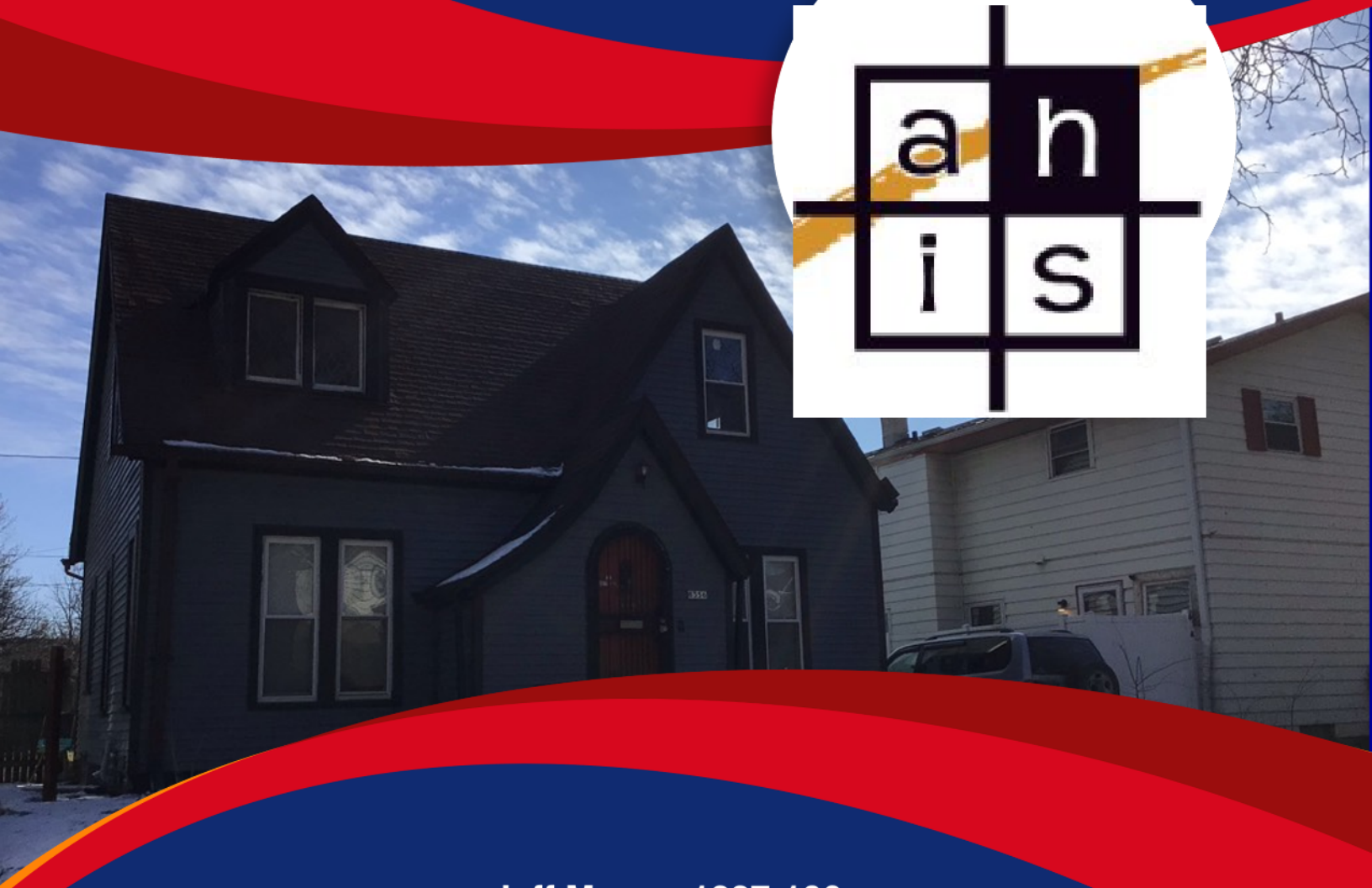
Property Inspection Report



Jeff Moser 1227-106
Advantage Home Inspection Services LLC

3356 N.47th St.
Inspection Prepared For: Terrance McClain
Agent:

Date of Inspection: 3/2/2026
Year Built: 1935 Size: 1569 sq ft
Weather: Sunny 34*

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Overview

1. Scope of 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. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces west.

3. State of Occupancy

• Vacant

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Partial Snow

7. Approximate Age

• Older

House Photos

1. House Photo's

Observations:

Satisfactory

• The front of the house
• The side of the house
• The back of the house



The front of the house



The South side of the house



The back of the house

House Photos (continued)



The North side of the house

Grounds

1. Service Walks

Satisfactory

Materials
• Concrete
Condition
• Typical cracks

2. Driveway/Parking

Satisfactory

Materials:
• Concrete

3. Steps/Stoop

Satisfactory

Materials:
• Concrete

4. Patio

Satisfactory

Materials:
• Concrete
Condition:
• Settling cracks

5. Landscape Affecting Foundation

Satisfactory

Grounds (continued)

6. Hose Bibs

Satisfactory

Hose Bibs:
• Yes, operable

Roof

1. Roof View

Satisfactory

2. Roof General: Visibility

Visibility:
• All
Inspected From:
• With drone

3. Roof Style: Type/Style

Type/Style:
• Asphalt Shingle
• Gable
Layers/Age/Location:
• Layers 1+
• Unknown
• Age: 15-20+
• Location: House

4. Ventilation System

Satisfactory

Type:
• Roof

5. Flashing

Satisfactory

Materials:
• Galv/Alum

6. Valleys

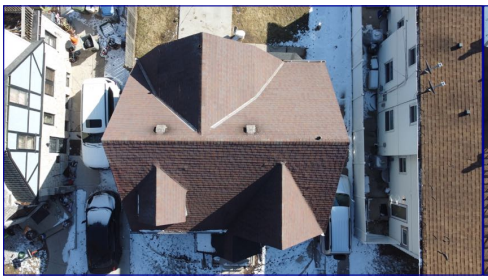
Satisfactory

Materials:
• Galvanized/Aluminum

Roof (continued)

7. Condition of Roof Covering

Satisfactory



Roof: Shingles appear in overall satisfactory condition.



Roof: Shingles appear in overall satisfactory condition.



Roof: Shingles appear in overall satisfactory condition.



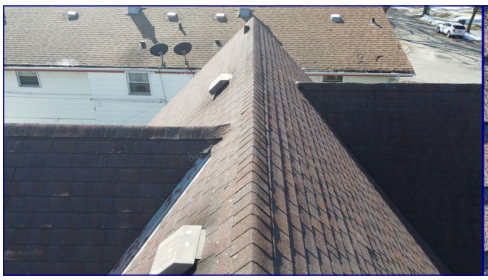
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Roof: Shingles appear in overall satisfactory condition.

8. Skylights

N/A

Roof (continued)

9. Vents

Satisfactory

Observations:
• The Plumbing Vent(s)

Exterior

1. Chimney Chase

N/A

2. Gutters

Satisfactory

Materials:
• Galvanized/Aluminum

3. Siding

Satisfactory

Materials:
• Metal/Vinyl

4. Trim

Satisfactory

Materials:
• Aluminum/Steel

5. Soffit

Satisfactory

Materials:
• Aluminum/Steel

6. Fascia

Satisfactory

Materials:
• Aluminum/Steel

Exterior (continued)

7. Caulking



8. Windows/Screens



Materials:
- Vinyl

9. Slab-On-Grade Foundation



Materials/Condition:
- Concrete block

10. Service Entry



Location:
- Overhead

11. Exterior Receptacles



Receptacles/Condition:
- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- GFCI present: Yes
- GFCI, operable: Yes

12. Building Exterior Wall Construction

Materials:
- Not Visible

13. Exterior Doors



- Main entrance door condition: Satisfactory
- Rear door condition: Satisfactory

Exterior A/C - Heat Pump 1

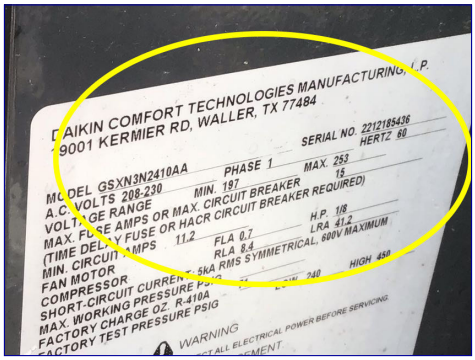
1. Exterior A/C - Heat Pump 1

Satisfactory

- Location: East
- Brand: Goodman/Daikin
- Approximate Age: 1-5+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No



AC Unit(2022): Unable to test function due exterior temperature (34*).



The air conditioner compressor/condenser data plate.

Garage/Carport

1. Type

N/A

Living Room

1. Location

Satisfactory

Location:
- First floor

Living Room (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows



Dining Room

1. Location

Satisfactory

Location:
• First floor

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

N/A

5. Electrical

Satisfactory

Condition:
• Switches: Yes
• Switches, operable: Yes
• Receptacles: No

6. Heating Source

Satisfactory

• Heating source present: Yes

7. Doors

N/A

8. Windows

Satisfactory

Kitchen

1. Kitchen Photo

Satisfactory

2. Countertops

Satisfactory

3. Cabinets

Satisfactory

4. Plumbing

Satisfactory

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

5. Walls & Ceiling

Satisfactory

6. Windows

Satisfactory

7. Heating/Cooling Source

Satisfactory

8. Floor

Marginal

9. Appliances

N/A

Laundry Room

1. Doors/Walls/Ceiling

Satisfactory

2. Window

Marginal

Installed:
- Yes

3. Laundry Sink

Satisfactory

- Faucet leaks: No
- Pipes leak: No

4. Heat Source Present

Satisfactory

Heat Source Present:
- Yes

5. Room Vented

N/A

6. Dryer Vented

Satisfactory

Dryer Vented:
- Wall

7. Electrical

Satisfactory

Electrical:
- GFCI present: Yes
- GFCI operable: Yes

Laundry Room (continued)

8. Appliances

Satisfactory

Appliances:
- Water heater
- Furnace/Boiler

9. Washer Hook-up Lines

Satisfactory

Washer Hook-up Lines:
- Satisfactory

10. Gas Shut-off Valve

N/A

Bathroom 1

1. Location

Satisfactory

Location:
- First floor half bath

2. Sinks

Satisfactory

- Faucet leaks: No
- Pipes leak: No

3. Bathtubs

N/A

4. Showers

N/A

Bathroom 1 (continued)

5. Toilet



- Bowl loose: No
- Operable: Yes

6. Whirlpool



7. Shower/Bathtub Area



8. Moisture Stains Present



9. Doors



10. Window



11. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

12. Heat Source Present



Heat Source:
- Yes

Bathroom 1 (continued)

13. Exhaust Fan



Bathroom 2

1. Location



Location:
• Second floor bath

2. Sinks



3. Bathtubs



• Faucet leak: No
• Pipes leak: Not visible

4. Showers



Showers:
• Faucet leaks: No
• Pipes leak: Not visible

5. Toilet



6. Whirlpool



Bathroom 2 (continued)

7. Shower/Bathtub Area

Satisfactory

Shower/Bathtub Area:
- Ceramic/Plastic

8. Drainage

Satisfactory

9. Water Flow

Satisfactory

10. Moisture Stains Present

N/A

11. Doors

N/A

12. Window

Satisfactory

13. Receptacles

Satisfactory

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

14. Heat Source Present

Satisfactory

Heat Source:
- Yes

Bathroom 2 (continued)

15. Exhaust Fan



Bedroom 1

1. Location



Location:
• First floor NW

2. Walls & Ceiling



Walls & Ceiling:
• Typical cracks

3. Floor



4. Ceiling Fan



5. Electrical



Electrical:
• Switches operable: Yes
• Receptacles operable: Yes

6. Heating Source Present



Heating Source:
• Yes

Bedroom 1 (continued)

7. Bedroom Egress

Satisfactory

Egress:
• Egress restricted: No

8. Door

Satisfactory

9. Window(s)

Satisfactory

Bedroom 2

1. Location

Satisfactory

Location:
• Second floor SE

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

N/A

Bedroom 2 (continued)

5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes

6. Heating Source Present

Satisfactory

Heating Source:
- Yes

7. Bedroom Egress

Satisfactory

Egress:
- Egress restricted: No

8. Door

Satisfactory

9. Window(s)

Satisfactory

Bedroom 3

1. Location

Satisfactory

Location:
- Second floor NE

2. Walls & Ceiling

Satisfactory

Bedroom 3 (continued)

3. Floor



4. Ceiling Fan



5. Electrical



Electrical:
- Switches operable: Yes
- Receptacles operable: Yes

6. Heating Source Present



Heating Source:
- Yes

7. Bedroom Egress



Egress:
- Egress restricted: No

8. Door



9. Window(s)



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Satisfactory

Stairs, Steps, Hallways:
- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Satisfactory

Materials:
- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- Carbon monoxide detectors are operable

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Satisfactory

Access Inspected From:
- Access: Scuttle hole/Hatch
- Inspected from: Access panel
- Location: Hallway

2. Flooring

Flooring:
- None

3. Insulation

Satisfactory

Insulation:
- Batts
- Approximate depth: 8”-12”

4. Insulation Installed In

Satisfactory

Insulation Installed In:
- Rafters/Trusses

Attic/Structure/Framing/Insulation (continued)

5. Vapor Barriers

Vapor Barrier:
• Not visible

6. Ventilation



Ventilation:
• Ventilation appears adequate

7. Fans exhaust to

Fans Exhaust To:
• Not visible

8. HVAC Duct



9. Chimney Chase



10. Structural problems observed



11. Roof Structure



Roof Structure:
• Rafters
• Wood

12. Ceiling joists

Ceiling Joists:
• Wood

13. Sheathing



Sheathing:
• Planking

Attic/Structure/Framing/Insulation (continued)

14. Evidence of condensation/moisture/leaking

N/A

15. Firewall between units

N/A

16. Electrical

Electrical:
• None visible

17. Attic/Structure/Framing/Insulation: Other

Satisfactory



Attic: Structure of rafters, roof sheathing appear in overall satisfactory condition.



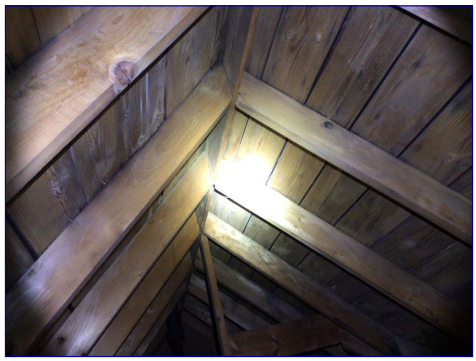
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Attic: Structure of rafters, roof sheathing appear in overall satisfactory condition.

Basement

1. Foundation

Satisfactory

Materials:
• Concrete block
Condition:
• Monitor
• Indication of moisture: Yes
• Indication of moisture: Fresh



Basement: Several areas of foundation walls are stained. Protimeter tested positive for moisture. Walls appear plumb. Recommend making sure all grading/walkways pitch away from home, and all gutters/downspouts are clear and discharge properly.



Basement: Several areas of foundation walls are stained. Protimeter tested positive for moisture. Walls appear plumb. Recommend making sure all grading/walkways pitch away from home, and all gutters/downspouts are clear and discharge properly.

2. Basement Floor

Satisfactory

Materials:
• Concrete
Condition:
• Typical cracks

3. Window(s)

Satisfactory

4. Drainage

Satisfactory

Sump pump, Floor drains:
• Floor drains: Yes

Basement (continued)

5. Girders/Beams

Satisfactory

Materials:
• Steel

6. Columns

Satisfactory

Materials:
• Steel

7. Joists

Satisfactory

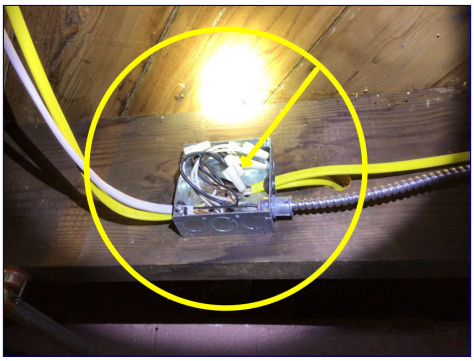
Materials:
• Wood
• 2x10

8. Subfloor

Materials:
• Not visible

9. Electrical

Safety



Basement ceiling: Open junction box is missing a cover plate.

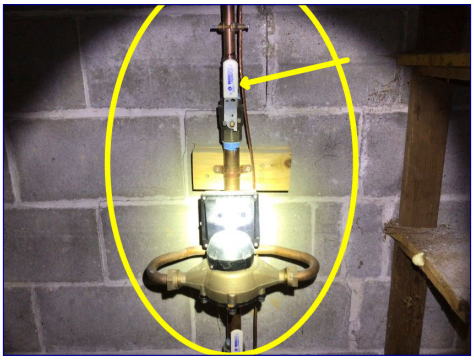
Plumbing

1. Main Shut-off Location

Satisfactory

Location:
• In the basement

Plumbing (continued)



Basement: Main water shut off valve for entire home.

2. Water Entry Piping

Satisfactory

Type:
- Copper/Galvanized

3. Lead Other Than Solder Joints

Condition:
- Unknown

4. Visible Water Distribution Piping

Satisfactory

Materials:
- Copper
- Galvanized
- PEX Plastic

5. Flow

Satisfactory

6. Pipes Supply/Drain

Satisfactory

7. Drain/Waste/Vent Pipe

Satisfactory

Materials:
- Cast Iron

8. Traps - Proper P-Type/Drainage

Satisfactory

Conndition:
- Yes

Plumbing (continued)

9. Fuel Line

Satisfactory

Materials:
• Fuel line: Black iron

10. Main Fuel Shut-off Location

Satisfactory

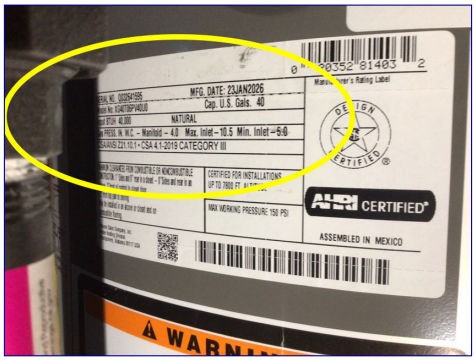
Materials:
• On the front exterior wall

Water Heater

1. Brand Name

Satisfactory

Brand Name::
• Brand: Rheem



The Water Heater Data Tag



Water heater(2026): Appears working satisfactory at time of inspection.

2. Approximate Age

Satisfactory

Materials:
• 1-5+

3. Capacity

Satisfactory

Capacity
• 40 gallons

Water Heater (continued)

4. Fuel



Fuel:
- Gas

5. Combustion Air Venting Present



Combustion Venting:
- Yes

6. Seismic Restraints Needed



7. Relief Valve



Relief Vave:
- Relief valve installed
- Extension proper: Yes

8. Vent Pipe



Vent Pipe:
- Satisfactory

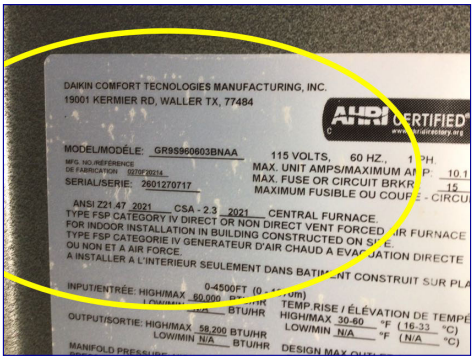
Heating System

1. Brand



Brand:
- Brand: Goodman/Daikin

Heating System (continued)



The furnace, data tag

2. Energy Source/Warm Air System

Satisfactory

- Gas

3. Heat Exchanger

Satisfactory

Heat Exchanger:
- Visual with mirrorr

4. Carbon Monoxide

Satisfactory

Carbon Monoxide:
- None detected
- Tester: UEI Instruments carbon monoxide tester.

5. Combustion Air Venting Present

Satisfactory

Combustion Air Venting:
- Yes

6. Safety Controls

Satisfactory

Safety Controls:
- Disconnect: Yes
- Normal operating and safety controls observed
- Gas shut off valve: Yes

7. Distribution

Satisfactory

Distribution:
- Metal duct
- Cold air returns

8. Flue Piping

Satisfactory

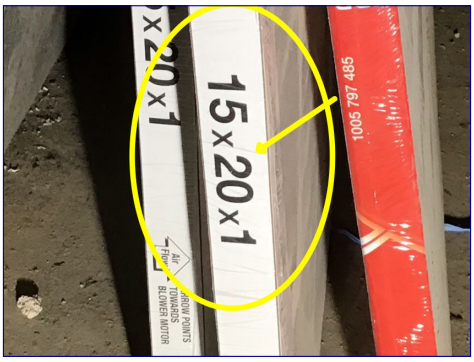
Flue Piping:
- Properly installed

Heating System (continued)

9. Filter

Satisfactory

Filter:
• Standard

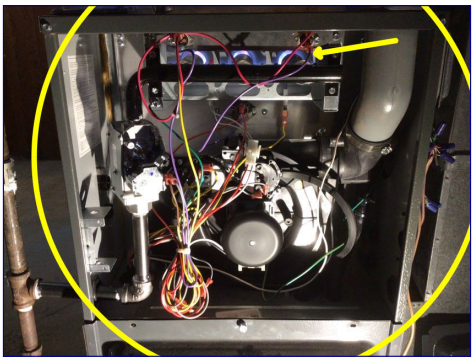


Furnace filter size.

10. When Turned On By Thermostat

Satisfactory

When Turned On:
• Fired

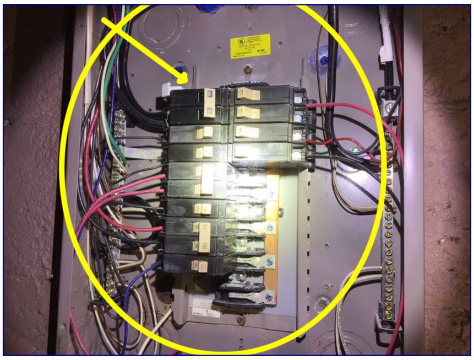


Furnace(2026): Appears working satisfactory at time of inspection.

Electric - Main Panel

1. Main Panel General

Satisfactory



Basement: The main electrical service panel appears in overall satisfactory condition.

2. Location

Satisfactory

Location:
- Basement

3. Adequate Clearance To Panel

Satisfactory

- Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Satisfactory

Amperage/Voltage:
- 100a
- 120/240a

5. Breakers/Fuses

Satisfactory

- Breakers/Fuses: Breakers

6. Appears Grounded

Satisfactory

- Appears Grounded: Yes

7. GFCI/AFCI Breaker

N/A

Electric - Main Panel (continued)

8. Main Wire

Satisfactory

Main Wire:
• Copper

9. Branch Wire

Satisfactory

Type:
• Copper