recommended.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning
•Manufacturer: Unable to Determine •Serial Number: Not Available +20years?
Through-Wall Equipment: •Present At Roof

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes
Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The system responded properly to operating controls.

General Comments
As the system is old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning
- The coolant used in this AC unit may be R-22. This coolant is no longer manufactured. If so you probably will be replacing this unit in the next few years.
- The AC cooling differential was 20°. The differential should be between 14°to 21° for a normal operating AC unit.
- **Maintenance:** The air conditioning system requires servicing. There were no service stickers on the AC unit that indicate this unit has been serviced in the past two years.
- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system may be old. It may require a slightly higher level of maintenance. It may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Supply Air Ductwork
Maintenance: Duct cleaning is recommended.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Roof Cavity Insulation:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•None Visible
Exhaust Fan/vent Locations:	•Bathroom

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes
Insulation levels are typical for a home of this age and construction.

General Comments
Upgrading insulation levels in a home is an improvement rather than a necessary repair. Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should we carefully weighed against the cost of improvements. During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the roof cavity of the flat roof.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•Under the Stairs
Interior Supply Piping:	•Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Electric •Approximate Capacity (in gallons): 50
	•Manufacturer: Rheem•Serial Number: Q042245451 2022
Fuel Shut-Off Valves:	•Natural Gas Main Valve At (Not Found)
Other Components:	•Sprinkler System

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.



RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** It is recommended that a drain be added to the drip pan of the water heater if a drain in the closet exists. This will give a level of protection from the water heater leaking.

Fixtures

- **Repair**: The toilet is loose. It should be reset with a new wax ring and properly secured to the floor.
- **Repair:** The supply piping for the shower arm in the lower bathroom lacks adequate support within the wall cavity, recommend a plumber to secure the pipe to reduce the likely hood of pipe fatigue.



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Gas Piping

- **Repair:** The gas line needs support in the laundry/furnace closet. The gas line should be properly supported to reduce the possibility of a gas leak.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the sewage system is outside the scope of this inspection.
- An inspection of the well is outside the scope of this inspection. A sample of the well water can be sent to a lab at an additional expense.
- The water conditioning system was not part of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Interior

DESCRIPTION OF INTERIOR

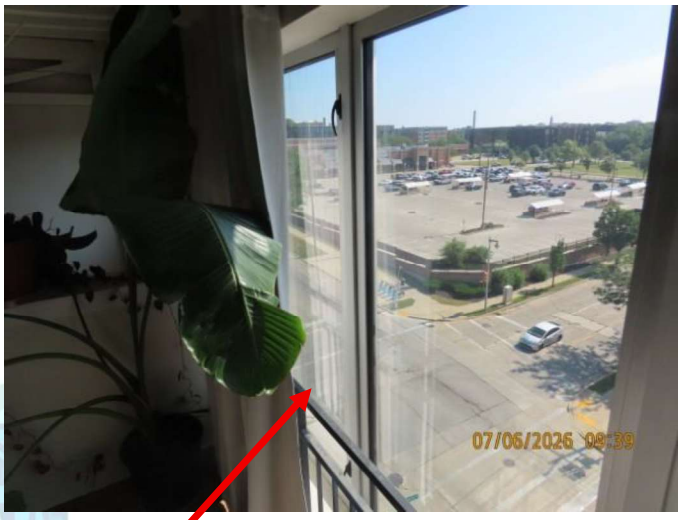
Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Vinyl/Resilient •Tile
Window Type(s) & Glazing:	•Casement •Fixed Pane •Double Glazed
Doors:	•Wood-Hollow Core •Sliding Glass

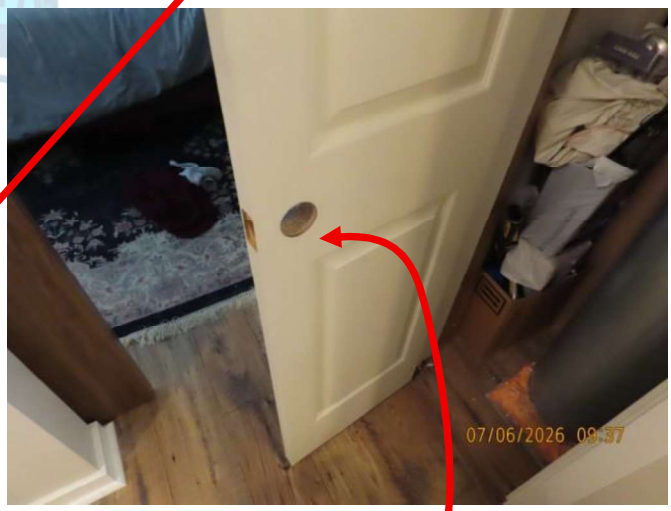
INTERIOR OBSERVATIONS

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors
The majority of the windows are good quality. The majority of the doors are average quality. The windows have, for the most part, been well-maintained.

General Condition of Floors
The floors of the home are relatively level and walls are relatively plumb.





RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes
- **Monitor:** Typical drywall flaws were observed.

Windows
- **Monitor:** Thermal pane windows were observed on this property. Due to the weather, light conditions and window treatments fogging glass seals were not visible. Just because the windows are not fogging does not mean that the window seals are not bad.
- **Repair:** A second floor window is in mild disrepair. It would not crank out. This is a common condition that does not necessitate immediate major repair. Adjustment and hardware improvements would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Monitor:** Thermal pane windows were observed on this property. Due to the weather, light conditions and window treatments fogging glass seals were not visible. Just because the windows are not fogging does not mean that the window seals are not bad.

Doors
- **Repair:** Closet doors need hardware in the second floor bathroom.

Basement Leakage
- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is

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not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **Monitor:** It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.
- **Monitor:** Basement leakage problems can sometimes develop as a result of damaged, congested or ineffective perimeter foundation drainage tiles (often referred to as “weeping tiles”). It is impossible to predict the condition of drainage tiles during a visual inspection of the basement.
- **Monitor:** Depending on the location of the house, ground water tables can sometimes influence basement leakage. Ground water levels tend to fluctuate seasonally and during heavy rainfall. It is impossible to predict what influence ground water may have, during a one-time inspection of a home. If ground water levels extend above the height of the basement floor, the performance of the perimeter foundation drainage tile is very important. If ground water fluctuation causes basement leakage, the installation of effective drainage tiles (and sump pumps, in some cases) becomes necessary.

Environmental Issues

- **Monitor:** It would be wise to install carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.
- Portions of the foundation walls were concealed from view.
- Underlying components were not visible i.e.-Sheathing, Studs, Wall Cavities, Insulation, MOLD

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Dishwasher •Kitchen Exhaust Hood •Gas Cooktop
Laundry Facility: •240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Positive Attributes
The kitchen and laundry facilities are well organized.

General Comments
Only minor improvements to the appliances are needed. The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

NOTE: FIRE HAZARD... DRYER LINT
I recommend that the entire clothes dryer venting system be cleaned of the accumulated lint on a regular basis. Dryer vent lint build-up is known to be a FIRE HAZARD. Replacing the flexible venting is recommended, as cleaning this is virtually impossible. Use only properly sized and installed metal venting material as the commonly installed plastic venting materials are not fire proof.

Gas Range
- **Repair:** There does not appear to be an anti-tip device on the stove in the kitchen. ***This situation should be investigated immediately for improved safety.***



Kitchen Exhaust Hood
- **Repair:** The kitchen exhaust hood fan should discharge to the building exterior. Recommend this improvement during any remodeling.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

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- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

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Information about Radon

EPA RADON RISK INFORMATION

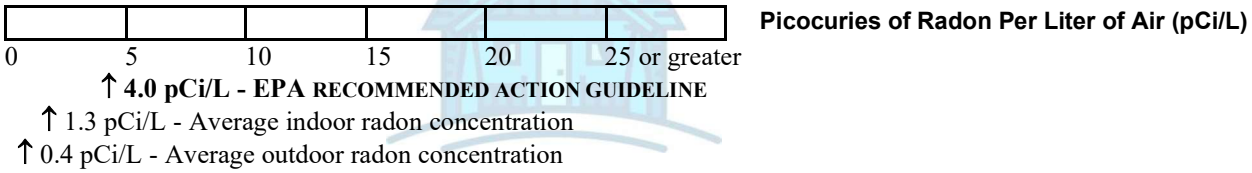
Fifty-five percent of our exposure to natural sources of radiation usually comes from radon. Radon is a colorless, tasteless, and odorless gas that comes from the decay of uranium found in nearly all soils. Levels of radon vary throughout the country. Radon is found all over the United States and scientists estimate that nearly one out of every 15 homes in this country has radon levels above recommended action levels.

Radon usually moves from the ground up and migrates into homes and other buildings through cracks and other holes in their foundations. The buildings trap radon inside, where it accumulates and may become a health hazard if the building is not properly ventilated.

When you breathe air containing a large amount of radon, the radiation can damage your lungs and eventually cause lung cancer. Scientists believe that radon is the second leading cause of lung cancer in the United States. It is estimated that 7,000 to 30,000 Americans die each year from radon-induced lung cancer. Only smoking causes more lung cancer deaths and smokers exposed to radon are at higher risk than nonsmokers. Testing your home is the only way to know if you and your family are at risk from radon.

Testing for Radon.

Should you have your home tested, use the chart below to compare your radon test results with the EPA guideline. The higher a home's radon level, the greater the health risk to you and your family.



The U.S. Environmental Protection Agency (EPA) and the Surgeon General Strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L). Radon levels less than 4.0 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, EPA recommends that you **consider** fixing your home. The national average indoor radon level is about 1.3 pCi/L. The higher a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk. There are straightforward ways to fix a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems.

What do radon test results mean?

If your radon level is **below 4 pCi/L**, you do not need to take action.

If you radon level is **4 pCi/L or greater**, use the following charts to determine what your test results mean. Depending upon the type of test(s) you took, you will have to either test again or fix the home.

NOTE: All tests should meet EPA technical protocols.

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Chart 1: Radon Test Conducted Outside Real Estate Transaction

Type of Test(s)	If Radon Level Is **4.0 pCi/L or Greater**
Single Short-Term Test	**Test Again***
Average of Short-Term Tests	**Fix The Home**
One Long-Term Test	**Fix The Home**

* If your first short term test is several times greater than 4.0 pCi/L - for example, about 10.0 pCi/L or higher - you should take a second short-term test immediately.

Chart 1: Radon Test Conducted During a Real Estate Transaction (Buying or Selling a Home)

Type of Test(s)	If Radon Level Is **4.0 pCi/L or Greater**
Single Active Short-Term Test (this test requires a machine)	**Fix The Home**
Average of 2 Passive Short-Term Tests* (these tests do not require machines)	**Fix The Home**
One Long-Term Test	**Fix The Home**

* Use two passive short-term tests and average the results.

What should I do after testing?

If your radon level is 4.0 pCi/L or greater, you can call your State radon office to obtain more information, including a list of EPA or State-approved radon contractors who can fix or can help you develop a plan for fixing the radon problem. Reduction methods can be as simple as sealing cracks in floors and walls or as complex as installing systems that use pipes and fans to draw radon out of the building.

EPA has a National Radon Program to inform the public about radon risks, train radon mitigation contractors, provide grants for state radon programs, and develop standards for radon-resistant buildings. EPA works with health organizations, state radon programs, and other federal agencies to make the program as effective as possible.

For more information about radon, its risks and what you can do to protect yourself, call 1-800-SOS-RADON and request a free copy of EPA's *A Citizen's Guide to Radon*. You may also call the Radon Fix-It Line at 1-800-644-6999 between noon and 8pm Monday through Friday, EST/EDT, for information and assistance. This toll-free line is operated by Consumer Federation of America, a nonprofit consumer organization.

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Information about Carbon Monoxide

What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

How many people die from CO poisoning each year?

In 1989, the most recent year for which statistics are available, there were about 220 deaths from CO poisoning associated with gas-fired appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid- fueled heaters.

How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are misdiagnosed and never get treated.

How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

Maintenance:

- A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
- Chimneys and flues should be checked for blockages, corrosion, and loose connections.
- Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
- CPSC recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

Installation:

- Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.
- Vented appliances should be vented properly, according to manufacturer's instructions.
- Adequate combustion air should be provided to assure complete combustion.
- All combustion appliances should be installed by professionals.

Appliance Use:

Follow manufacturer's directions for safe operation.

- Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
- Never use an unvented combustion heater overnight or in a room where you are sleeping.

Are there signs that might indicate improper appliance operation?

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Yes, these are:

- Decreasing hot water supply
- Furnace unable to heat house or runs constantly
- Sooting, especially on appliances
- Unfamiliar or burning odor
- Increased condensation inside windows

Are there visible signs that might indicate a CO problem?

Yes, these are:

- Improper connections on vents and chimneys
- Visible rust or stains on vents and chimneys
- An appliance that makes unusual sounds or emits an unusual smell
- An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

Are there other ways to prevent CO poisoning?

Yes, these are:

- Never use a range or oven to heat the living areas of the home
- Never use a charcoal grill or hibachi in the home
- Never keep a car running in an attached garage

Can CO be detected?

Yes, CO can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between $35 and $80.

Where should the detector be installed?

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?

Vent safety shutoff systems have been required on furnaces and vented heaters since the late 1980s. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980s. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

Are there other CO detectors that are less expensive?

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website http://www.cpsc.gov

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Information About EIFS

What are Exterior Insulation and Finish Systems?

Exterior Insulation and Finish Systems (EIFS), sometimes referred to as synthetic stucco, typically consist of five components: adhesive, insulation board (attached to substrate with adhesive), a base coat into which a fiberglass mesh is embedded, and a decorative finish coat in the desired color. This type of system is called a *face sealed barrier EIFS* and resists water penetration at its outer surface. It is not intended to drain water that gets behind it. It differs from other types of cladding that have a weather resistive barrier behind the cladding (tar paper or house wrap) and/or may have air spaces between the cladding and substrate.

There are many types of cladding materials that look like stucco. Traditional stucco is made of cement and is different than EIFS cladding, which uses the five components listed above. Other types of "hybrid" stucco include polymer/cement base coat directly applied to a substrate, or traditional stucco with an acrylic finish coat.

How is water entering behind EIFS?

Interfaces between EIFS and dissimilar materials are a common source of water intrusion, not the EIFS lamina (base coat and finish coat). The most frequent source of water intrusion is windows. Water frequently enters the EIFS at window locations in two ways: either through the joint around the perimeter of the window or through seams and joints in the window construction itself. Large quantities of water resulting in some of the most severe damage have frequently been discovered entering behind where a roof meets and terminates at the lower edge of a wall. Other potential sources of water intrusion are chimneys, decks and any other penetration of the EIFS lamina.

Architectural design, severity of weather (rainfall), exposure, and the performance and integration of other building components usually determine whether water infiltration behind the EIFS will occur. Although the likelihood of penetration through the lamina is remote, water can enter the system through cracks in the lamina.

Why does water intrusion occur behind EIFS, and why is it important to discover it?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

Are the water intrusion problems unique to any part of the country?

No. While the problems were discovered in Wilmington, North Carolina, this in no way means that you could not have similar moisture intrusion problems where you live. Field investigations of non-drainable EIFS in other areas of the country have identified entrapped excessive moisture resulting from water intrusion. The degree to which the problem may exist in your area could be influenced by local climatic conditions. The more rain, the greater the likelihood of having water intrusion problems. In arid climates, the opportunity for water intrusion is smaller, and there is more opportunity for drying out of any incidental water intrusion.

Should I have my EIFS home periodically checked for elevated moisture levels?

Yes. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the EIFS lamina, and (2) a probe-type meter that penetrates the EIFS lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in EIFS water intrusion inspections should perform these tests. Testing is recommended to be conducted in accordance with the latest edition of *Moisture Testing Guide for Wood Frame Construction Clad with Exterior Insulation and Finish Systems,* that is published by the New Hanover County Inspections Department in Wilmington, NC. (The telephone number is 910-341-7456.)

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How serious are the problems if water intrusion occurs in EIFS-clad houses?

Damage can be significant if moisture intrusion goes undetected. Damage can become more serious if allowed to continue over time.

Can damaged homes be repaired, and does the EIFS cladding have to be removed?

Any repair method undertaken should render the house into a serviceable condition. The performance criterion used to determine if a serviceable condition is being sustained is a moisture assessment. A serviceable condition exists when damage or excessive moisture is not detected behind the EIFS cladding. This may be true even if the EIFS manufacturer's standard specifications and construction details were not originally followed. Localized removal of EIFS may be necessary to facilitate repairs where damage is discovered. Total removal of the cladding may not be necessary.

Home owners who are deciding whether to re-clad should consider the following questions:

- Does the substrate have prolonged excessive moisture that causes decay?
- If water intrusion has occurred, what is the extent of damage?
- Do the areas requiring repair represent the majority of the cladding area, or are they localized?
- Is the cost to repair the house in excess of the cost to re-clad?

What are the repair objectives?

The primary objective of repair is to eliminate water intrusion. Repairs should be made where elevated moisture is detected or structural integrity of the material is impaired. Where structural damage has occurred, those areas require replacement of decayed wood products in addition to eliminating the source of water intrusion. Areas of elevated moisture in the absence of damage or decay may require no more than eliminating the source of water intrusion. It has been discovered that wet but undamaged substrate can dry out over time once the source of the water intrusion has been eliminated. Repair methods should address leaks associated with but not limited to:

Roofs - Install effective kick-out flashing at roof-to-wall intersections, diverter flashing around trapped valleys, and rake flashing.

Caulk Joints - Install effective caulk joints.

Windows and Doors - Caulk window jamb to sill joint and joints in any molding surrounding the window or door. Specially designed sill flashing is needed below most types of windows and most windows that are mulled together.

Decks - Install effective flashing.

Chimneys - Install effective cap flashing, cricket flashing at trapped valley, and effective kick-out flashing for roof-rake wall intersections.

Other Penetrations - Install effective caulk joint and/or flashing.

Cracks and Damaged EIFS Lamina - Repair according to manufacturer's specifications.

Effective implies that flashing and caulking prevents water intrusion. Special care, craftsperson skill and design consideration are required to make repairs and install flashing.

Repairs for every component, penetration, architectural detail and flashing detail have not been submitted to or reviewed by the EIFS Review Committee. Some repair methods have been developed in laboratory conditions and are currently being tested and monitored in the field for effectiveness. Preliminary test data indicate that effective repairs to some limited components frequently used in EIFS can be achieved. The repairs do not restore windows, flashing or EIFS to match the EIFS manufacturer's original specifications or details, but focus on eliminating leaks by modifying the as-built conditions. The effectiveness of any repair is dependent upon accurate diagnosis of the source of water intrusion and the skill of the contractor making the repair. The repair is performing successfully when elevated moisture diminishes to an acceptable level over time and does not recur in sustained elevated levels in the long term.

Should the repair be monitored?

Yes. You should hire a professional experienced in EIFS water intrusion inspection to perform follow-up inspections within six months after the repair. Then once every year, the effectiveness of the repair should be monitored as part of the whole house moisture survey. If the repair is not successful, elevated moisture levels will be detected, and the repair method should

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be evaluated for the reason for failure. After making additional repairs, follow up with another inspection until such time that the moisture level becomes acceptable.

How should the home be maintained?

Frequent visual inspections should include thorough checking of windows, flashing and sealant/caulk. Damaged flashing should be repaired or replaced immediately. Cracks or deteriorated sealants should be repaired or removed and replaced. Periodic moisture testing would be prudent, especially for houses that were diagnosed with elevated moisture levels. Homeowners should refer to the manufacturer's maintenance and repair instructions. Information is also available from the National Association of Home Builders (NAHB) Research Center's HomeBase Hotline at 800-898-2842, and the Research Center's Website at www.nahbrc.org.

If you have additional technical questions about EIFS, please contact the Home Base Hotline at the NAHB Research Center. The toll-free number is 1-800-898-2842.

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