

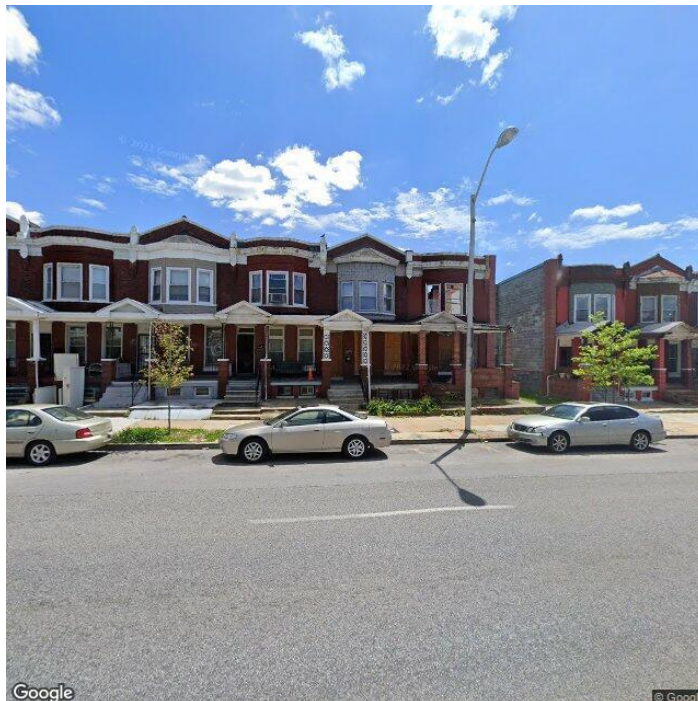


# HAWKEYE HOME INSPECTIONS

4436756483

[info@hawkinspect.com](mailto:info@hawkinspect.com)

<https://hawkinspect.com/>



## HOME INSPECTION REPORT

2423 Edmondson Ave  
Baltimore, MD 21223

[shaylasturgis@gmail.com](mailto:shaylasturgis@gmail.com)

03/31/2026



Inspector

**Michael O'Malley**

Licensed Home Inspector and Firefighter

+1 (443) 604-1148

[mike@hawkinspect.com](mailto:mike@hawkinspect.com)



Agent

**Gylan Page**

410-302-3090

[pagehometeam@hyattcompany.com](mailto:pagehometeam@hyattcompany.com)

# TABLE OF CONTENTS

|                                              |    |
|----------------------------------------------|----|
| 1: Inspection Detail                         | 9  |
| 2: Exterior                                  | 11 |
| 3: Roof                                      | 15 |
| 4: Chimney, Fireplace, or Stove              | 19 |
| 5: Kitchen                                   | 21 |
| 6: Bathrooms                                 | 22 |
| 7: Laundry                                   | 25 |
| 8: Plumbing                                  | 26 |
| 9: HVAC                                      | 30 |
| 10: Electrical                               | 33 |
| 11: Doors, Windows & Interior                | 35 |
| 12: Foundation & Structure                   | 39 |
| 13: Attic, Insulation & Ventilation          | 41 |
| 14: Rodent, Pest and Wood Destroying Insects | 42 |
| Standards of Practice                        | 43 |

THANK YOU! We greatly appreciate you trusting Hawkeye to perform your Home Inspection. Please see some important information below regarding the inspection.

## INSPECTION LIMITATIONS

The is a visual inspection only.

The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

## SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the State of Maryland.

The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

## NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a large variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

USE OF PHOTOS:

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

CATEGORIES:

This report divides deficiencies into Three categories; Maintenance items (in blue) Recommendation (in orange), and Defective (in red).

Maintenance Items are general items that should be maintained or serviced to improve quality of home for occupants comfort or items that should be serviced before they develop into bigger issues.

Recommendation: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection.

Defective: Will denote a brief comment of a significantly deficient component or a condition which, will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure.
2. Things that may lead to major defects, such as a small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

The state of Maryland Further requires that you be informed of the following :

**An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection;**

**The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied;**

**If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report; and**

**Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract.**



GENERAL MAINTENANCE

FURTHER  
EVALUATION/REPAIR  
RECOMMENDEDSERIOUS CONCERN/ACTION  
NEEDED

---

## SUMMARY

---

The Summary is not the entire report. The complete report will include additional information of concern to the client. It is recommended that the client read the complete report. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home.

### CATEGORIES:

This report divides deficiencies into Three categories; Maintenance items (in blue) Recommendation (in orange), and Defective (in red).

Maintenance Items are general items that should be maintained or serviced to improve quality of home for occupants comfort or items that should be serviced before they develop into bigger issues.

Recommendation: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection.

Defective: Will denote a brief comment of a significantly deficient component or a condition which, will require a relatively short term correction and/or expense. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure.
2. Things that may lead to major defects, such as a small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

---



2.3.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Missing/Deteriorated perimeter seal



2.9.1 Exterior - Exterior Doors: Difficult to open/close



3.2.1 Roof - Roof Covering: Deterioration: moderate



3.2.2 Roof - Roof Covering: Roll Roofing: Craze Cracking



3.2.3 Roof - Roof Covering: Re-Coating Recommended



3.3.1 Roof - Flashing: Missing Flashing



4.1.1 Chimney, Fireplace, or Stove - Masonry Chimney: Crowned Cap Was Damaged



4.1.2 Chimney, Fireplace, or Stove - Masonry Chimney: Crowned Cap Not Diverting Water Away



4.1.3 Chimney, Fireplace, or Stove - Masonry Chimney: Material Defect Observed



4.1.4 Chimney, Fireplace, or Stove - Masonry Chimney: Deteriorated Brick & Mortar



8.4.1 Plumbing - Drain, Waste, & Vent Systems: Waste/Sewer Lines Not Fully Inspected-QC



9.1.1 HVAC - Heating System Information: Delayed Maintenance



9.2.1 HVAC - Cooling: AC: air flow inadequate- QC



9.3.1 HVAC - Ductwork: Dirty Ducts



10.1.1 Electrical - Panelboards & Breakers: Amperage rating: 100 amps, marginal



11.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Moisture Damage



11.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Recent Roof Leak Damage



11.4.3 Doors, Windows & Interior - Floors, Walls, Ceilings: Poor Patching



11.4.4 Doors, Windows & Interior - Floors, Walls, Ceilings: Flooring: Soft Spots/Uneven Areas



12.2.1 Foundation & Structure - Basement: Active Water Penetration Observed



12.2.2 Foundation & Structure - Basement: Efflorescence Observed



12.2.3 Foundation & Structure - Basement: Unsealed Wall Penetrations



14.1.1 Rodent, Pest and Wood Destroying Insects - Pests: Rodents: moderate rodent sign

# 1: INSPECTION DETAIL

## Information

---

**Inspector Name & License Number**

DAN PRIET 35931

MICHAEL O'MALLEY 34761

**Utilities: all utilities on**

All utilities were on at the time of the inspection.

**In Attendance**

Family of My Client, Home Inspector

**Occupancy**

Occupied

**Weather Conditions**

Sunny, Hot

**Type of Building**

Townhouse

**Type of inspection**

Pre-purchase

**Temperature**

71-80

### What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and Hawkeye Home Inspections can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection, not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

**But the issues that really matter fall into four categories:**

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

Remember that homeownership is both a joyful experience and an important responsibility, so be sure to devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

## Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Hawkeye Home Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

## 2: EXTERIOR

### Information

---

#### **Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia.

#### **Exhaust Hoods: Inspected**

#### **Hose Bibs: Water Pressure Unable To Test**

#### **General: Homeowner's Responsibility**

The sun, wind, rain and temperatures are constantly affecting the exterior of your home. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

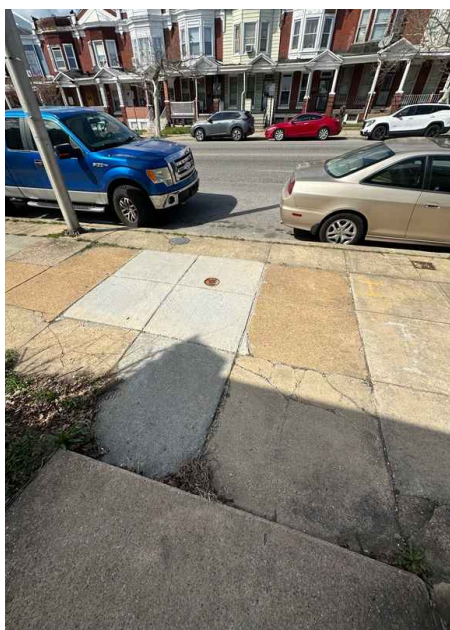
#### **General: Exterior Was Inspected**

The exterior of the home was inspected in accordance with the Standards of Practice. The inspection included a visual evaluation of the siding, trim, soffits, fascia, windows, doors, grading, walkways, and other exterior components.

Observations were limited to readily accessible and visible areas; no destructive testing or dismantling of components was performed. Any signs of damage, deterioration, or improper installation should be further evaluated and repaired by a qualified contractor.

#### **Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house.



#### **Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

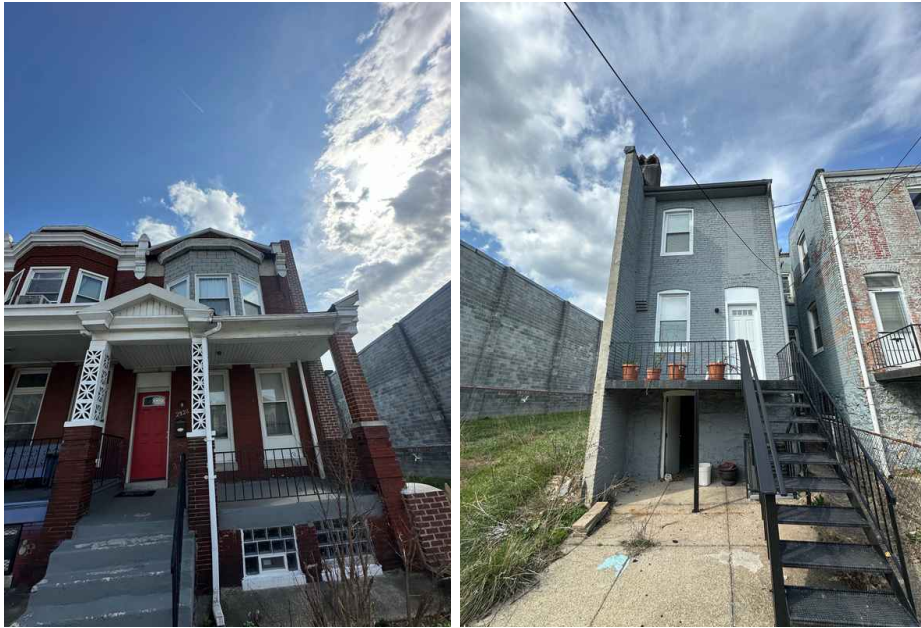
I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

## Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

### Brick

Your job as a Homeowner is to monitor the house's exterior for its condition and weathertightness. The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.



## Wall-Covering, Flashing & Trim: Worn Out Areas of Exterior Wall-Covering

I observed indications of worn out areas commensurate with the age of the home. Ongoing maintenance is recommended.

## Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

## Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.

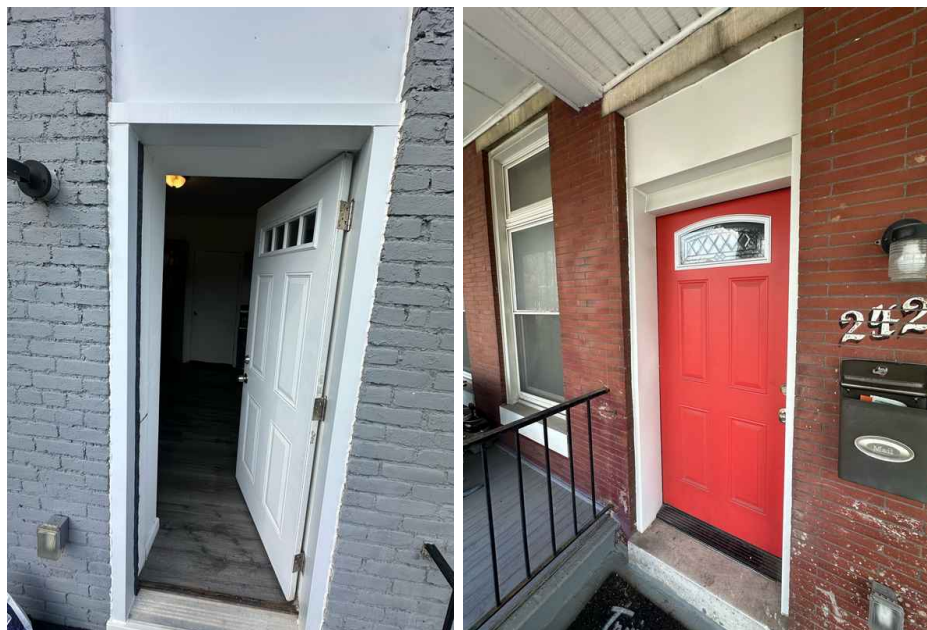


## GFCIs & Electrical: Inspected GFCIs

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

## Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.



## Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the visible sections of porches, patios and decks. Some areas may not have been accessible depending on location and access.

## Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.

## Hose Bibs: Hose Bibs Winterized

Hose bibs were winterized and I was unable to turn on water to fully evaluate.

## Observations

### 2.3.1 Vegetation, Surface Drainage, Retaining Walls & Grading

#### **MISSING/DETERIORATED PERIMETER SEAL**

The sealant at the perimeter where the home meets the adjacent concrete surface is deteriorated and separating. This compromised seal can allow water intrusion at the base of the structure, potentially leading to moisture intrusion into the interior, foundation deterioration, or damage to lower wall materials. Proper sealing at these transition points is important to prevent long-term water-related issues. Recommend cleaning out the deteriorated sealant and re-caulking the joint with a high-quality, exterior-grade sealant. Repairs should be made by a qualified contractor.

Recommendation

Contact a qualified professional.



Further Evaluation/Repair Recommended

## 2.9.1 Exterior Doors

**DIFFICULT TO OPEN/CLOSE**

Rear exterior door was rubbing against floor when opening. Recommend adjusting/trimming door to reduce friction.

## Recommendation

Contact a qualified professional.

## 3: ROOF

|     |                      | IN | NI | NP | O |
|-----|----------------------|----|----|----|---|
| 3.1 | General              | X  |    |    |   |
| 3.2 | Roof Covering        | X  |    |    | X |
| 3.3 | Flashing             | X  |    |    | X |
| 3.4 | Gutters & Downspouts | X  |    |    |   |
| 3.5 | Plumbing Vent Pipes  | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### General: Roof inspection method    Roof Covering: Type of Roof-

drone with camera

Covering Described

The inspector viewed the roof using this method.

Modified Bitumen

#### General: Homeowner's Tips

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### General: What's Inspected

The roof was inspected in accordance with the Standards of Practice. The inspection included a visual evaluation of the roof covering, flashing, penetrations, and drainage components from accessible areas. The inspection was conducted from the ground, ladder, drone or the roof surface if safely accessible. Observations were limited to visible and readily accessible areas; no destructive testing or inspection beneath the roof covering was performed. Any signs of damage, deterioration, or potential leaks should be further evaluated and repaired by a qualified roofing contractor.

#### General: Estimated Age

Poor condition, 15-20

The age of roof is a general estimate based on condition. We recommend consulting homeowner to determine the exact age.

## General: Pictures Of Roof



## Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

## Gutters & Downspouts: Gutters & Downspouts Were Inspected

I inspected the gutters. I checked the overall general condition of the gutters during the inspection and look for indications of major defects.

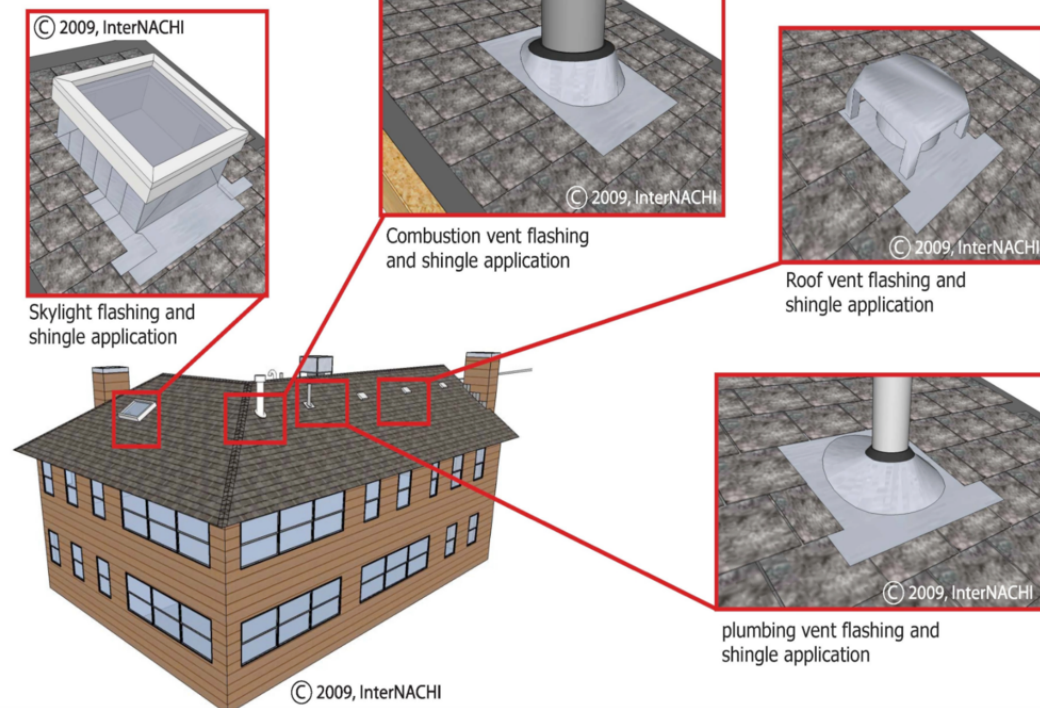
Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

## Plumbing Vent Pipes: Home Maintenance Tip

As a Homeowner your job is to monitor the flashing and sealant around the plumbing vent pipes that pass through the roof surface. These areas often become deteriorated and can result in leaks.

Monitor to ensure the vent pipes do not get covered, either by debris, snow, etc.

### Roof penetrations and flashing



## Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

## Observations

### 3.2.1 Roof Covering

#### **DETERIORATION: MODERATE**



Further Evaluation/Repair Recommended

Roof covering exhibited moderate deterioration that appeared to be commensurate with the age of the roof. The roof appears to be nearing the end of its estimated life expectancy and may need to be replaced soon. Recommend further evaluation by a qualified roofing contractor and budgeting for repairs/replacement.

#### Recommendation

Contact a qualified roofing professional.

### 3.2.2 Roof Covering

#### **ROLL ROOFING: CRAZE CRACKING**



General Maintenance

The roll roofing exhibited minor craze cracking. Craze cracking typically indicates lower quality materials and is a result of thermal expansion and contraction. This condition is common and is limited to the surface layer of asphalt only. It is an early sign of deterioration and over time will slowly become more severe. Minor craze cracking does not typically cause roof leakage.

#### Recommendation

Contact a qualified professional.

### 3.2.3 Roof Covering

#### **RE-COATING RECOMMENDED**



Further Evaluation/Repair Recommended

The inspector recommends the coated roll roof be re-coated by a licensed roofing contractor.

#### Recommendation

Contact a qualified roofing professional.

### 3.3.1 Flashing

#### **MISSING FLASHING**



Further Evaluation/Repair Recommended

I observed areas where flashing was missing. Not installed. Improper installation of flashing. These areas of missing flashing are prone to water penetration. Flashing is installed to provide protection against roof leaks and to divert water away from certain areas. Correction and further evaluation is recommended.

#### Recommendation

Contact a qualified roofing professional.



## 4: CHIMNEY, FIREPLACE, OR STOVE

|     |                 | IN | NI | NP | O |
|-----|-----------------|----|----|----|---|
| 4.1 | Masonry Chimney | X  |    |    | X |

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

### Information

#### Masonry Chimney: Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.

#### Masonry Chimney: Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

#### Masonry Chimney: Chimney Hood or Cap Installed

A hood or cap was installed at the masonry chimney. Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.

### Limitations

Masonry Chimney

#### CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

### Observations

4.1.1 Masonry Chimney

**CROWNED CAP WAS DAMAGED**

 Serious Concern/Action Needed



I observed indications of damage at the chimney wash or crowned cap. This is the top of the chimney that is shaped or "crowned" to divert water away from the top of the chimney stack.

If a wash or crown on top of the chimney is not properly sloped or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.

#### Recommendation

Contact a qualified chimney contractor.

#### 4.1.2 Masonry Chimney

### **CROWNED CAP NOT DIVERTING WATER AWAY**



Further Evaluation/Repair Recommended

I observed that the chimney crown cap was not diverting water away.

The chimney crown cap should provide a downward slope that will direct water from the flue to the edge of the cap. The crown should be formed or "crowned" so as to shed water. This crown is not diverting water away from the top of the chimney stack.

#### Recommendation

Contact a qualified chimney contractor.

#### 4.1.3 Masonry Chimney

### **MATERIAL DEFECT OBSERVED**



Serious Concern/Action Needed

I observed indications of a material defect at the chimney.

According to the [InterNACHI Home Inspection Standards of Practice](#), a material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

#### Recommendation

Contact a qualified professional.

#### 4.1.4 Masonry Chimney

### **DETERIORATED BRICK & MORTAR**



Further Evaluation/Repair Recommended

The chimney exhibited deteriorated brick and mortar joints along with minor cracking. These conditions can allow moisture to penetrate the masonry, leading to further deterioration, reduced structural integrity, and potential water intrusion into the home. Freeze-thaw cycles can exacerbate cracking and mortar loss over time.

It is recommended to have a qualified masonry contractor evaluate the chimney and perform necessary repairs, such as tuckpointing, sealing, or replacing damaged bricks. Early maintenance can help prevent more extensive deterioration and costly repairs in the future.

#### Recommendation

Contact a qualified professional.

## 5: KITCHEN

|     |                        | IN | NI | NP | O |
|-----|------------------------|----|----|----|---|
| 5.1 | Dishwasher             |    |    | X  |   |
| 5.2 | Range/Oven/Cooktop     | X  |    |    |   |
| 5.3 | Kitchen Sink           | X  |    |    |   |
| 5.4 | Garbage Disposal       | X  |    |    |   |
| 5.5 | Refrigerator           | X  |    |    |   |
| 5.6 | Countertops & Cabinets | X  |    |    |   |
| 5.7 | Built-in Microwave     | X  |    |    |   |
| 5.8 | GFCI And Electrical    | X  |    |    |   |

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

## Information

**Range/Oven/Cooktop: Turned On**   **Refrigerator: Refrigerator Status**  
Stove & Oven   On

I turned on the kitchen's stove  
and oven.

### Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle.

### Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink. There did not appear to be any active leaks and it functioned properly at the time of the inspection.

### Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

**GFCI And Electrical : GFCI Tested**

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

## 6: BATHROOMS

|     |                               | IN | NI | NP | O |
|-----|-------------------------------|----|----|----|---|
| 6.1 | Bathroom                      | X  |    |    |   |
| 6.2 | Bathroom Toilets              | X  |    |    |   |
| 6.3 | Sinks, Tubs & Showers         | X  |    |    |   |
| 6.4 | Bathroom Exhaust Fan / Window | X  |    |    |   |
| 6.5 | Heat Source in Bathroom       | X  |    |    |   |
| 6.6 | GFCI & Electric in Bathroom   | X  |    |    |   |
| 6.7 | Cabinets                      | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### Bathroom: Number of Bathrooms Bathroom: Room Ventilation

1 bathroom

Exhaust fan

#### Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

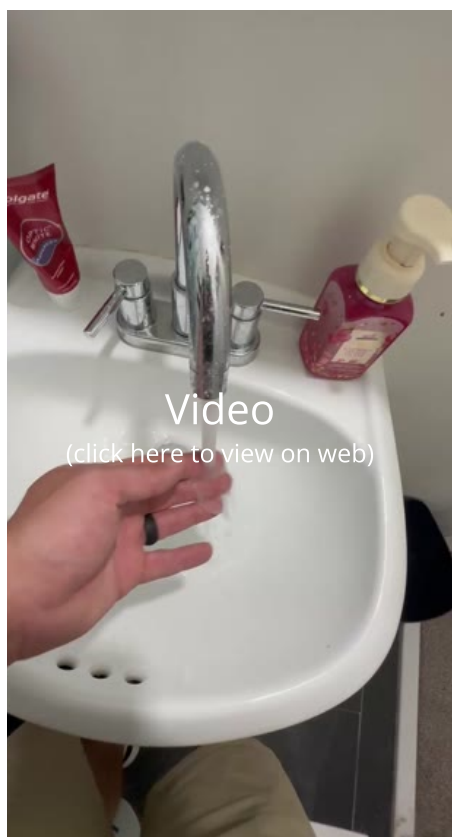
I inspected the heat source in the bathroom (register/baseboard).

#### Bathroom Toilets: Toilets Inspected

I flushed all of the toilets and tested to ensure they were securely fastened to the floor.

## Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

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



## Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

## GFCI & Electric in Bathroom: GFCI-Protection Tested

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

All receptacles in the bathroom must be GFCI protected.



7: LAUNDRY

|     |                | IN | NI | NP | O |
|-----|----------------|----|----|----|---|
| 7.1 | Clothes Washer | X  |    |    |   |
| 7.2 | Clothes Dryer  | X  |    |    |   |
| 7.3 | Laundry Room   | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

Information

Clothes Washer: Washer inspected

Clothes Dryer: Dryer Type Electric

I inspected the washing machine by turning it on and running a short cycle.

Clothes Dryer: Dryer Inspected

I inspected the dryer by running a short cycle and evaluating venting and power source.

## 8: PLUMBING

|     |                              | IN | NI | NP | O |
|-----|------------------------------|----|----|----|---|
| 8.1 | Water Supply & Shut Off      | X  |    |    |   |
| 8.2 | Main Gas Meter               | X  |    |    |   |
| 8.3 | Hot Water Source             | X  |    |    |   |
| 8.4 | Drain, Waste, & Vent Systems | X  |    |    | X |
| 8.5 | Sump Pump                    |    |    | X  |   |

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

### Information

#### Water Supply & Shut Off: Water Source

Public

#### Water Supply & Shut Off: Location of Main Shut-Off Valve

Basement



#### Water Supply & Shut Off: Water Service Pipe Material

Copper

#### Water Supply & Shut Off: Visible Distribution Pipe Material

Copper

#### Water Supply & Shut Off: Hose Bib Location

Rear

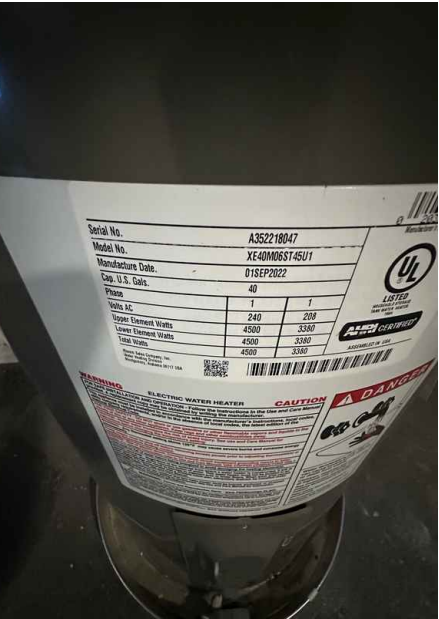
#### Main Gas Meter: Location of Main Gas Meter

Basement

#### Hot Water Source: Water Heater Brand

Rheem

Hot Water Source: Picture of Data Plate & Date Of Manufacture



Hot Water Source: Water Heater Tank Capacity  
50 gallons

Hot Water Source: Hot Water Supply: Basic Functionality Test  
I tested the hot water supply at a representative number of fixtures.

Hot Water Source: Photo of water heater  
The photo shows the data plate of the water heater.

Hot Water Source: Water heater location  
basement



Hot Water Source: Inspected TPR Valve  
I inspected the temperature and pressure relief valve.

Drain, Waste, & Vent Systems: Visible Drain type  
Pvc

Drain, Waste, & Vent Systems: Sewer System  
Public

Water Supply & Shut Off: Water Supply System Inspected

The water supply system and shutoff valves were inspected in accordance with the Standards of Practice. Readily accessible supply piping and main shutoff valves were visually evaluated for leaks, corrosion, and proper installation. The inspection was limited to visible areas; valves were not operated to avoid potential damage or leaks. It is recommended that shutoff valves be exercised periodically and any signs of deterioration or leakage be further evaluated and repaired by a licensed plumber.

## Water Supply & Shut Off: Homeowner's Tip

It's important to know where the main water and fuel shutoff valves are located, and be sure to keep an eye out for any water and plumbing leaks.

## Water Supply & Shut Off: Hose Bib Shutoff Valves

How to winterize your hose bibs:

1. Turn on the hose bib so a small stream of water is running out
2. Locate the shut-off valve inside the house. Shutoff the water supply by turning the valve clockwise (or if it's a lever, turn perpendicular to the pipe)
3. If you have a bleeder valve, slowly open it to break the air lock

Note: It's normal for a small amount of water to be released from the valve when opening

4. Close the bleeder valve

Note: Keep the shut-off valve off until the spring when temperatures remain above freezing and you're ready to start using your hose bib

5. Close the hose bib

Notes:

Hose bibs should be winterized each year prior to freezing temperatures

Winterization is important, because frozen water lines can result in serious damage to your home

Frozen water lines are not covered under warranty. Any damage or repair resulting from frozen water lines is the homeowners responsibility.

## Hot Water Source: Inspected Hot Water Source

The hot water source was inspected in accordance with the Standards of Practice. The inspection included a visual evaluation of the water heater and its accessible components, including the tank, piping, safety valve, and venting (if applicable). The unit was observed for signs of corrosion, leaks, or improper installation. The inspection was limited to readily accessible areas and did not include pressure testing or dismantling. Any signs of deterioration, functional issues, or safety concerns should be further evaluated and serviced by a licensed plumber or qualified technician.

## Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

## Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

The drain, waste, and vent (DWV) system was inspected in accordance with the Standards of Practice. The inspection involved a visual evaluation of accessible drain and vent piping and testing functional drainage through a representative number of fixtures. Observations were limited to readily visible and accessible areas; no pressure testing or inspection inside walls, underground piping, or the sewer line was performed. Any signs of leaks, corrosion, slow drainage, or improper venting should be further evaluated and repaired by a licensed plumber.

## Drain, Waste, & Vent Systems: Underground Utility Line Coverage Recommended

Homeowners are typically responsible for the portion of water and sewer lines that run underground from the public utility connection to their home. These buried lines can deteriorate over time due to age, soil conditions, tree root intrusion, or shifting ground, leading to costly repairs or replacements that are not covered by standard homeowners insurance.

Underground utility insurance coverage is available through many utility providers or third-party companies and is designed to help cover the cost of repairing or replacing damaged water and sewer lines. Homeowners may consider contacting their utility provider or insurer to inquire about available protection plans, coverage limits, exclusions, and monthly premiums. This type of coverage can offer valuable financial protection and peace of mind, especially for older properties or those with mature trees and landscaping.

## Observations

### 8.4.1 Drain, Waste, & Vent Systems

## WASTE/SEWER LINES NOT FULLY INSPECTED-QC



General Maintenance

All of the sinks, tubs, showers and toilets were operated extensively at the time of the inspection, but not all of the pipes and components were accessible and observed. We recommend having a sewer scope conducted by a qualified contractor to ensure there are no blockages or damages to the plumbing or main waste line. We also recommend asking the homeowner about water and sewer leaks or blockages in the past and obtaining underground utility coverage by your insurance provider.

#### Recommendation

Contact a qualified plumbing contractor.

## 9: HVAC

|     |                            | IN | NI | NP | O |
|-----|----------------------------|----|----|----|---|
| 9.1 | Heating System Information | X  |    |    | X |
| 9.2 | Cooling                    | X  |    |    | X |
| 9.3 | Ductwork                   | X  |    |    | X |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### Heating System Information: Energy Source

Gas

#### Heating System Information: Heating Method

Forced Air

#### Heating System Information: Picture Of Data Plate

See data plate for serial and model number.

#### Heating System Information: Date of Manufacture

Appears to be 2022

#### Heating System Information: Filter location and size

16x25x1

#### Cooling: AC Brand

Goodman

#### Cooling: Air Conditioning Inspected

I inspected the air conditioning.

#### Cooling: Energy Source

Electric

#### Cooling: Distribution Type

Forced Air

#### Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's always recommended that a professional HVAC service technician fully evaluate the system.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

#### Heating System Information: Air Filter Maintenance

How to change your HVAC air filter at the unit:

1. Turn your HVAC system off before changing your air filter
2. Open the access panels to get to the filter
3. Remove the old filter. Take note which way the arrows on the sides are pointing
4. Insert the new air filter
5. Ensure the new filter 'Air Flow' arrow is pointing towards the HVAC unit
6. Close the access panels
7. Turn the HVAC system back on

Notes:

- Know all the filter locations in your home including each filter size so you can keep replacements on hand
- You may have one filter location or several depending on your home. Filter locations can either be at the HVAC unit or in an air return on a wall or ceiling.
- Check your air filters often to ensure they stay clean
- Timing can vary based on things like filter type, season and length of time in your home
- We recommend inspecting and/or changing your air filter monthly.

## Heating System Information: Condensation Drain Maintenance

We highly recommend you have your HVAC system serviced by a professional in the spring and fall. To kill fungus, prevent organic buildup, and keep your primary drain running smoothly, you can pour one cup of a 50/50 solution of bleach and water into the opening at the condensate drain line where it leaves the evaporator coil. Doing this in the spring and fall will also help prevent condensate from backing up and flooding.

## Cooling: AC: what's inspected?

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

## Cooling: AC compressor data plate AND date of manufacture

2022



## Cooling: AC compressor unit: disconnect OK

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

## Cooling: Air Conditioning: Basic Functionality Test

The air conditioning system was operated using normal controls and responded as expected. Cold air was confirmed at a representative number of supply vents, indicating basic cooling functionality at the time of inspection. This was a limited evaluation and does not substitute for servicing or internal component inspection. Recommend annual servicing by a licensed HVAC professional to maintain efficiency, extend system lifespan, and address any issues not visible during a standard home inspection.

## Ductwork: Ductwork: General Condition & Maintenance

Visible portions of the ductwork were inspected where accessible. The duct system appeared to be generally functional. However, duct interiors are not visible and were not evaluated for cleanliness or internal condition. Over time, ducts can accumulate dust, debris, and biological contaminants, which may impact indoor air quality and HVAC efficiency.

It is recommended to have the ductwork professionally cleaned every 2-3 years, or more frequently if there are signs of contamination, excessive dust, or occupants with respiratory sensitivities. Ensure all connections remain properly sealed and insulated, and monitor for signs of condensation, rust, or air leaks. Regular HVAC servicing will help ensure ductwork performance and longevity.

## Observations

## 9.1.1 Heating System Information

**DELAYED MAINTENANCE**

Further Evaluation/Repair Recommended

I observed indications of delayed maintenance at the heating system. The system should be cleaned and inspected by a HVAC professional every year. Correction and further evaluation is recommended.

Recommendation

Contact a qualified heating and cooling contractor

## 9.2.1 Cooling

**AC: AIR FLOW INADEQUATE- QC**

Serious Concern/Action Needed

The air-conditioning system operated by did not produce adequate air flow. The Inspector recommends consultation with a qualified HVAC technician.

Recommendation

Contact a qualified heating and cooling contractor

## 9.3.1 Ductwork

**DIRTY DUCTS**

Further Evaluation/Repair Recommended

Visible debris and dirt buildup were observed in the accessible sections of the ductwork. The presence of dust and possible microbial growth may affect indoor air quality and the efficiency of the HVAC system. Contaminated ductwork can circulate allergens and pollutants throughout the home, particularly if the system has not been serviced regularly.

It is recommended that a qualified HVAC contractor clean the entire duct system and apply appropriate antimicrobial treatments if microbial growth is confirmed. Regular duct maintenance helps ensure healthier indoor air and more efficient HVAC operation.

Recommendation

Contact a qualified professional.

# 10: ELECTRICAL

|      |                                                | IN | NI | NP | O |
|------|------------------------------------------------|----|----|----|---|
| 10.1 | Panelboards & Breakers                         | X  |    |    | X |
| 10.2 | Branch Circuits/Wiring                         | X  |    |    |   |
| 10.3 | Electric Meter & Base                          | X  |    |    |   |
| 10.4 | Service Grounding & Bonding                    | X  |    |    |   |
| 10.5 | Overhead Service Conductors & Attachment Point | X  |    |    |   |
| 10.6 | Service Drop, Service Head, Drip Loop          | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Panelboards & Breakers: Service Panel Location

Basement

### Panelboards & Breakers: Disconnect Location

In Panel

### Electric Meter & Base: Electric Meter Location

Next to service panel

### Panelboards & Breakers: Service Panel Brand

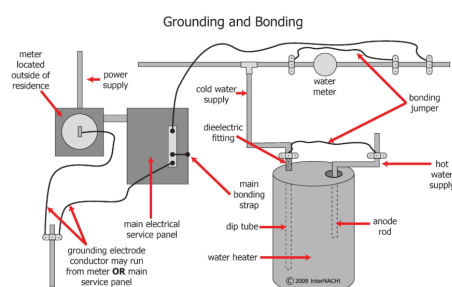
Square D

### Branch Circuits/Wiring: Overcurrent Protection Type

Circuit breakers

### Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



### Service Drop, Service Head, Drip Loop: Service Type

Overhead

### Service Drop, Service Head, Drip Loop: Type of Attachment

Side of structure

### Panelboards & Breakers: Inspected Main Panelboard & Breakers

The electrical panel was inspected in accordance with the Standards of Practice. If accessible and safe to do so, the panel cover was removed to observe interior components for visible deficiencies such as improper wiring, corrosion, or signs of overheating. The inspection was limited to readily accessible areas, and no circuit testing or load analysis was performed. It is recommended that any noted concerns be further evaluated and repaired by a licensed electrician.

### Electric Meter & Base: Inspected the Electric Meter & Base

The electrical meter was inspected in accordance with the Standards of Practice. The inspection was limited to a visual evaluation of the exterior condition and installation of the meter and enclosure. No removal of covers or internal testing was performed. Observations were limited to readily accessible areas. Any signs of damage, rust, or improper installation should be further evaluated by a licensed electrician or the utility provider.

## Overhead Service Conductors & Attachment Point: Inspected the Overhead Service Conductors & Attachment Point

I inspected the electrical overhead service conductors and attachment point.

## Service Drop, Service Head, Drip Loop: Attached to home exterior, OK

The overhead service-drop conductors attached directly to the home exterior.

## Observations

### 10.1.1 Panelboards & Breakers

#### **AMPERAGE RATING: 100 AMPS, MARGINAL**

The manufacturer's label listed the service panel amperage rating at 100 amps, which is considered marginal by modern standards. 100 amp services were typically installed before modern appliances were common in homes. Homes with 100 amp services that contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk excessive amounts of breaker tripping. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and prices for upgrading the service panel.

#### Recommendation

Contact a qualified electrical contractor.



Further Evaluation/Repair Recommended

# 11: DOORS, WINDOWS & INTERIOR

|      |                                          | IN | NI | NP | O |
|------|------------------------------------------|----|----|----|---|
| 11.1 | General Interior                         | X  |    |    |   |
| 11.2 | Door/Window/Skylight                     | X  |    |    |   |
| 11.3 | Switches, Fixtures & Receptacles         | X  |    |    |   |
| 11.4 | Floors, Walls, Ceilings                  | X  |    |    | X |
| 11.5 | Stairs, Steps, Stoops, Stairways & Ramps | X  |    |    |   |
| 11.6 | Railings, Guards & Handrails             | X  |    |    |   |
| 11.7 | Presence of Smoke and CO Detectors       | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Door/Window/Skylight : Window

#### Style(s)

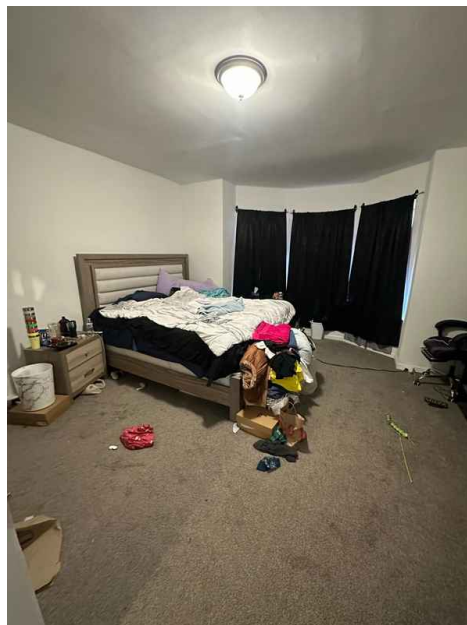
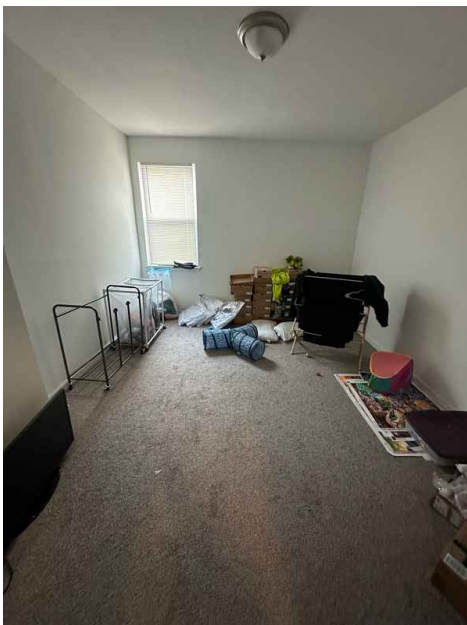
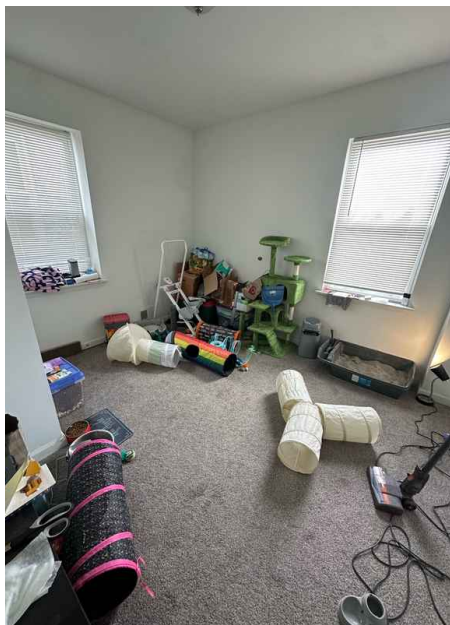
Double-hung

### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

Switches, light fixtures, and receptacles were inspected in accordance with the Standards of Practice. A representative number of accessible components were tested for basic operation and observed for visible damage or safety concerns. The inspection was limited to readily accessible and visible areas; devices were not removed or dismantled, and furniture or stored items were not moved. It is recommended that any inoperative, damaged, or ungrounded devices be evaluated and repaired by a qualified electrician.

## Floors, Walls, Ceilings: Floors, Walls & Ceilings Inspected

Floors, walls, and ceilings were inspected in accordance with the Standards of Practice. Readily accessible interior surfaces were evaluated for visible defects, damage, and general condition. A thermal imaging camera and moisture meter were used to help identify potential hidden moisture or temperature anomalies where accessible, though these tools are supplemental and not a guarantee of uncovering all issues. No destructive testing or movement of furnishings was performed.





### Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

Stairs, steps, and railings were inspected in accordance with the Standards of Practice. The inspection involved evaluating readily accessible components for proper function, safety, and visible defects. This included checking for secure handrails, proper tread and riser dimensions, and general stability. Observations were limited to visible and accessible areas without dismantling or intrusive methods.

### Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

### Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

Smoke and carbon monoxide (CO) detectors were inspected in accordance with the Standards of Practice. Readily accessible detectors were checked for presence and general condition; functionality testing is not within the scope of a visual inspection. It is recommended that smoke detectors be installed in each bedroom, outside each sleeping area, and on every level of the home. CO detectors should be installed outside sleeping areas and on each level with fuel-burning appliances or attached garages. Devices should be tested regularly and replaced per manufacturer guidelines.

## Observations

### 11.4.1 Floors, Walls, Ceilings

#### MOISTURE DAMAGE



General Maintenance

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.

### 11.4.2 Floors, Walls, Ceilings

#### RECENT ROOF LEAK DAMAGE



Further Evaluation/Repair Recommended

Stains on the ceiling appear to be the result of roof leaks. The source of leakage should be identified and corrected, and the ceiling re-painted.

Recommendation

Contact a qualified professional.



#### 11.4.3 Floors, Walls, Ceilings

### POOR PATCHING



Further Evaluation/Repair Recommended

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

#### Recommendation

Contact a qualified drywall contractor.

#### 11.4.4 Floors, Walls, Ceilings

### FLOORING: SOFT SPOTS/UNEVEN AREAS



General Maintenance

Minor soft or slightly uneven areas were noted in sections of the flooring during the inspection. Floors should generally feel firm under normal walking conditions, and these areas may indicate minor subfloor wear, normal settlement, or installation irregularities. While this condition did not appear severe at the time of inspection, monitoring is recommended and repairs may be needed if the condition worsens. A qualified contractor should evaluate and repair the flooring or underlying subfloor as needed to ensure proper support.

#### Recommendation

Contact a qualified professional.

## 12: FOUNDATION & STRUCTURE

|      |                 | IN | NI | NP | O |
|------|-----------------|----|----|----|---|
| 12.1 | Foundation      | X  |    |    |   |
| 12.2 | Basement        | X  |    |    | X |
| 12.3 | Floor Structure | X  |    |    |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**Foundation: Foundation Type**  
Basement

**Foundation: Foundation Wall Material**  
Concrete

**Basement: Type of Basement Foundation Described**  
Masonry Block

#### Foundation: Foundation Inspected

The foundation was inspected in accordance with the Standards of Practice. The inspection included a visual evaluation of accessible areas for signs of cracking, movement, moisture intrusion, or other structural concerns. Observations were limited to visible and readily accessible portions of the foundation; no excavation or intrusive testing was performed. Any evidence of settlement, water intrusion, or structural deficiencies should be further evaluated by a qualified contractor or structural engineer.

#### Basement: Home Maintenance Tip

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

#### Basement: Basement Was Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

#### Basement: Foundation Was Inspected

The foundation was inspected according to the [Home Inspection Standards of Practice](#).

#### Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

#### Floor Structure: OSB over conventional joists

The floor structure consisted of oriented strand board (OSB) subfloor sheathing installed over conventional joists.

### Observations

#### 12.2.1 Basement

#### ACTIVE WATER PENETRATION OBSERVED



Further Evaluation/Repair Recommended

I observed indications of active water penetration into the house.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.

#### 12.2.2 Basement

### EFFLORESCENCE OBSERVED



Further Evaluation/Repair Recommended

I observed efflorescence. Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to structural and indoor air quality issues. I noted the presence of efflorescence in the inspection report because it generally occurs where there is excess moisture. Recommend further evaluation and maintenance.

Recommendation

Contact a qualified professional.



#### 12.2.3 Basement

### UNSEALED WALL PENETRATIONS



General Maintenance

Unsealed wall penetrations were observed. Recommend repair to prevent water and vermin intrusion.

Recommendation

Contact a qualified professional.



## 13: ATTIC, INSULATION & VENTILATION

|      |                                               | IN | NI | NP | O |
|------|-----------------------------------------------|----|----|----|---|
| 13.1 | Attic Access                                  |    |    | X  |   |
| 13.2 | Structural Components & Observations in Attic |    |    | X  |   |
| 13.3 | Insulation in Attic                           |    |    | X  |   |
| 13.4 | Roof Structure                                |    |    | X  |   |
| 13.5 | Attic/Roof Structure Ventilation              |    |    | X  |   |
| 13.6 | Attic Electrical, Plumbing and HVAC           |    |    | X  |   |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

### Limitations

Structural Components & Observations in Attic

#### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

# 14: RODENT, PEST AND WOOD DESTROYING INSECTS

|      |       | IN | NI | NP | O |
|------|-------|----|----|----|---|
| 14.1 | Pests | X  |    |    | X |

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Observations

14.1.1 Pests

 Further Evaluation/Repair Recommended

**RODENTS: MODERATE RODENT SIGN**

Moderate amounts of rodent feces was visible at various areas of the home. Traps should be set for mice and avenues of entry located and blocked.

# STANDARDS OF PRACTICE

---

## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

A. A home inspector shall visually inspect the home exterior, including:

- (1) Exterior wall covering, flashing, and trim;
- (2) All exterior doors;
- (3) Attached decks, balconies, stoops, steps, porches, and their associated railings;
- (4) Eaves, soffits, and fascias that are accessible from the ground level;
- (5) Vegetation, grading, surface drainage, and retaining walls on the property if any of these may adversely affect the building; and
- (6) Walkways, patios, and driveways leading to dwelling entrances.

B. A home inspector shall describe the exterior wall covering.

C. A home inspector is not required to inspect any of the following:

- (1) Screening, shutters, awnings, and similar seasonal accessories;
- (2) Fences;
- (3) Geological, geotechnical, or hydrological conditions;
- (4) Recreational facilities;
- (5) Outbuildings;
- (6) Seawalls, break-walls, and docks; or
- (7) Erosion control and earth stabilization measures.

## Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

### 06 Roof System.

A. A home inspector shall visually inspect a roof system, including:

- (1) The roof covering;
- (2) Roof drainage systems;
- (3) Flashings; and

(4) Skylights, chimneys, and exterior and roof penetrations.

B. A home inspector shall describe the roof covering and report the methods used to inspect the roof.

C. A home inspector is not required to:

(1) Inspect:

(a) Antennae;

(b) Interiors of flues or chimneys that are not readily accessible; or

(c) Other installed accessories;

(2) Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the home inspector;

(3) Remove snow, ice, debris, or other conditions that prohibit the observation of the roof surfaces; or

(4) Determine:

(a) The remaining life expectancy of roof coverings;

(b) The presence or absence of hail damage;

(c) Manufacturer's defects;

(d) Installation methods; or

(e) The number of layers of roofing material.

### **Chimney, Fireplace, or Stove**

13 Fireplaces and Solid Fuel Burning Appliances.

A. A home inspector shall visually inspect:

(1) System components of fireplaces and solid fuel burning appliances; and

(2) Vent systems, flues, and chimneys.

B. A home inspector shall describe:

(1) Fireplaces and solid fuel burning appliances; and

(2) Chimneys.

C. A home inspector is not required to:

(1) Inspect any of the following:

(a) Interiors of flues or chimneys;

(b) Firescreens and doors;

(c) Seals and gaskets;

(d) Automatic fuel feed devices;

(e) Mantles and fireplace surrounds;

(f) Combustion make-up air devices; or

(g) Gravity-controlled and fan-assisted heat distribution assists;

(2) Ignite or extinguish fires;

(3) Determine draft characteristics; or

(4) Move fireplace inserts or stove or firebox contents.

### **Kitchen**

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

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.

**Bathrooms****The home inspector will inspect:**

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

**Laundry****The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**Plumbing****07 Plumbing System.**

A. A home inspector shall visually inspect the plumbing system, including:

- (1) Interior water supply and distribution systems, including all fixtures and faucets;
- (2) Drain, waste, and vent systems, including all fixtures;
- (3) Water heating equipment;
- (4) Vent systems, flues, and chimneys;
- (5) Fuel storage and fuel distribution systems for the presence of CSST;
- (6) Drainage sumps, sump pumps, and related piping;
- (7) The functional flow of all fixtures and faucets; and
- (8) The functional drainage of all fixtures.

B. A home inspector shall describe the plumbing system, including:

- (1) Water supply, drain, waste, and vent piping materials;
- (2) Water heating equipment, including the energy source;
- (3) The location of main water and main fuel shut-off valves; and
- (4) The presence of CSST with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.

C. A home inspector is not required to:

- (1) Inspect any of the following:
  - (a) Clothes washing machine connections;
  - (b) Interiors of flues or chimneys that are not readily accessible;
  - (c) Wells, well pumps, or water storage related equipment;
  - (d) Water conditioning systems;
  - (e) Solar water heating systems;
  - (f) Fire and lawn sprinkler systems; or
  - (g) Private waste disposal systems;
- (2) Determine:
  - (a) Whether water supply and waste disposal systems are public or private; or

(b) The quantity or quality of the water supply; or

(3) Operate safety valves or shut-off valves.

## **HVAC**

### 09 Heating System.

A. A home inspector shall visually inspect:

(1) Installed heating equipment;

(2) Vent systems, flues, and chimneys; and

(3) Heating distribution.

B. A home inspector shall describe energy sources and heating methods by distinguishing characteristics and means of distribution.

C. A home inspector is not required to:

(1) Inspect:

(a) Flue or chimney interiors that are not readily accessible;

(b) Heat exchangers;

(c) Humidifiers or dehumidifiers;

(d) Electronic air filters; or

(e) Solar space heating systems; or

(2) Determine the adequacy of the heat system or the distribution balance.

### 10 Air-Conditioning System.

A. A home inspector shall inspect the installed central and through-wall cooling equipment.

B. A home inspector shall describe energy sources and cooling methods by distinguishing characteristics and means of distribution.

C. A home inspector is not required to:

(1) Inspect electronic air filters; or

(2) Determine the adequacy of the cooling system or the distribution balance.

## **Electrical**

### 08 Electrical Systems.

A. A home inspector shall visually inspect an electrical system, including:

(1) The service drop;

(2) Service entrance conductors, cables, and raceways;

(3) Service equipment and main disconnects;

(4) Service grounding;

(5) Interior components of service panels and subpanels;

(6) Conductors;

(7) Overcurrent protection devices;

(8) A representative number of installed lighting fixtures, switches, and receptacles;

(9) Ground fault and arc fault circuit interrupters; and

(10) The general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

B. A home inspector shall describe the electrical system, including the:

- (1) Amperage and voltage rating of the service;
- (2) Location of main disconnect and subpanels; and
- (3) Wiring methods.

C. If applicable, a home inspector shall include in a written report the:

- (1) Presence of solid conductor aluminum branch circuit wiring;
- (2) Absence of smoke detectors; and
- (3) Presence of CSST gas piping with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.

D. A home inspector is not required to:

- (1) Inspect:
  - (a) Remote control devices, unless the device is the only control device;
  - (b) Alarm systems and components;
  - (c) Low voltage wiring systems and components;
  - (d) Ancillary wiring, systems, and components that are not a part of the primary electrical power distribution system; or
  - (e) the existing bonding method for CSST; or
- (2) Measure amperage, voltage, or impedance.

## **Doors, Windows & Interior**

### 11 Interior.

A. A home inspector shall visually inspect:

- (1) Walls, ceilings, and floors;
- (2) Steps, stairways, and railings;
- (3) Countertops and a representative number of installed cabinets;
- (4) A representative number of doors and windows; and
- (5) Garage doors and garage door operators.

B. A home inspector is not required to inspect:

- (1) Paint, wallpaper, and other finish treatments;
- (2) Carpeting;
- (3) Window treatments;
- (4) Central vacuum systems;
- (5) Household appliances; or
- (6) Recreational facilities.

## **Foundation & Structure**

### .04 Structural System.

A. A home inspector shall visually inspect the structural system, including the structural components including foundation and framing.

B. Probing.

(1) A home inspector shall probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist.

(2) Probing is not required:

(a) If it will damage any finished surface; or

(b) Where no deterioration is visible.

C. A home inspector shall describe the structural system, including the:

(1) Foundation, and report the methods used to inspect the under-floor crawl spaces and basements;

(2) Floor structure;

(3) Wall structure;

(4) Ceiling structure; and

(5) Roof structure, and report the methods used to inspect the attic.

D. A home inspector is not required to:

(1) Provide any engineering service; or

(2) Offer an opinion as to the adequacy of any structural system or component.

### **Attic, Insulation & Ventilation**

12 Insulation and Ventilation.

A. A home inspector shall visually inspect:

(1) Insulation and vapor retarders in unfinished spaces;

(2) Ventilation of attics and foundation areas; and

(3) Mechanical ventilation systems.

B. A home inspector shall describe:

(1) Insulation and vapor retarders in unfinished spaces; and

(2) If applicable, the absence of insulation in unfinished spaces at conditioned surfaces.

C. A home inspector is not required to:

(1) Disturb insulation or vapor retarders; or

(2) Determine indoor air quality.