



CRITERION HOME INSPECTORS, LLC

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RESIDENTIAL INSPECTION REPORT

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10/09/2026

Inspector

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Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, and inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

Warranty Policy

The warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the

customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.



RECOMMENDED REPAIRS

MONITOR AND/OR
IMPROVE

DEFECT

- 🔧 2.3.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 🔧 3.3.1 Exterior - Exterior Doors/Windows: Door Trim Paint
- 🔧 3.3.2 Exterior - Exterior Doors/Windows: Door Does Not Close or Latch
- ⚠️ 3.3.3 Exterior - Exterior Doors/Windows: Former Window Openings – Siding Repairs
- ⚠️ 3.6.1 Exterior - Eaves, Soffits & Fascia: Radon System Observed
- ⚠️ 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⚠️ 4.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Step Cracks
- ⚠️ 4.2.2 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⚠️ 4.2.3 Basement, Foundation, Crawlspace & Structure - Foundation: Shoring Beams
- ⚠️ 4.3.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Basement no moisture
- ⚠️ 4.3.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Basement Efflorescence
- ⚠️ 4.3.3 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Typical Seepage
- 🔧 7.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Water Heater vent pipe installation
- ⚠️ 7.7.1 Plumbing - Sump Pump/Palmer Valve: Discharge Line extend
- 🔧 8.2.1 Electrical - Service Entrance Conductors: Round Meter Socket – Potential 60-Amp Service
- 🔧 8.3.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Duct Seal Recommended
- 🔧 10.5.1 Attic, Insulation & Ventilation - Exhaust Systems: Ducts loose
- ⚠️ 10.5.2 Attic, Insulation & Ventilation - Exhaust Systems: Chimney vent possible asbestos
- 🔧 11.2.1 Doors, Windows & Interior - Doors: Sliding Glass screen damaged
- 🔧 11.2.2 Doors, Windows & Interior - Doors: Noticeable Gap
- ⚠️ 11.6.1 Doors, Windows & Interior - Ceilings: Drywall Seams
- 🔧 12.4.1 Built-in Appliances - Range/Oven/Cooktop: Oven Light Inoperative
- ⚠️ 13.5.1 Garage - Garage Door: Auto Reverse Sensor Not Working
- 🔧 13.7.1 Garage - Occupant Door (From garage to inside of home): Door Not Closing Properly

1: INSPECTION DETAILS

Information

General: In Attendance
Home Owner

General: Occupancy
Furnished, Occupied

General: Style
Colonial

**General: Temperature
(approximate)**
58 Fahrenheit (F)

General: Type of Building
Single Family

General: Weather Conditions
Clear

2: ROOF

Information

General: Inspection Method Ground	Coverings: Material Asphalt	Roof Drainage Systems: Roof Drainage Aluminum, Downspouts discharge above grade
Flashings: Roof Flashing Metal	Skylights, Chimneys & Other Roof Penetrations: Chimney Metal below siding	Skylights, Chimneys & Other Roof Penetrations: Skylight None

General: Normal wear and tear Visble

In all, the roof coverings show evidence of normal wear and tear for a home of this age. 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.

Limitations

General

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:
This inspection is based on what was visible and accessible at the time of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. (Areas not inspected)

- Many leaks occur under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.
- Not the entire 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.

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

Observations

2.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



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

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



Garage



Garage

3: EXTERIOR

Information

General: Inspection Method Attic Access, Visual	General: Exterior in good conditions The exterior of the home is generally in good condition.	General: Low Maintenance Windows Window frames are clad, for the most part, with low maintenance materials.
Siding, Flashing & Trim: Siding Material Aluminum, Brick Veneer	Exterior Doors/Windows: Exterior Entry Door Steel	Walkways, Patios & Driveways: Driveway Material Concrete
Walkways, Patios & Driveways: Entry Walkway and Patios Concrete	Decks, Balconies, Porches & Steps: Appurtenance Patio	Decks, Balconies, Porches & Steps: Material Concrete
Eaves, Soffits & Fascia: Eaves/Soffits/Fascias Material Aluminum	Vegetation, Grading, Drainage & Retaining Walls: Surface Drainage Level Grade, Graded away from Home	
General: Low Maintenance Siding The exterior siding that has been installed on the house is relatively low maintenance.		

Limitations

General

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.

Defects may be hidden behind dense foliage vines, snow, stored items, the debris or finishes and cannot be included with this inspection.

Defects maybe found when repairs are made to items listed in this report, or when remodeling is done on the exterior. We cannot be held responsible for any defects which were hidden at the time of the inspection.

General

STORAGE IN GARAGE

Storage in the garage restricted the inspection.

Observations

3.3.1 Exterior Doors/Windows

DOOR TRIM PAINT

Exterior door trim and/or sills should be painted or stained to preserve the wood. Any damaged or rotted wood should be replaced as needed.



Recommended Repairs



Garage



Garage

3.3.2 Exterior Doors/Windows

DOOR DOES NOT CLOSE OR LATCH

The exterior storm door did not close properly. Noticeable gaps were present between the door and frame when closed, which may allow drafts, moisture, and insects to enter. Recommend adjustment or repair by a qualified contractor as needed.

[Here is a DIY troubleshooting article](#) on fixing door issues.



Recommended Repairs

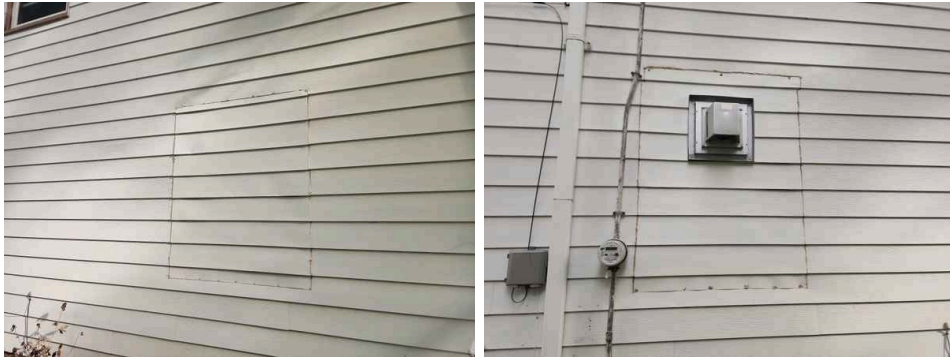


3.3.3 Exterior Doors/Windows

FORMER WINDOW OPENINGS – SIDING REPAIRS

Monitor and/or Improve

Areas of the exterior siding appear to have been modified where windows were previously installed. Visible seams and caulking were observed around these areas. The concealed weatherproofing details could not be verified. Recommend monitoring for signs of moisture intrusion and maintaining the exterior seals as needed.



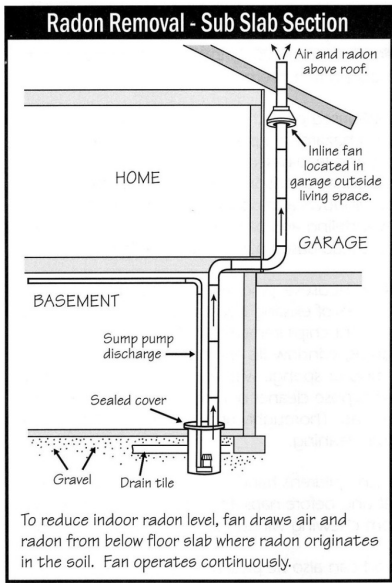
3.6.1 Eaves, Soffits & Fascia

Monitor and/or Improve

RADON SYSTEM OBSERVED

A radon mitigation system was observed. These are usually installed to reduce radon levels in the home, and the proper function of this system can only be verified by radon testing. Additionally, the US Environmental Protection Agency recommends that all radon removal systems be tested every 2 years.

Note: The system was turned off at the time of the inspection. Fan did turn on when tested.



Recommendation
Contact a qualified professional.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

Monitor and/or Improve

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Foundation: Material Masonry Block	Basements & Crawlspaces: Basement/Crawlspace Floor Concrete	Floor Structure: Columns Steel
Floor Structure: Material Steel I-Beams, Wood Joists	Wall Structure: Wall Structure Wood Frame, Brick Veneer	Ceiling Structure: Ceiling Structure Rafters
Roof Structure & Attic: Material Solid Plank		
General: Joist Spans OK The visible joist spans appear to be within typical construction practices.		

Limitations

General

LIMITATION 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:

Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes/storage cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Only a representative sampling of visible structural components was inspected.

Furniture and/or storage restricted access to some structural components.

Some foundation cracking is typical of settlement and or shrinkage and does not usually indicate a structural deficiency.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Every crack or opening in the foundation wall or floor is a potential source of moisture entry. We strongly recommend the client make an inquiry with the current owner as to whether there has been any moisture, seepage or flooding into the house or foundation.

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

General

INTERIOR FINISHES

Interior finishes and/or personal property prevented a proper foundation inspection. Interior finishes and/or personal property would need to be removed to perform a proper foundation inspection.

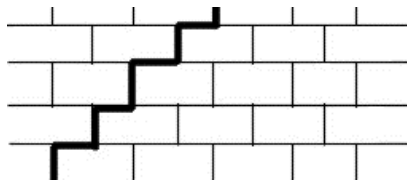
Observations

4.2.1 Foundation

STEP CRACKS

Monitor and/or Improve

Stair step or stepped cracks were observed in concrete block walls or brick walls like this one. They are telling you that settlement of some type is happening. It could also be caused by possible upheaval of the foundation. Sometimes the settlement or upheaval is minor. Other times, the crack can grow to 1/2 inch or more in width. Monitor the width of these cracks and call in a structural engineer early in the process to get a professional assessment.



Recommendation

Contact a qualified professional.



4.2.2 Foundation

FOUNDATION CRACKS - MINOR

Monitor and/or Improve

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

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



4.2.3 Foundation

SHORING BEAMS

Monitor and/or Improve

Foundation shoring beams were observed on one or more basement walls. While this is a common fix for bowed walls, the fix can be temporary. Constant monitoring is recommended. A guarantee of the work may or may not be transferable to a new owner. Recommend contact with the contractor that performed the work as to such a guarantee transfer. Also recommend a structural engineer to further evaluate the shoring beam installation meeting today's standards.

Recommendation

Contact a qualified professional.



4.3.1 Basements & Crawlspaces

BASEMENT NO MOISTURE

Monitor and/or Improve

No moisture was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. 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 foundation. 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.

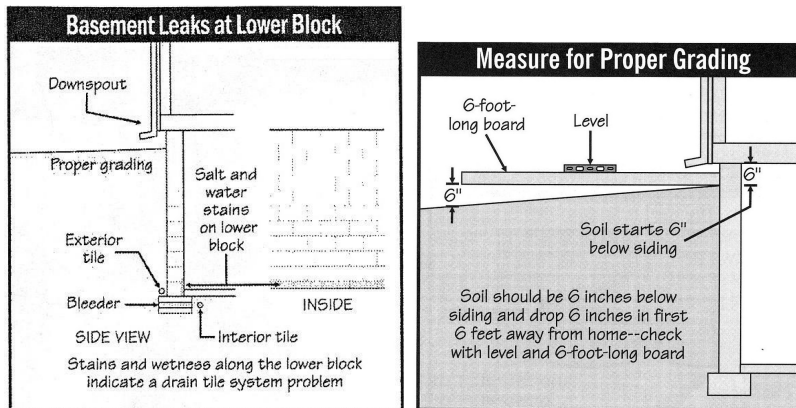
Recommendation

Contact a qualified professional.

4.3.2 Basements & Crawlspaces

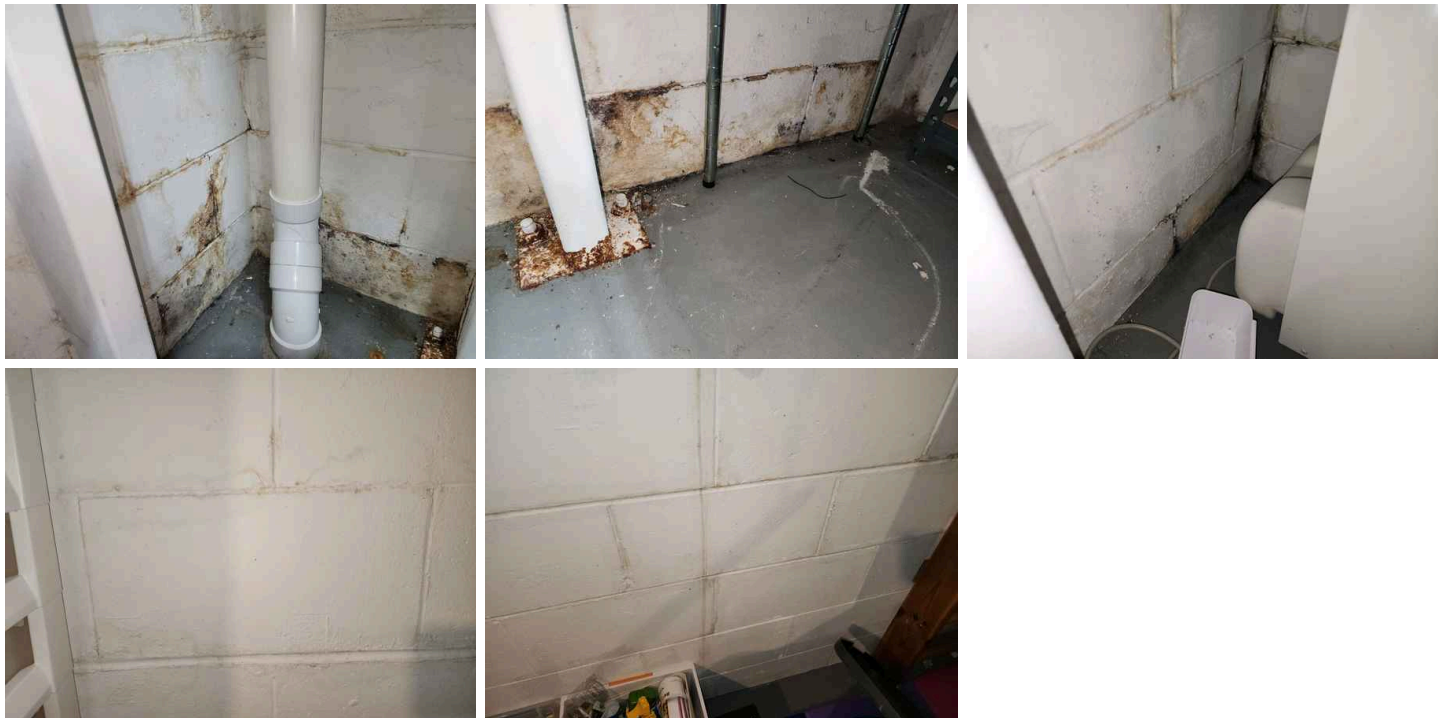
BASEMENT EFFLORESCENCE

Basement Efflorescence and staining was observed; Indicating moisture is seeping in during wet periods caused mostly by level or negative grades of the landscaping outside at the point of that basement exterior wall.



Recommendation

Contact a qualified professional.



4.3.3 Basements & Crawlspaces

TYPICAL SEEPAGE

Signs of typical basement seepage were observed, including minor staining and efflorescence along the foundation walls and floor. This condition is common in older homes and often results from hydrostatic pressure or inadequate exterior drainage. While no significant active water intrusion was noted at the time of inspection, recommend monitoring the area and consulting a qualified waterproofing contractor if seepage worsens or becomes persistent. Improving exterior grading and ensuring gutters and downspouts are functioning properly may help reduce moisture intrusion.

Recommendation

Contact a qualified professional.

5: HEATING

Information

General: Adequate Capacity Adequate heating capacity is provided by the system.	Equipment: Age 13 yrs	Equipment: Brand Lennox
Equipment: Energy Source Natural Gas	Equipment: Heat Type Forced Air	Distribution Systems: Ductwork Non-insulated
General: Annual Service The heating system requires annual service. This should be a regular maintenance item to assure safe, reliable heat.		
General: Deferred Cost Furnace Furnace forced air 10-25 years old or older is a maintenance issue to consider down the road.		



General: Set Back Thermostat The heating system is controlled by a set back" thermostat. Set back thermostats, if set up correctly, helps reduce heating costs.



Limitations

General

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.

All heating equipment should be serviced every year by qualified heating technician.

Proper operation of all heating units should be verified prior to closing.

Solar space heating equipment/systems are not inspected.

A conclusive evaluation of a furnace or boiler heat exchanger requires dismantling of the unit, including burner removal, and is beyond the scope of this inspection. We do not report on, and are not responsible for heat exchangers.

The programmable thermostat was not tested.

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

6: COOLING

Information

Cooling Equipment: Age 9 yrs	Cooling Equipment: Brand Rheem	Cooling Equipment: Energy Source/Type Electric, Central Air Conditioner
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Distribution System:
Configuration
Central

General: Deferred Cost
A/C Unit: 8 to 12 years old and older is a maintenance issue to consider down the road.



General: Annual Service
Recommend HVAC Tech examine/clean/service/evaluate the Air Conditioning system.

Limitations

General**LIMITATIONS OF COOLING 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:

Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes/storage cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Only a representative sampling of visible structural components was inspected.

Furniture and/or storage restricted access to some structural components.

Some foundation cracking is typical of settlement and or shrinkage and does not usually indicate a structural deficiency.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Every crack or opening in the foundation wall or floor is a potential source of moisture entry. We strongly recommend the client make an inquiry with the current owner as to whether there has been any moisture, seepage or flooding into the house or foundation.

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

General

OUTDOOR TEMP PREVENTED TEST

The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

General

SYSTEM NOT TESTED

The system was not tested.

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

7: PLUMBING

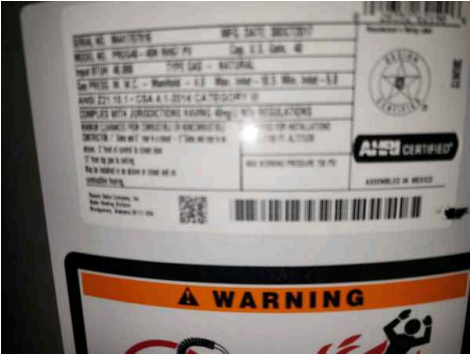
Information

General: Water Source Public	Main Water Shut-off Device: Location Basement	Drain, Waste, & Vent Systems: Material PVC
Water Supply, Distribution Systems & Fixtures: Distribution Material Copper, CPVC	Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper	Hot Water Systems, Controls, Flues & Vents: Age 9 yrs
Hot Water Systems, Controls, Flues & Vents: Capacity 40 gallons	Hot Water Systems, Controls, Flues & Vents: Location Basement	Hot Water Systems, Controls, Flues & Vents: Power Source/Type Gas, Power Vent
Fuel Storage & Distribution Systems: Main Gas Shut-off Location Gas Meter	Sump Pump/Palmer Valve: Location Basement	



General: Deferred Cost

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.



General: Good water Pressure

The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General: Waste Piping to Street

Recommend the waste piping to the street or septic system be scoped by a professionally licensed plumber to check for sufficient slope and or blockage for proper drainage.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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

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

Sump Pump/Palmer Valve: Deferred Cost

Sump pumps 5 yrs. or older is a maintenance issue to consider down the road.



Limitations

General

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:

Plumbing leaks might not appear during the inspection if the home is vacant due to lack of normal, repeated usage, but may only appear after the home is occupied. We cannot be held responsible for these.

Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as part of this inspection.

The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that the client make an inquiry with the current owner as to the condition of underground drainage and waste piping, and if there is any history of sewage backups into the house.

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.

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.

The water conditioning system was not part of the inspection.

Hose bibs that were shut off were not tested.

An inspection of any pool is outside the scope of this inspection.

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.

Sump Pump/Palmer Valve

SUMP PUMP

Sump pump sealed; could not test

Observations

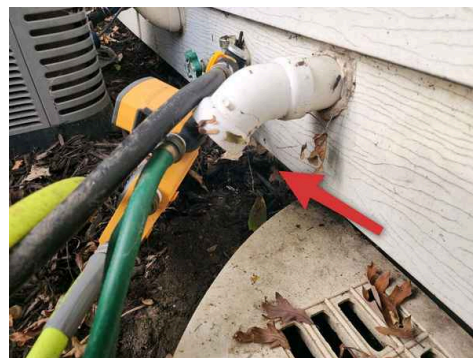
7.5.1 Hot Water Systems, Controls, Flues & Vents

**Recommended Repairs****WATER HEATER VENT PIPE INSTALLATION**

Improper installation of the water heater vent pipe. Vent pipe should be installed 12" above anticipated snow height per manufacturer. Recommend further evaluation by a licensed plumber and repair as needed.

Recommendation

Contact a qualified professional.



7.7.1 Sump Pump/Palmer Valve

DISCHARGE LINE EXTEND

The discharge line of the sump pump should be redirected/extended at least 10ft from the homes foundation.



Monitor and/or Improve



8: ELECTRICAL

Information

General: All grounded Outlets

All 3-prong outlets that were tested were appropriately grounded.

General: Distribution good

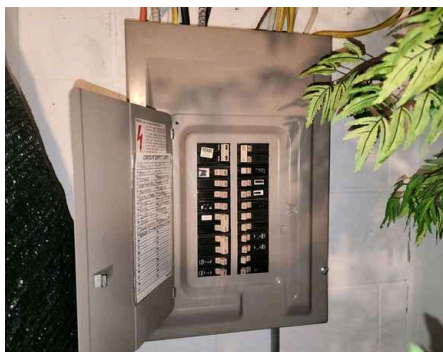
The distribution of electricity within the home is good.

**Service Entrance Conductors:
Electrical Service Conductors**

Overhead, Copper

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

Basement

**Main & Subpanels, Service & Grounding, Main Overcurrent
Device: Panel Capacity**

125 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent
Device: Panel Manufacturer**

Cutler Hammer

**Main & Subpanels, Service & Grounding, Main Overcurrent
Device: Panel Type**

Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent
Device: Size of Service**

60 amp

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

Copper

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Conduit, Romex, BX Cable

Limitations

General

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.

Observations

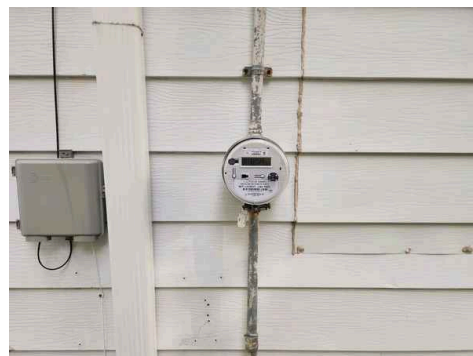
8.2.1 Service Entrance Conductors

**Recommended Repairs****ROUND METER SOCKET –
POTENTIAL 60-AMP SERVICE**

A round meter socket was observed, which is commonly associated with older 60-amp electrical service. This capacity may be inadequate for the electrical demands of a modern home and could pose limitations or safety concerns. Recommend further evaluation by a licensed electrician to confirm the service size and determine if an upgrade to a higher-capacity service (e.g., 100- or 200-amp) is necessary to meet current electrical demands and insurance requirements.

Recommendation

Contact a qualified professional.



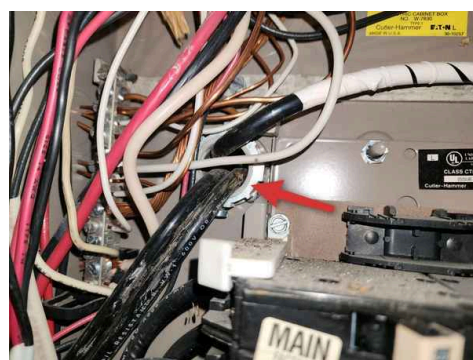
8.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

**Recommended Repairs****DUCT SEAL RECOMMENDED**

Recommend duct seal in the panel....duct seal prevents the cold air from entering the panel via the overhead mast conduit. Condensation forms inside the mast and causes rust (inside the mast) this area should be monitored. If moisture is evident in the vicinity of the panel, an electrician should be consulted.

Recommendation

Contact a qualified professional.



9: FIREPLACE

Information

General: Fireplace Condition
Good Condition

General: Type
Gas, Zero Clearance

General: Vent/Flues/Chimneys
Metal Flue-Multi-wall



Limitations

General

LIMITATIONS OF FIREPLACE 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 interiors of flues or chimneys are not inspected.

Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

The inspection does not involve igniting or extinguishing fires nor the determination of draft.

Manually lit gas fireplaces are not operated as part of this inspection.

Fireplace inserts, stoves, or firebox contents are not moved.

All fireplaces and chimneys (if present) should be cleaned and inspected annually by a qualified chimney sweep.

If fireplaces or solid fuel burning stoves were present, the majority of the chimneys cannot be seen, and only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through an NFPA level II chimney inspection performed by a qualified chimney sweep.

The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

Components not tested: Wood or Coal stove gaskets and doors

Automatic fuel feed devices

Mantles and fireplace surrounds

Combustion air makeup devices

Heat distribution assists (gravity or fan)

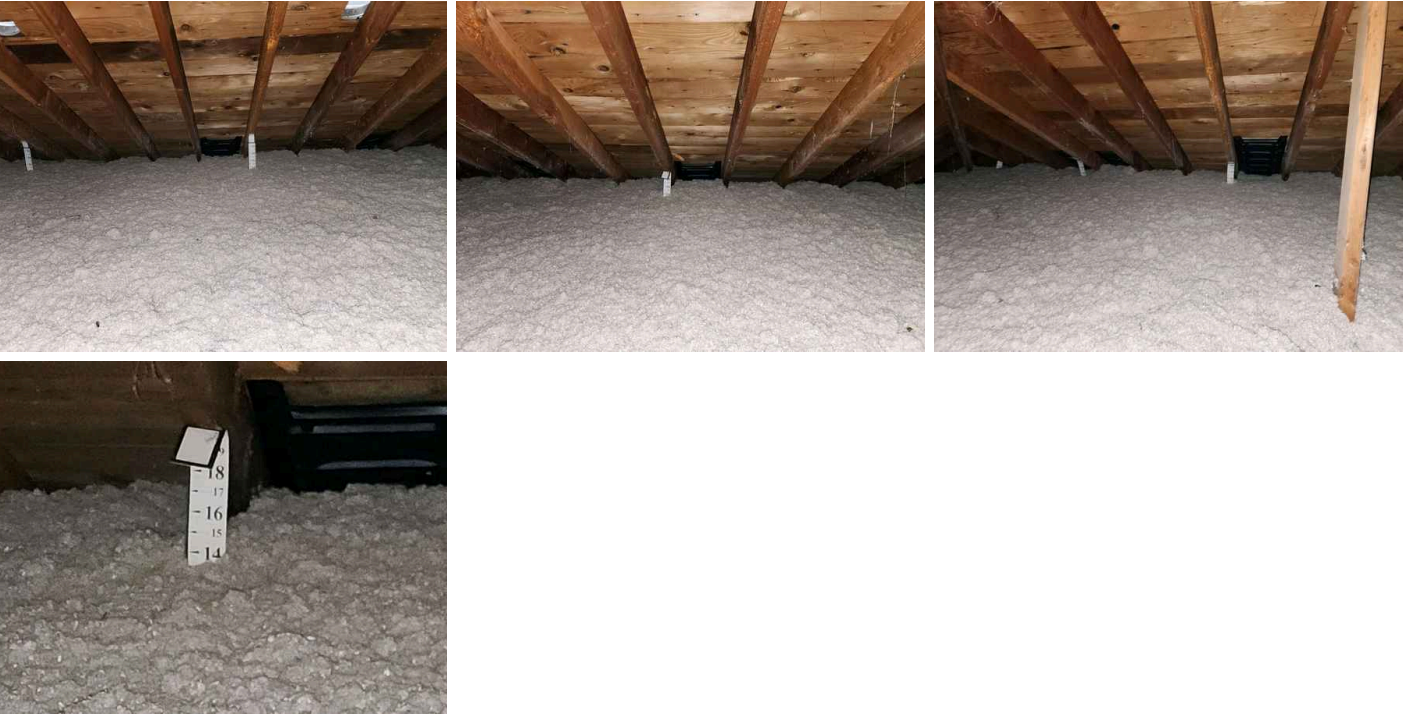
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

10: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type Blown, Cellulose	Attic Insulation: R-value 50	Vapor Retarders (Crawlspace or Basement): Vapor Retarders None Visible
Ventilation: Ventilation Type Soffit Vents, Roof Vents	Exhaust Systems: Exhaust Fan/Vent Locations Bathroom, Dryer	

General: Well Insulated Home
This is a well insulated home.



General: Importance of Caulking
Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

Limitations

General

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 wall cavities of the home.

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

General

VIEWED FROM HATCH

The attic was viewed from the access hatch only.

Observations

10.5.1 Exhaust Systems

DUCTS LOOSE

Ductwork in the attic is loose or disconnected. Recommend repair.

**Recommended Repairs**

10.5.2 Exhaust Systems

CHIMNEY VENT POSSIBLE ASBESTOS

Suspected asbestos-containing insulation was observed around the chimney flue in the attic. The composition of this material could not be confirmed during the inspection. Recommend evaluation and testing by a qualified asbestos professional before disturbing or removing the material.

Recommendation

Contact a qualified professional.

**Monitor and/or Improve**

11: DOORS, WINDOWS & INTERIOR

Information

General: Good quality windows The majority of the windows are good quality.	General: Lock Sets Install new exterior lock sets upon taking possession of the home.	Doors: Door Type Wood-Hollow Core, Sliding Doors
Windows: Window Type Double-hung, Fixed Pane	Walls: Wall Material Drywall, Tile	Floors: Floor Coverings Carpet, Hardwood, Linoleum
Ceilings: Ceiling Material Drywall	Countertops & Cabinets: Countertop Material Laminate	
General: Average Condtion On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.		
General: Security Note: Recommend that any security system (if installed) codes be changed, so that anything controlled by a smart phone such as door locks, lighting, heating and cooling cannot be compromised.		

Limitations

General

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.

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

Observations

11.2.1 Doors

**SLIDING GLASS SCREEN
DAMAGED**

The screen for the sliding glass door is damaged.

Recommendation

Contact a qualified professional.



Recommended Repairs



11.2.2 Doors

NOTICEABLE GAP

A gap was observed along the top of the storm door when closed. The door operated properly at the time of the inspection; however, the gap may allow drafts, insects, and moisture entry. Recommend adjustment or repair as needed.



Recommended Repairs



Front Door

11.6.1 Ceilings

DRYWALL SEAMS

Cracking of the drywall seams was observed.

Recommendation

Contact a qualified professional.



Monitor and/or Improve

12: BUILT-IN APPLIANCES

Information

General: Most Appliances OK

Most appliances that were tested responded satisfactorily.

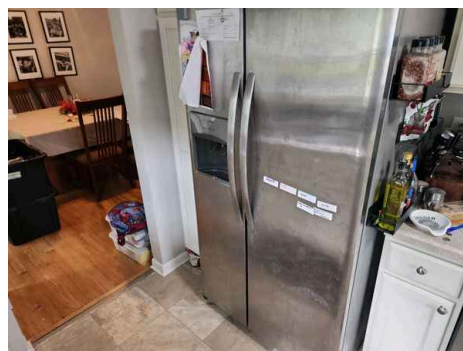
Dishwasher: Brand

Frigidaire



Refrigerator: Brand

Frigidaire



Range/Oven/Cooktop:

Range/Oven Brand

Frigidaire



Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Garbage Disposal: Garbage

Disposal



Washer & Dryer: Dryer Power

Source

240v Electric

Washer & Dryer: Dryer Vent

Metal

Washer & Dryer: Washer & Dryer

Electrolux, Hot/Cold Water Supply for Washer, Washer Discharge-Laundry Sink



Built-in Microwave: Brand

Whirlpool



Limitations

General

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.

Observations

12.4.1 Range/Oven/Cooktop

OVEN LIGHT INOPERATIVE

The oven light was inoperative at the time of the inspection.

Recommendation

Contact a qualified professional.



Recommended Repairs

13: GARAGE

Information

Garage Door: Material	Garage Door: Type
Metal	Sectional

Observations

13.5.1 Garage Door

AUTO REVERSE SENSOR NOT WORKING

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

 Defect

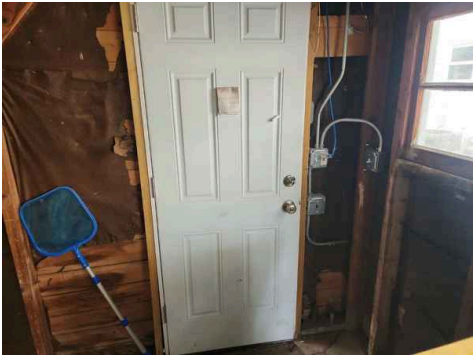


13.7.1 Occupant Door (From garage to inside of home)

DOOR NOT CLOSING PROPERLY

Doors should be trimmed or adjusted as necessary to open and close properly.

 Recommended Repairs



Garage

STANDARDS OF PRACTICE

Roof

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

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

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

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

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

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

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

Doors, Windows & Interior

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