



Home Inspection Report

28 Abbott Square,
Birmingham AL 35242

Inspected By: Henry L Crawford

Confidentiality Prepared For James Vande
Lune, Sara Beauchamp

Inspected On Tue, Apr 28, 2026 at 9:30 AM

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Thank you for the opportunity to perform a comprehensive inspection of the property noted above. The purpose of this report is to provide you with a clear, professional assessment of the home's condition, supporting you in making a well-informed purchase decision.

This report encompasses a review of the property's major systems and components, including: site and grounds, exterior, roofing, structure, electrical, HVAC, plumbing, and interior elements. Additional categories may be included as applicable. While the report is designed for clarity and ease of use, it is essential to review it in its entirety to fully understand the scope of the inspection, along with its inherent limitations and exclusions.

Definition of Condition Terms

Satisfactory

The component was observed to be functioning as intended at the time of inspection, with no visible signs of significant defect.

Marginal

The component was functional at the time of inspection but is nearing the end of its typical service life. Ongoing maintenance is advised, and replacement should be anticipated.

Repair or Replace

The component was not operating as intended or presented a potential safety concern. Repair or replacement by a qualified professional is recommended.

Further Evaluation

The condition observed requires additional technical or invasive assessment by a qualified tradesperson or licensed specialist to determine the extent of the issue, the appropriate corrective action, and any associated costs.

Report Summary

This summary is provided for your convenience; however, it does not represent the full scope of the inspection. The complete report includes detailed observations, photographs, and additional notes that may be of equal or greater importance. We strongly recommend that you review the report in its entirety to gain a comprehensive understanding of the property's condition.

Please note that questions regarding the negotiability of any items identified in this report should be directed to your real estate professional or attorney, who can provide guidance within the context of your purchase contract.

Deficiency

Comment 5

Roofing System: Roof Covering Materials

Observation: Damaged, cracking and torn ridge shingles were noted at the time of inspection.

Explanation: Portions of the roof covering showed physical deterioration and loss of integrity.

Implication: Damaged shingles can increase susceptibility to wind damage and water intrusion.

Recommendation: Recommend further evaluation by a qualified roofing contractor to determine repair or replacement options and associated costs prior to closing.

Comment 6

Roofing System: Chimney

Chimney Caps – Rust / Corrosion Observed

Defect / Observation:

Both chimney caps displayed significant rust and corrosion at the time of the inspection.

Implication:

Advanced corrosion can lead to thinning metal and eventual pinhole development. This condition may allow moisture intrusion into the chimney flue system, contributing to deterioration of masonry components, flue liners, and interior finishes over time.

Recommendation:

Recommend further evaluation by a qualified chimney contractor to determine whether cleaning and application of rust-inhibitive coating is appropriate. Corrections are recommended prior to closing to help prevent continued metal cap damage.

Comment 8

Roofing System: Extent Of Roofing Visibility: Limited Due To Foliage Or Debris

Defect: Tree limbs were in contact with the roof covering.

Implication: Contact with tree limbs can damage shingles, accelerate wear, and create pathways for moisture intrusion. Overhanging branches can also deposit debris into gutters, increasing the risk of clogs and improper roof drainage.

Recommendation: Recommend trimming tree limbs back from the roof covering by a qualified tree service contractor prior to closing or as part of ongoing maintenance.

Comment 39

Structure: Floor Structure

Observation: Microbial growth was observed on portions of wood structural components in the crawlspace, primarily near the center-front area of the home.

Explanation: Surface organic growth and discoloration were noted consistent with moisture-related conditions, although the crawlspace appeared dry at the time of inspection.

Implication: Microbial growth may be associated with prior moisture exposure, can contribute to material deterioration over time, and may affect interior air quality.

Recommendation: Recommend further evaluation and remediation, as needed, by a qualified contractor, along with exploration of moisture control improvements, including possible crawlspace encapsulation options if preferred, prior to closing and occupancy.

Safety

Comment 37

Laundry Area: Dryer Venting Type

Observation: Significant lint buildup was observed at the dryer vent.

Explanation: Lint accumulation appears to be restricting airflow within the vent system.

Implication: Restricted airflow can reduce dryer performance and represents a potential fire hazard if not corrected.

Recommendation: Recommend professional cleaning and further evaluation of the dryer vent system by a qualified contractor prior to closing, along with periodic maintenance thereafter to help ensure safe operation.

Repair Item

Comment 1

Grounds/Landscape: Vegetation Affecting Structure

Exterior – Vegetation Contacting Structure

Defect / Observation:

Tree limbs and foliage were observed in contact with the structure front end of the home. Additional plantings/shrubbery were also noted contacting the structure at the left front corner.

Implication:

Vegetation in contact with the structure and roofing surfaces can contribute to moisture retention, material deterioration, and potential damage to roofing and exterior components over time.

Recommendation:

Recommend trimming back vegetation to maintain proper clearance from the structure and roof surfaces. Seasonal pruning should be performed as part of an ongoing landscape maintenance plan.

Comment 2

Exterior Observations Of Structure: Window Exteriors

Window Trim – Moisture-Related Deterioration Noted (right exterior)

Observation: Moisture-related damage was observed on the exterior trim around several windows, primarily on the left side of the structure.

Implication: While active moisture penetration was not evident at the time of inspection, deteriorated trim can allow water intrusion over time, potentially leading to concealed damage to wall components if not addressed.

Recommendation: Recommend further evaluation/repair or replacement of the affected window trim by a qualified carpentry professional prior to closing.

Comment 3

Exterior Observations Of Structure: Hose Bibs Satisfactory?

Plumbing – Exterior Hose Bib

An exterior hose bib (front right) was observed to be not properly secured to the structure, as is recommended by contemporary plumbing standards. A loose hose bib increases the likelihood of pipe movement and stress on plumbing connections, which can lead to leaks over time.

Recommend correction at any exterior hose bibs as needed, by a licensed plumbing contractor prior to closing.

Comment 4

Exterior Observations Of Structure: Hose Bibs Satisfactory?

Plumbing – Exterior Hose Bibs (Backflow Prevention Not Present)

Defect / Observation:

The exterior hose bibs were observed to be missing backflow prevention devices.

Implication:

Backflow prevention valves are recommended under contemporary plumbing safety standards to help protect the interior potable water supply from contamination caused by backflow or back-siphoning during pressure fluctuations. Without proper protection, contaminants from hoses or exterior connections could potentially enter the home's water system.

Recommendation:

Recommend installation of approved backflow prevention devices at all exterior hose bibs by a licensed plumbing contractor. Corrections are recommended prior to closing for safety purposes.

Comment 7

Roofing System: Gutters & Downspouts Materials

Exterior – Gutters (Debris / Leakage Concerns-above kitchen picture window)

Defect / Observation:

Gutters on the right rear of the home, and garage, were observed to be holding debris, and appeared to spill over when rain was falling.

Implication:

Debris buildup and leaking can prevent proper water drainage, leading to overflow and potential siding/moisture intrusion at the foundation, siding components, windows or adjacent structural components.

Recommendation:

Recommend cleaning the gutters by a qualified contractor to ensure proper function. Improvements should be considered prior to closing or as part of an ongoing home maintenance plan.

Comment 9

Electrical Observations: Smoke Detectors Present/Not tested/Needed

Smoke Detectors – Insufficient Coverage & Aged Unit Noted (main house)

Defect / Observation: An insufficient number of smoke detectors were observed in or near the sleeping areas of the home. Additionally, the smoke detector located in the garage appeared to have surpassed its expected service life.

Implication: Contemporary residential safety standards recommend smoke detectors in each sleeping area and adjacent hallways to provide early warning in the event of a fire. Smoke detectors beyond their typical 10-year lifespan may not function reliably, reducing overall fire safety.

Recommendation: Recommend installation of additional smoke detectors to provide proper coverage of all sleeping areas and adjoining hallways. Also recommend replacing the aged smoke detector in the garage with a new, 10-year sealed lithium battery unit or other approved device. Improvements should be completed prior to closing to enhance occupant safety.

Comment 20

HVAC: Duct Distribution Type/Condition

HVAC Ductwork – Air Leakage Noted

Defect / Observation: A conditioned air leak was observed at the HVAC ductwork connection in the crawlspace.

Implication: Unsealed duct connections can allow unconditioned, contaminated crawlspace air to enter the living space, potentially affecting indoor air quality, system efficiency, and occupant comfort. Moisture and debris within HVAC components may further contribute to microbial growth, odors, and reduced system performance if not addressed.

Recommendation: Recommend further evaluation, sealing of duct connections, and professional cleaning of affected HVAC components by a licensed HVAC contractor. Corrections should be completed prior to closing to improve air quality, system efficiency, and proper operation.

Comment 21

HVAC

HVAC – Missing or Deteriorated Suction Line Insulation (Both Main house units)

Defect / Observation:

The suction (refrigerant) line at the exterior condenser was observed to be missing or have deteriorated insulation.

Implication:

Missing or damaged insulation on the suction line can result in energy loss, reduced system efficiency, and condensation forming on the line. Over time, condensation may contribute to moisture-related damage to nearby components or finishes.

Recommendation:

Recommend installation or replacement of proper insulation on the suction line by a licensed HVAC technician to help improve system efficiency and reduce the risk of condensation-related issues. Corrections should be completed prior to closing or as part of an ongoing home maintenance plan.

Comment 31

Interior Finishes: Wall Coverings

Observation: Moisture intrusion was confirmed at the large fixed window in the kitchen eat-in area using thermal imaging and moisture meter evaluation.

Explanation: Elevated moisture readings and thermal anomalies were noted consistent with active or prior water intrusion at the window assembly.

Implication: Moisture intrusion can lead to concealed deterioration of surrounding materials and may contribute to microbial growth if not addressed.

Recommendation: Recommend further invasive evaluation to determine the extent of concealed damage and correction by a qualified carpentry contractor prior to closing.

Comment 32

Interior Finishes: Window Types

Window Hardware (garage guest suite)

The window was damaged/not operating handles or hardware. Missing hardware can limit operability, compromise security, and reduce ease of use.

Suggested Action:

Recommend installation of appropriate replacement hardware by a qualified contractor to restore proper function.

Comment 35

Fireplace Conditions Noted: Pilot Light Not Lit For Testing

Gas Log – Pilot Light Not Lit

The gas log pilot light was not lit at the time of inspection; therefore, operation could not be confirmed.

Recommend the seller provide documentation or video demonstrating proper operation of the gas log system prior to closing, or have the system evaluated by a licensed plumbing or gas contractor.

Comment 36

Bathrooms Observations

Bathroom Fixture Leak (upstairs Jack and Jill shower head)

A bathroom fixture was observed to be leaking. Leaks can lead to water damage, deterioration of finishes, or mold growth if not corrected.

Suggested Action:

Recommend repair of the leaking fixture by a licensed plumbing contractor.

Comment 38

Garage: Adequate Fire/Door Separation

Garage Fire Separation – Incomplete/Damaged Drywall

Openings and breaches were noted in the garage ceiling drywall beneath finished living space, which may compromise the intended fire-resistive separation between the garage and the habitable area above. This condition may allow the passage of smoke, fire, or gases through the assembly and does not appear consistent with current residential standards.

Recommendation: Recommend further evaluation by a qualified drywall contractor to determine needed repairs and provide completion/repair cost estimates prior to closing. Corrections should include proper repair and sealing of penetrations as needed to help restore the intended fire separation.

Comment 42

Kitchen Main Level: Appliances Observed: Oven Range/Cook Top

Observation: A suspected improper flame diverter was noted at the front left burner of the gas range.

Explanation: The burner component appeared improperly configured or positioned, which may be affecting normal flame distribution and burner performance.

Implication: Improper burner performance can affect cooking function and may indicate a component issue requiring correction.

Recommendation: Recommend further evaluation and repair by a qualified appliance technician prior to closing.

Confidentiality Notice

This report is a confidential document prepared exclusively for the purchasing client. It remains their sole property, and no portion of its contents may be shared, reproduced, or distributed without their explicit authorization.

This inspection was performed in accordance with the American Society of Home Inspectors, Standard of Practice.

Property Type

Single Family

Stories Above Grade

Two

Approximate Age

24yrs

Age Based On

Listing

4 beds

4 baths

2,474 sqft

28 Abbott Sq, Birmingham, AL 35242

Est. \$3,303/mo

Get pre-qualified

Facts & features

\$-- Zestimate®

Single family residence

\$226/sqft

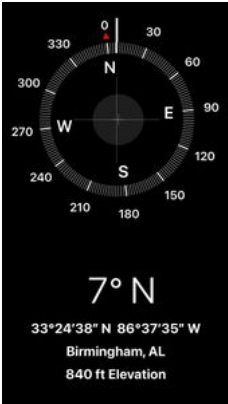
Built in 2002

Bedrooms/Baths

4/4 (main)

Door Faces

Northerly



Furnished

Yes

Occupied

Yes

Weather Conditions

Drizzle

Temperature

Warm



Soil Condition

Damp

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Inspector

What This Inspection Does Not Cover

For clarity, a home inspection is a visual evaluation of the property on the day of inspection. It is not a warranty, guarantee, or insurance policy.

Home inspectors do not determine:

- How long systems or components will last
- Exact causes of problems or the specific repair methods/materials needed
- Cost estimates for repairs or upgrades
- Whether the property meets building codes, permit requirements, or zoning regulations
- Market value, marketability, or whether you should purchase the property
- The presence of pests, hazardous materials, or environmental conditions
- Cosmetic concerns, underground systems, or temporary/non-permanent items

Additionally, inspectors do not:

- Test system efficiency, strength, or performance beyond basic function
- Enter or damage areas to gain access to hidden spaces
- Operate systems or components that are shut down, disconnected, or non-functional at the time of inspection

While we are not professional landscapers, we recommend considering hiring one for a second opinion if you have extensive concerns prior to closing.

Masonry / Concrete

Unless otherwise specified in a report comment, defects or repairs involving brick, block, stone, or concrete should be reviewed and performed by a qualified masonry contractor. This includes foundations, flatwork, and structural masonry components.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Vegetation Affecting Structure

Growing Against Structure

Condition: General Maintenance



Comment 1

Repair Item

Exterior – Vegetation Contacting Structure

Defect / Observation:

Tree limbs and foliage were observed in contact with the structure front end of the home. Additional plantings/shrubbery were also noted contacting the structure at the left front corner.

Implication:

Vegetation in contact with the structure and roofing surfaces can contribute to moisture retention, material deterioration, and potential damage to roofing and exterior components over time.

Recommendation:

Recommend trimming back vegetation to maintain proper clearance from the structure and roof surfaces. Seasonal pruning should be performed as part of an ongoing landscape maintenance plan.



Walkways

Brick, Stepping Stones

Condition: Satisfactory



Steps/Stoops

Wood

Condition: Satisfactory





Patios/Decks/Railings

Wood

Condition: Satisfactory

Additional Exclusions

A home inspection does not include evaluation of geological, geotechnical, or hydrological conditions, nor does it address potential environmental hazards. The inspection also excludes awnings, seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting.

Exterior / Siding / Carpentry

Unless otherwise specified in a report comment, exterior siding issues, woodwork, or needed carpentry repairs should be evaluated and corrected by a qualified siding or carpentry professional. This includes trim, structural wood, and exterior finish concerns.

Exterior Covering/Cladding

Fiber-cement siding, Chimney (stucco)

Condition: Satisfactory

Exterior Trim Material

Wood, Fiber Cement

Condition: Satisfactory

Window Exteriors

Wood

Condition: Repair/Replace as needed

Comment 2

Repair Item

Window Trim – Moisture-Related Deterioration Noted (right exterior)

Observation: Moisture-related damage was observed on the exterior trim around several windows, primarily on the left side of the structure.

Implication: While active moisture penetration was not evident at the time of inspection, deteriorated trim can allow water intrusion over time, potentially leading to concealed damage to wall components if not addressed.

Recommendation: Recommend further evaluation/repair or replacement of the affected window trim by a qualified carpentry professional prior to closing.



Exterior Observations Of Structure Cont.

Entry Doors Conditions

Wood

Condition: Satisfactory



Balconies

Wood

Condition: Satisfactory



Railings

Wood

Condition: Satisfactory

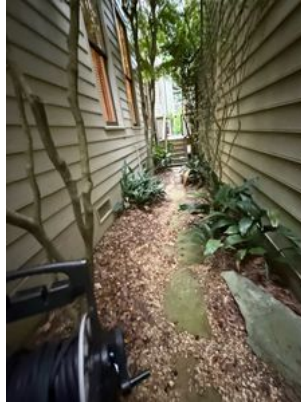


Exterior Observations Of Structure Cont.

Door Trim Condition

Satisfactory

Exterior Observation Photos



Hose Bibs Satisfactory?

Operational

Condition: Repair/Replace as needed



Comment 3

Repair Item

Plumbing – Exterior Hose Bib

An exterior hose bib (front right) was observed to be not properly secured to the structure, as is recommended by contemporary plumbing standards. A loose hose bib increases the likelihood of pipe movement and stress on plumbing connections, which can lead to leaks over time.

Recommend correction at any exterior hose bibs as needed, by a licensed plumbing contractor prior to closing.



Comment 4

Repair Item

Plumbing – Exterior Hose Bibs (Backflow Prevention Not Present)

Defect / Observation:

The exterior hose bibs were observed to be missing backflow prevention devices.

Implication:

Backflow prevention valves are recommended under contemporary plumbing safety standards to help protect the interior potable water supply from contamination caused by backflow or back-siphoning during pressure fluctuations. Without proper protection, contaminants from hoses or exterior connections could potentially enter the home's water system.

Recommendation:

Recommend installation of approved backflow prevention devices at all exterior hose bibs by a licensed plumbing contractor. Corrections are recommended prior to closing for safety purposes.



Water can be destructive and foster conditions that can be harmful to the structure. Recommend asking the seller about known water problems, past intrusions into the lowest level of the structure, and drainage system locations for your records.

Roofing System

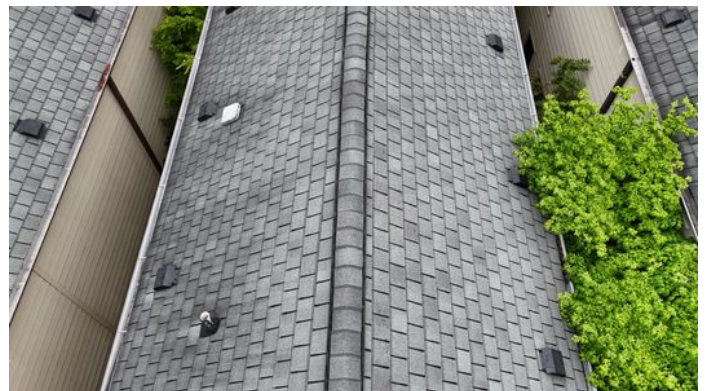
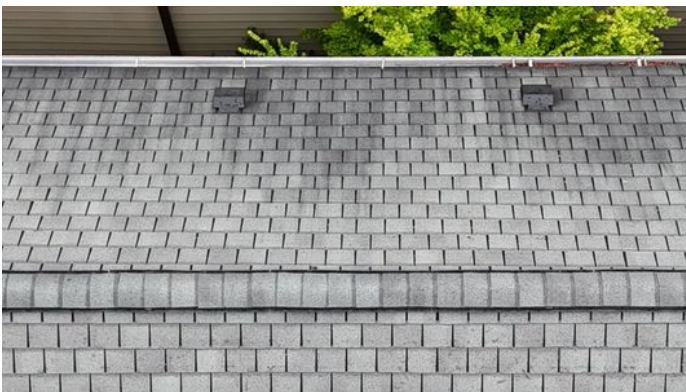
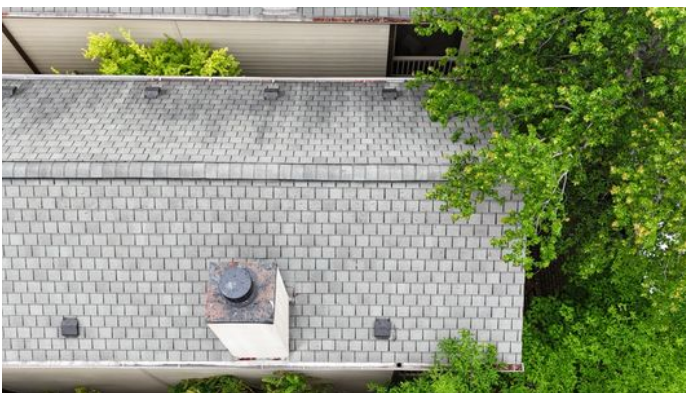
Roofing

Unless otherwise specified in a report comment, all roofing concerns, defects, or recommended improvements should be evaluated and corrected by a licensed roofing professional. Timely repair or replacement is important, as the roofing system is critical to protecting the structure.

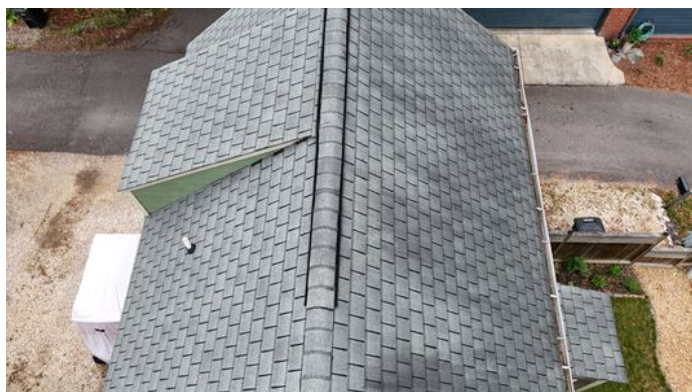
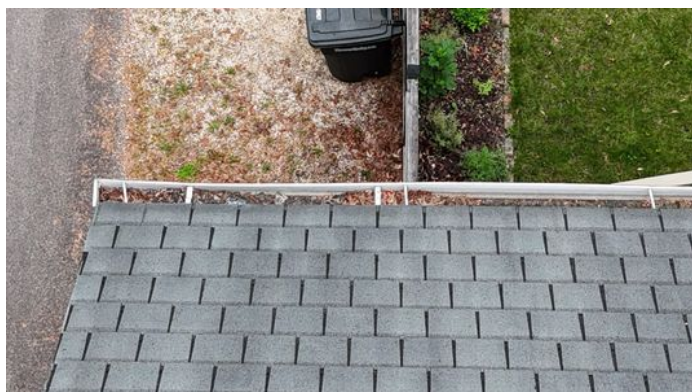
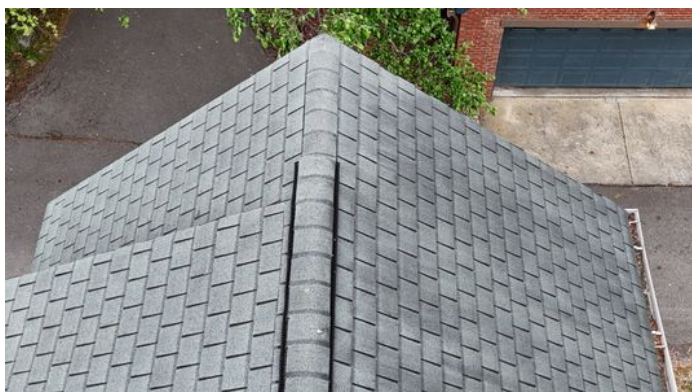
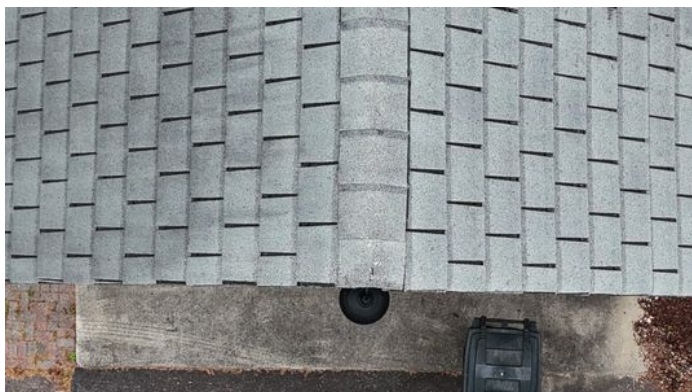
Chimney & Fireplace

Unless otherwise specified in a report comment, chimney or fireplace concerns should be evaluated by a qualified chimney contractor or masonry professional to ensure safe operation and structural integrity.

Observation Photos







Inspection Method

Drone

Roof Design

Gable

Roof Covering Materials

3 Tab Shingle

Condition: Further Evaluation

Comment 5

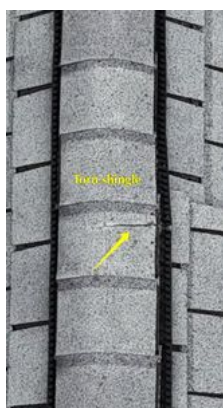
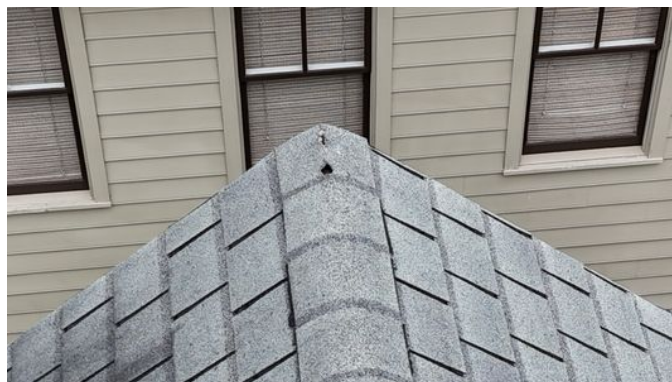
Deficiency

Observation: Damaged, cracking and torn ridge shingles were noted at the time of inspection.

Explanation: Portions of the roof covering showed physical deterioration and loss of integrity.

Implication: Damaged shingles can increase susceptibility to wind damage and water intrusion.

Recommendation: Recommend further evaluation by a qualified roofing contractor to determine repair or replacement options and associated costs prior to closing.



Approximate Age Of Roofing Materials

24yrs (likely original to construction)

Ventilation Present

Ridge Vents, Soffit

Condition: Satisfactory

Vent Stacks

Mixed/Metal/Plastic/Rubber

Condition: Satisfactory

Chimney

Wood Frame Chase Incased Flue

Condition: General Maintenance



Comment 6

Deficiency

Chimney Caps – Rust / Corrosion Observed

Defect / Observation:

Both chimney caps displayed significant rust and corrosion at the time of the inspection.

Implication:

Advanced corrosion can lead to thinning metal and eventual pinhole development. This condition may allow moisture intrusion into the chimney flue system, contributing to deterioration of masonry components, flue liners, and interior finishes over time.

Recommendation:

Recommend further evaluation by a qualified chimney contractor to determine whether cleaning and application of rust-inhibitive coating is appropriate. Corrections are recommended prior to closing to help prevent continued metal cap damage.



Flashings Materials Observable

Rubber/Plastic Boots

Condition: Satisfactory

Soffit and Fascia Materials

Fiber Cement

Condition: Satisfactory

Gutters & Downspouts Materials

Aluminum

Condition: General Maintenance

Comment 7

Repair Item

Exterior – Gutters (Debris / Leakage Concerns-above kitchen picture window)

Defect / Observation:

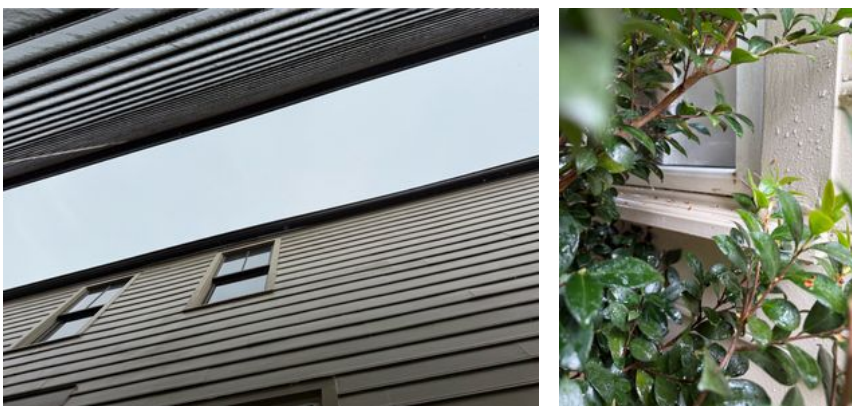
Gutters on the right rear of the home, and garage, were observed to be holding debris, and appeared to spill over when rain was falling.

Implication:

Debris buildup and leaking can prevent proper water drainage, leading to overflow and potential siding/moisture intrusion at the foundation, siding components, windows or adjacent structural components.

Recommendation:

Recommend cleaning the gutters by a qualified contractor to ensure proper function. Improvements should be considered prior to closing or as part of an ongoing home maintenance plan.



Before finalizing the deal, you have the opportunity to enlist the expertise of a professional roofer.

Gutters & Drainage Discharge

Unless otherwise specified in a report comment, defects, improvements, or modifications to gutters and discharge systems should be made by a qualified gutter contractor. Proper drainage helps reduce risk of water intrusion and foundation concerns.

Extent Of Roofing Visibility

Limited Due To Foliage Or Debris

Limited

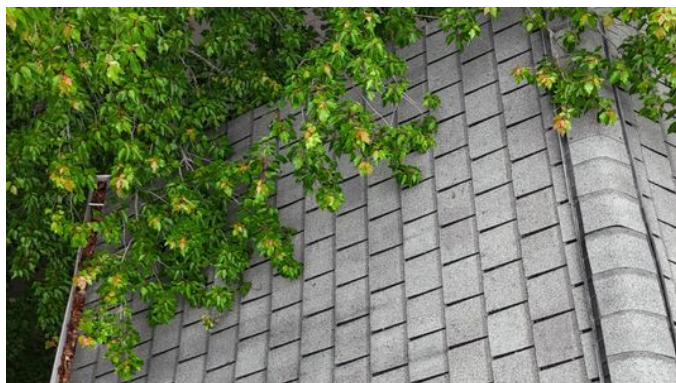
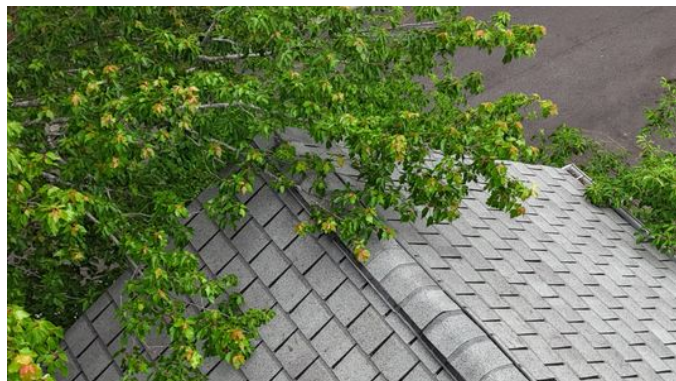
Comment 8

Deficiency

Defect: Tree limbs were in contact with the roof covering.

Implication: Contact with tree limbs can damage shingles, accelerate wear, and create pathways for moisture intrusion. Overhanging branches can also deposit debris into gutters, increasing the risk of clogs and improper roof drainage.

Recommendation: Recommend trimming tree limbs back from the roof covering by a qualified tree service contractor prior to closing or as part of ongoing maintenance.



Electrical Observations

Electrical

Unless otherwise specified in a report comment, all electrical system concerns should be evaluated and corrected by a licensed electrical contractor. Electrical defects can present fire and safety hazards if not professionally addressed.

Type of Service Entrance

Underground



Main Disconnect Location

Main Service Panel



Service Panel Location

Exterior

Service Line Material

Aluminum

Condition: Satisfactory

Service Amperage Observed

200 amps

Service Panel Ground

Ground Rod



Branch Circuit Wiring

Non-Metallic Sheathed Shielded Copper, Stranded Copper

Condition: Satisfactory

Overcurrent Protection Types

Breakers

Condition: Satisfactory

Smoke Detectors Present/Not tested/Needed

Hard Wired

Condition: Safety Issue/Concern

Comment 9

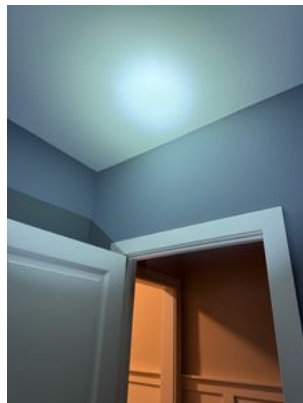
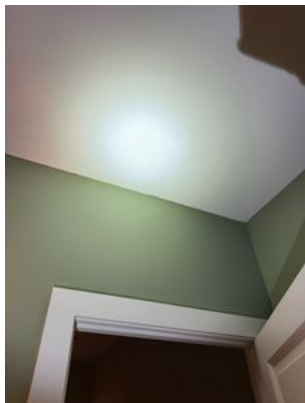
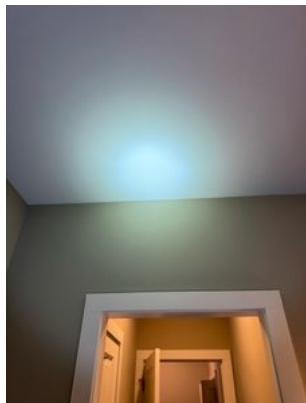
Repair Item

Smoke Detectors – Insufficient Coverage & Aged Unit Noted (main house)

Defect / Observation: An insufficient number of smoke detectors were observed in or near the sleeping areas of the home. Additionally, the smoke detector located in the garage appeared to have surpassed its expected service life.

Implication: Contemporary residential safety standards recommend smoke detectors in each sleeping area and adjacent hallways to provide early warning in the event of a fire. Smoke detectors beyond their typical 10-year lifespan may not function reliably, reducing overall fire safety.

Recommendation: Recommend installation of additional smoke detectors to provide proper coverage of all sleeping areas and adjoining hallways. Also recommend replacing the aged smoke detector in the garage with a new, 10-year sealed lithium battery unit or other approved device. Improvements should be completed prior to closing to enhance occupant safety.



Carbon Monoxide Alarms/Not Tested

Combo units recommended

Ceiling Fans

Operational

Panel Brands Present

General Electric

AFCI Breakers/Receptacle Recommend

Present/tested operational

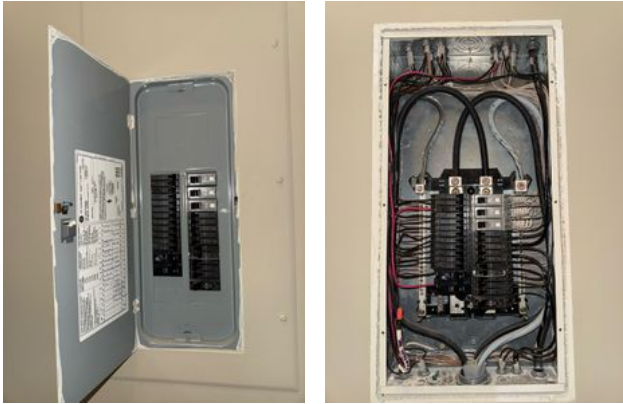
We recommend all repairs, improvements, modifications, and updates be made by a licensed electrical contractor.

Sub Panel(s)

Location Of Sub panel

Half ball hallway/Garage

Comment 10 Information



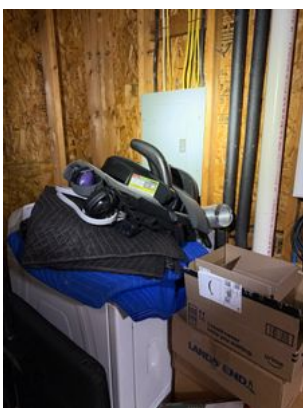
Comment 11 Information

Observation: The subpanel in the garage was restricted from inspection due to stored items and appliances.

Explanation: Access limitations prevented full visibility and evaluation of all panel components and conditions.

Implication: Conditions or defects may exist within concealed or obstructed areas that were not observable at the time of inspection.

Recommendation: Recommend further evaluation of the panel condition by a licensed electrical contractor prior to closing.



Service Line Material

Aluminum

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

Panel Adequacy

Adequate

Condition: Satisfactory

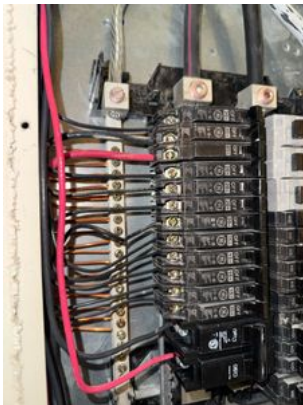
Isolated (non-bonded) Neutral Bus Bar As Required?

Yes

Comment 12

Information

Yes



Bond Screw Removed From Sub Panel? Except For Detached Building

Yes

Comment 13 Information



We are not electricians. You may choose to hire one prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed light fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask the current property owner about all the switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the closing of escrow, because an electrician could reveal other problems or recommend repairs.

The home inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their capacities and voltages, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures, the operation of ground fault circuit interrupters and Smoke detectors. The home inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system or Built-in vacuum equipment

HVAC (Heating & Cooling)

Unless otherwise specified in a report comment, heating and cooling system defects, maintenance issues, or improvements should be evaluated by a licensed HVAC technician. These systems require specialized service for safe and efficient operation.

Outside Condenser (s)

Trane



Comment 14 Information

Equipment Type: Heat Pump Condensing Unit

Brand: Trane XR

Model: 4TWR4024G1000AB

Serial: 16351SAKBF

Manufacture Date: August 2016

Estimated Age: ~9 years

Capacity / Specifications:

- * 2 Ton (24,000 BTU) heat pump (model "024")
- * Refrigerant: R-410A
- * Factory Charge: 6 lbs. 2 oz.
- * 208/230 Volt, 1-Phase
- * Minimum Circuit Ampacity: 14.0
- * Max Breaker: 25 Amp
- * Compressor: 10.9 RLA
- * Outdoor Fan Motor: 1/8 HP

Service Life Expectancy:

Typical service life for a heat pump condensing unit is approximately 15–20 years. At approximately 9 years old, this unit is in the mid portion of its expected service life.

Advisory:

This unit is beyond the 7-year threshold where increased attention to maintenance is prudent. While age alone does not indicate replacement is needed, routine servicing becomes increasingly important to support reliability and efficiency.

Recommendation:

If the system has not been serviced within the past year, a full professional HVAC service and cleaning is recommended prior to closing. Routine maintenance helps promote efficiency, reliability, and may help extend service life.

System 2

American Standard

Comment 15 Information

Manufacture Date: January 2013

Estimated Age: ~12 years

Capacity / Specifications:

* 2 Ton (24,000 BTU) heat pump (model “024”)

* Refrigerant: R-410A

* Factory Charge: 5 lbs. 12 oz.

* 208/230 Volt, 1-Phase

* Minimum Circuit Ampacity: 12.0

* Max Breaker: 20 Amp

* Compressor: 8.9 RLA

* Outdoor Fan Motor: 1/8 HP

Service Life Expectancy:

Typical service life for a heat pump condensing unit is approximately 15–20 years. At approximately 12 years old, this unit is in the latter portion of its expected service life.

Advisory:

Due to age, the system should be considered an older unit. While replacement is not implied solely based on age, increased potential for repairs, efficiency decline, or refrigerant-related service should be anticipated over time.

Recommendation:

Because the unit is over 7 years old, a full professional HVAC service and cleaning is recommended prior to closing. Routine maintenance helps support efficiency, reliability, and may help extend remaining service life.



System 3

York (Guest house)

Comment 16 Information

Equipment Type: Air Conditioning Condensing Unit

Brand: York / Unitary Products Group

Model: H4DB024S06A

Serial: WLKM047055

Manufacture Date: Serial format suggests approximately 2004 (likely October 2004, based on York serial conventions; confirm if desired).

Estimated Age: ~21 years

Capacity / Specifications:

- * 2 Ton (24,000 BTU) air conditioner (model "024")
- * Refrigerant: R-22
- * Factory Charge: 3 lbs. 10 oz.
- * 208/230 Volt, 1-Phase
- * Minimum Circuit Ampacity: 15.2
- * Max Breaker/Fuse: 25 Amp
- * Compressor: 11.5 RLA / 60 LRA
- * Outdoor Fan Motor: 1/8 HP

Service Life Expectancy:

Typical service life for an air conditioning condensing unit is approximately 12–18 years. At approximately 21 years old, this unit is beyond typical expected service life.

Notable Consideration:

This system uses R-22 refrigerant, an older refrigerant that has been phased out, which can make major repairs involving refrigerant or compressor replacement increasingly costly.

Recommendation:

Due to age and refrigerant type, the unit should be considered at or beyond the end of its typical service life. A full professional HVAC evaluation and service is recommended prior to closing, and budgeting for repair or replacement in the near term would be prudent.

Disclaimer:

Age and remaining service life are approximate and dependent on maintenance history, operating conditions, installation quality, and overall system condition. Functional operation at the time of inspection does not predict future performance or longevity.



Condensate Line

Drains to exterior

Recommend HVAC Technician Clean Examine

Yes

Overflow Pan Present/Secondary Drain/Alarm

Yes

Comment 17
Information



Disconnect(s) Observed

Yes

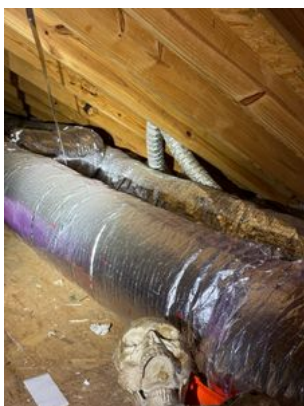
Comment 18
Information



Duct Distribution Type/Condition

Insulated metal and insulated flex

Comment 19
Information



Comment 20
Repair Item

HVAC Ductwork – Air Leakage Noted

Defect / Observation: A conditioned air leak was observed at the HVAC ductwork connection in the crawlspace.

Implication: Unsealed duct connections can allow unconditioned, contaminated crawlspace air to enter the living space, potentially affecting indoor air quality, system efficiency, and occupant comfort. Moisture and debris within HVAC components may further contribute to microbial growth, odors, and reduced system performance if not addressed.

Recommendation: Recommend further evaluation, sealing of duct connections, and professional cleaning of affected HVAC components by a licensed HVAC contractor. Corrections should be completed prior to closing to improve air quality, system efficiency, and proper operation.



Thermostats In Operation



Heat Pump Not Tested Due To Exterior Temperatures

Exterior temperature above 65°F

HVAC Comments

Comment 21

Repair Item

HVAC – Missing or Deteriorated Suction Line Insulation (Both Main house units)

Defect / Observation:

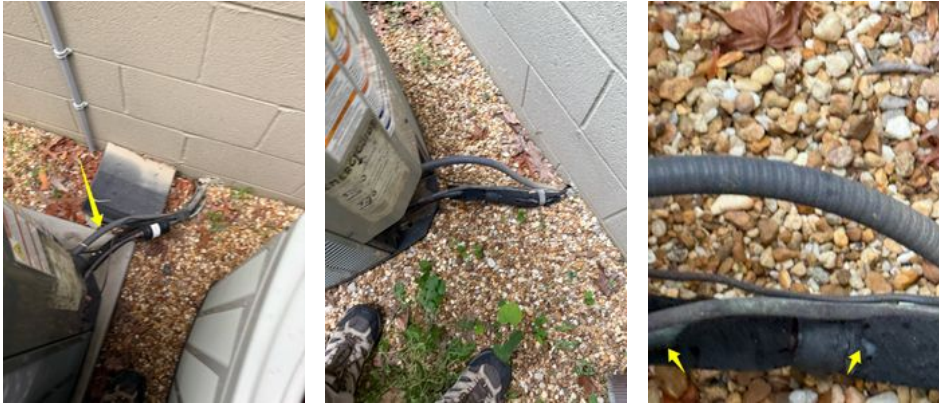
The suction (refrigerant) line at the exterior condenser was observed to be missing or have deteriorated insulation.

Implication:

Missing or damaged insulation on the suction line can result in energy loss, reduced system efficiency, and condensation forming on the line. Over time, condensation may contribute to moisture-related damage to nearby components or finishes.

Recommendation:

Recommend installation or replacement of proper insulation on the suction line by a licensed HVAC technician to help improve system efficiency and reduce the risk of condensation-related issues. Corrections should be completed prior to closing or as part of an ongoing home maintenance plan.



Inspection Scope and Limitations

Please be aware that this inspection is a visual, non-invasive, and non-technically exhaustive assessment. It is limited to the use of normal operating controls and does not involve removing service doors, dismantling systems, or performing destructive testing. As a result, certain issues may only be identifiable by a licensed heating or specialty contractor.

Our goal is to act in your best interest. It is important to carefully consider any repair items or safety concerns noted in this report before making a purchase decision. I strongly recommend engaging qualified, licensed contractors for further evaluation and repairs where indicated.

Additionally, please note that components concealed within walls, beneath insulation, or obstructed by finishes or personal property are not accessible for inspection and are therefore excluded from this evaluation.

Inside Air handler /Furnace

Air Handler/Furnace 1

Trane

Comment 22 Information

Equipment Type: Air Handler (Indoor Fan Coil / Evaporator Unit)

Brand: American Standard / Trane

Model: TEM4A0B24S21SBA

Serial: 18236Y7L

Manufacture Date: July 2018

Estimated Age: ~7 years

Capacity / Specifications:

- * 2 Ton (24,000 BTU match capacity; “24” in model number)
- * Refrigerant: R-410A
- * 230 Volt, 1-Phase
- * Blower Motor: 1/2 HP
- * Motor FLA: 3.8
- * Electric heat capable (field-installed heat strip provisions shown; verify if auxiliary heat is installed)
- * Internal condensate switch provision indicated on label

Service Life Expectancy:

Typical service life for an air handler is approximately 15–20 years. At approximately 7 years old, this unit is generally in the earlier-to-mid portion of its expected service life.



Air Handler/Furnace 2

American Standard

Comment 23 Information

Equipment Type: Air Handler (Indoor Fan Coil / Evaporator Unit)

Brand: Trane / American Standard

Model: TEM3A0B24S21SAA

Serial: 13154MN0BV

Manufacture Date: April 2013

Estimated Age: ~12 years

Capacity / Specifications:

- * 2 Ton (24,000 BTU match capacity; “24” in model number)

- * Refrigerant: R-410A
- * 208/230 Volt, 1-Phase
- * Blower Motor: 1/4 HP
- * Motor FLA: 1.30
- * Factory configured for field-installed electric heat (none installed at time of labeling)

Service Life Expectancy:

Typical service life for an air handler is approximately 15–20 years. At approximately 12 years old, this unit may be in the latter half of its expected service life, but may have remaining useful life depending on maintenance and operating conditions.



Air Handler/Furnace 3

York

Comment 24 Information

Equipment Type: Air Handler / Fan Coil (Indoor Unit)

Brand: Unitary Products Group (York/Coleman/Luxaire family)

Model: F2RP024H06B

Serial: XMLS301902

Manufacture Date: Serial suggests approximately 2003 (likely 30th week of 2003, based on common UPG serial format)

Estimated Age: ~22 years

Capacity / Specifications:

- * 2 Ton (24,000 BTU match capacity; “024” in model number)
- * Refrigerant: R-22 or R-410A compatible depending matched outdoor unit (label references both; verify condenser match)
- * 208/230 Volt, 1-Phase

- * Blower Motor: 1/4 HP
- * Motor FLA: 1.4
- * Design Pressure: 350 PSIG
- * Max External Static Pressure: 0.5 in. w.c.

Service Life Expectancy:

Typical service life for an air handler is approximately 15–20 years. At approximately 22 years old, this unit is beyond typical expected service life.

Notable Consideration:

Because the indoor unit is older, attention should be given to evaporator coil condition, blower motor wear, drain management, and compatibility/match with the outdoor condenser. If paired with an R-22 system, future repair costs may be elevated.

Recommendation:

Due to age, a full professional HVAC evaluation and service is recommended prior to closing. Budgeting for repair or replacement in the near term would be prudent.



Plumbing System

While we are not professional plumbers, we do inspect all bathroom fixtures, including toilets, tubs, showers, and sinks.

Plumbing

Unless otherwise specified in a report comment, all plumbing defects, repairs, or recommended improvements should be performed by a licensed plumbing contractor. This includes water supply, drainage piping, water heaters, and fixtures.

Water Service Source

Public

Water Supply Pipe Material (Primarily Visible)

Copper

Condition: Satisfactory

Location of Main Water Shutoff Valve

At Meter

Waste Pipe Materials Observed

PVC

Condition: Where visible



Location of Main Fuel (has) Shutoff Valve

At Meter



Sewer System Type

Not included in this General Home Inspection

Comment 25

Information

Inspection of the below surface sewer components is beyond the scope of this visual inspection. Have the lines video scanned if you wish to ensure there are no broken or clogged components.

Disclaimer: Per the ASHI Standard of Practice, home inspectors are not required to dismantle, open, or inspect the internal components of tankless water heater systems. Inspection of these units is limited to visible and accessible components at the time

Tested

Additional Inspection Limitations & Notes

Please note that while the inspection aims to reduce risk, it cannot eliminate it entirely.

- Sewer & Waste Lines: The main sewer line/pipe, as it leaves the house toward the city tap, is not inspected. Interior portions of sewer lines/pipes may not be fully observed. Defects may exist that cannot be detected through camera or visual inspection. This report does not guarantee the absence of future repairs or replacements. A professional video exploration (sewer scope) of the main sewer line is strongly recommended prior to closing.
- Measurements & Locations: All measurements and locations referenced in this report are approximate and should not be relied upon for precise digging, soil disturbance, concrete cutting, or pavement removal.
- Fuel Supply Lines: The propane fuel lines from the tank were not tested, as no appliances were present. Inspection of the main fuel supply is visual only; valves were not operated or tested.
- Septic Systems: Testing of septic systems is not included in a standard home inspection. The condition of waste and drainpipes is often influenced by their age. Older piping is more susceptible to decay, corrosion, and root intrusion. Galvanized or cast iron piping, while functional during inspection, may fail under heavy use. Vacant homes where water service has been off can also experience rust or mineral deposit blockages once service resumes.
- Thermal Imaging Use:

All issues identified with thermal imaging are noted in the report. However, thermal imaging has limitations, as it relies on heat pattern variations. It may not detect defects that do not produce significant surface temperature changes or those hidden within uniform materials.

Important Note: This inspection was a general home inspection only. Although thermal images may be included in this report, they are provided as a courtesy. The inspection company did not perform a full thermographic inspection; the infrared camera was used strictly as a tool to provide supplemental information.

Water Heater(s)

Water Heater #1

Noritz



Water heater thermostat/crawlspace

Comment 26 Information

Equipment Type: Tankless Water Heater

Brand: Noritz

Model: EZ111DV (GQ-C3260WX-FF US)

Serial: Indicates November 2020 manufacture (2020.11)

Estimated Age: ~5 years

Capacity / Specifications:

- * Natural Gas
- * Maximum Input: 199,900 BTU/hr
- * Minimum Input: 18,000 BTU/hr
- * Recovery Rating: 237 gallons per hour
- * Direct Vent, Category IV
- * 120 Volt, 60 Hz
- * Low NOx compliant

Service Life Expectancy:

Typical service life for a quality tankless water heater is approximately 15–20 years (sometimes longer with consistent descaling and maintenance). At approximately 5 years old, this unit appears to be in the earlier portion of its expected service life.

Maintenance Advisory:

Tankless units benefit from periodic descaling/flushing, particularly where hard water conditions exist. Manufacturers commonly recommend routine maintenance to help preserve heat exchanger efficiency and extend service life.

Recommendation:

If not serviced this calendar year, a full professional service is recommended prior to closing, including verification of flushing/descaling history. Routine maintenance helps support efficiency, reliability, and extend service life.



Fuel

Natural Gas

Capacity

Gas-No Stored Water

Combustible Air Present

Yes

Comment 27
Information



Fuel Disconnect

Within Sight of Equipment



Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory



Data Plate Pic



Vent Pipe Proper

Yes

Comment 28
Information

Rust Is Present

No

Tank Is Leaking

No leaks

Expansion Tank Installed

Yes



Tankless Water Heater

Yes

Insulation Present On Plumbing Lines

Thermal Scanning Observations

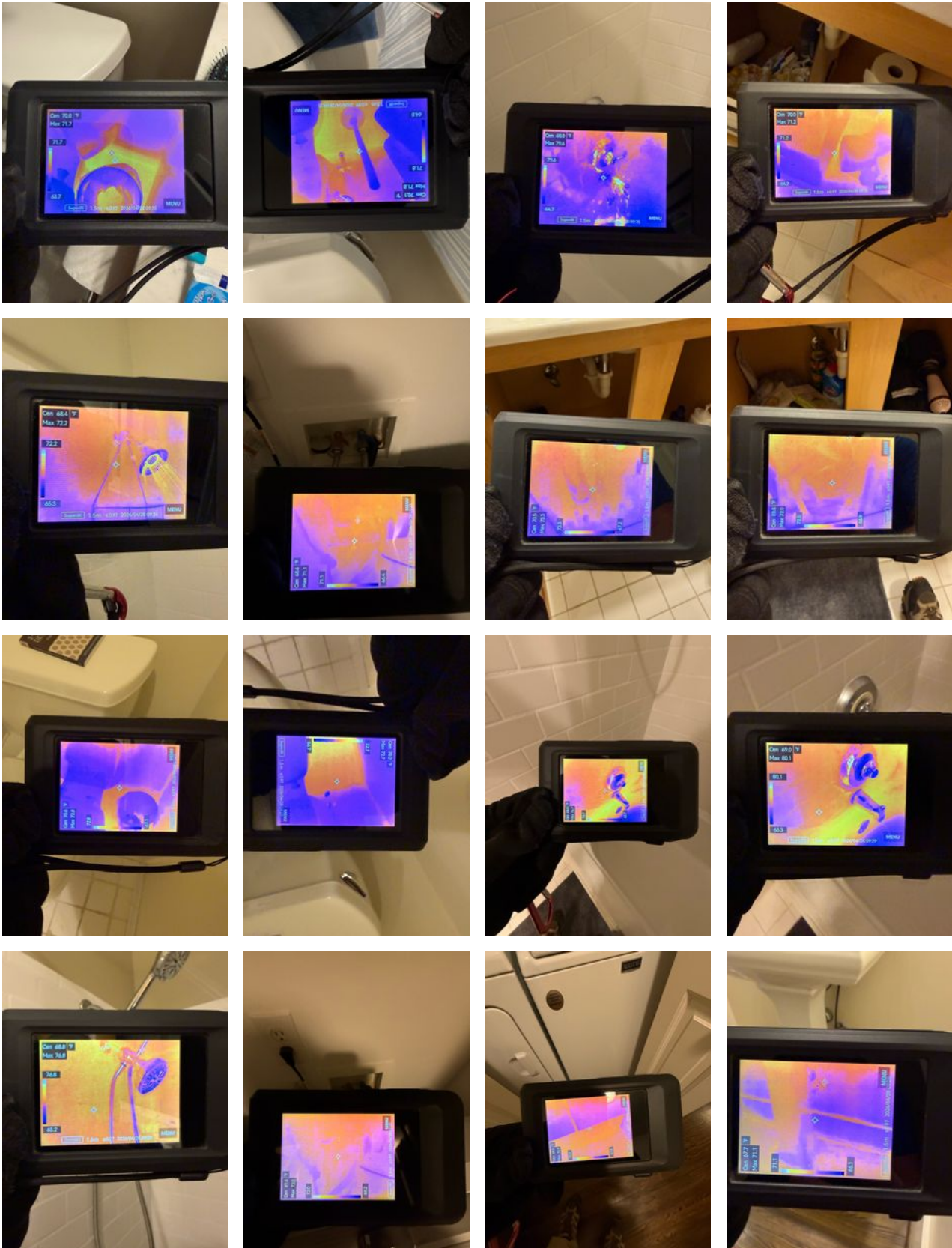
Comment 29 Information

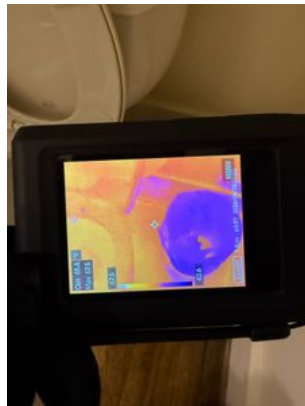
Thermal Imaging

Thermal imaging did not confirm the presence of active leaks at the time of inspection around plumbing fixtures and other observed wet areas. It is important to note that thermal imaging provides only a snapshot in time. Hidden leaks, slow leaks, or intermittent leaks may not be detected during the inspection.

Suggested Action:

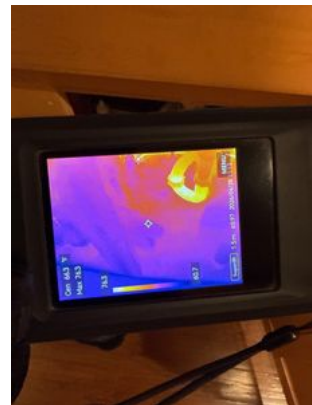
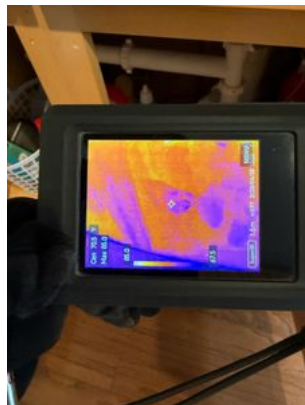
Recommend ongoing monitoring of these areas and consulting a licensed plumbing contractor if signs of moisture develop in the future.





Comment 30 Information

Thermal images from guest suite





Interior Finishes

Painting / Finishes

Unless otherwise specified in a report comment, painting projects and surface finish improvements should be performed by a qualified painting professional. Proper surface preparation and finish work protect materials and extend service life.

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood



Interior Door Materials

Wood

Floors Present

Tile, Wood

Condition: Satisfactory



Wall Coverings

Painted Drywall

Condition: Marginal

Comment 31

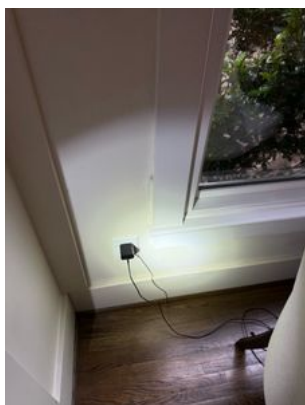
Repair Item

Observation: Moisture intrusion was confirmed at the large fixed window in the kitchen eat-in area using thermal imaging and moisture meter evaluation.

Explanation: Elevated moisture readings and thermal anomalies were noted consistent with active or prior water intrusion at the window assembly.

Implication: Moisture intrusion can lead to concealed deterioration of surrounding materials and may contribute to microbial growth if not addressed.

Recommendation: Recommend further invasive evaluation to determine the extent of concealed damage and correction by a qualified carpentry contractor prior to closing.



Window Types

Double Hung

Condition: Satisfactory



Comment 32

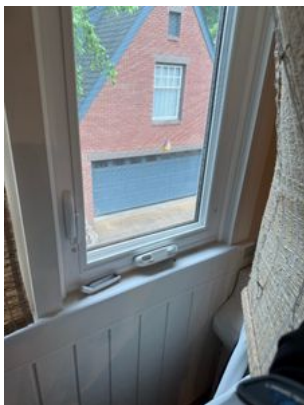
Repair Item

Window Hardware (garage guest suite)

The window was damaged/not operating handles or hardware. Missing hardware can limit operability, compromise security, and reduce ease of use.

Suggested Action:

Recommend installation of appropriate replacement hardware by a qualified contractor to restore proper function.



Window Materials

Wood

Steps/Stairs/Railings-Obseervations

Satisfactory railing present

Comment 33
Information



Please note that we did not conduct lead paint or asbestos testing. We do offer ancillary services for radon, air quality, and mold sampling tests. If needed, we recommend hiring professionals in those areas for thorough evaluation.

Fireplace Conditions Noted

Only visible inspections are performed on chimneys and vent systems, fuel burning fireplaces, stoves, accessories and fireplace inserts. A full inspection is recommended by a licensed fireplace/chimney contractor prior to use.

Observation Photos



Damper Condition

Operational

Comment 34 Information



Fireplace Type

Gas burning

Pilot Light Not Lit For Testing

Pilot not lit

Comment 35 Repair Item

Gas Log – Pilot Light Not Lit

The gas log pilot light was not lit at the time of inspection; therefore, operation could not be confirmed.

Recommend the seller provide documentation or video demonstrating proper operation of the gas log system prior to closing, or have the system evaluated by a licensed plumbing or gas contractor.

During the inspection of the fireplace, the home inspector will open and close the damper if it is readily accessible and operable. Visual inspection of the hearth extensions and other permanently installed components will also be conducted. Any deficiencies in the lintel, hearth, and surrounding materials, including clearance from combustible materials, will be noted if observed. However, please note that the inspector is not required to inspect the flue or vent system, interior of chimneys or flues, fire doors or screens, seals or gaskets, mantels, determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, or determine the appropriateness of the installation.

To ensure the safety of the fireplace, it is recommended to have a Level 2 chimney inspection performed by a chimney sweep certified by the Chimney Safety Institute of America (CSIA) or the National Fireplace Institute (NFI). Only a certified chimney professional can accurately determine the condition of the flue and the fireplace's safety for use. Prior to closing, it is advisable to have the fireplace and flues cleaned and undergo a level two inspection. Clean chimneys significantly reduce the risk of fires. For more information about fireplaces and chimneys, you can visit www.csia.org.

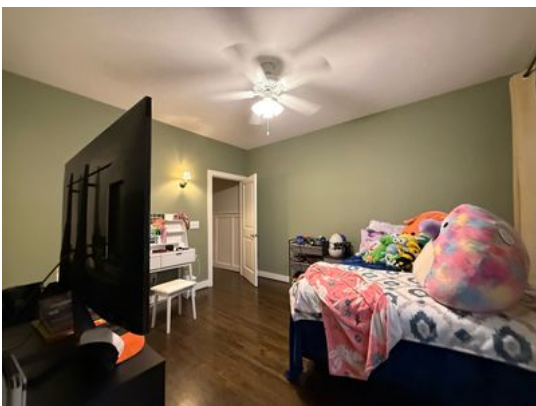
Chimney & Fireplace

Unless otherwise specified in a report comment, chimney or fireplace concerns should be evaluated by a qualified chimney contractor or masonry professional to ensure safe operation and structural integrity.

Bedrooms Observations

Visual inspection of the bedrooms includes accessible light fixtures, outlets, windows, walls, ceilings and floors.

Bedroom Photos



Cosmetic defects may be noted for your general information, but they are not considered a priority in the scope of the inspection.

Bathrooms Observations

Plumbing Fixtures Disclaimer:

All accessible plumbing fixtures were operated, and efforts were made to determine if leaks were present at the time of inspection. However, not all defects may be visible or discoverable due to the severity of conditions or obstructions such as storage items in bathrooms.

Bathroom Photos



GFCI Protection

Yes

Bathrooms Observations Comments

Comment 36

Repair Item

Bathroom Fixture Leak (upstairs Jack and Jill shower head)

A bathroom fixture was observed to be leaking. Leaks can lead to water damage, deterioration of finishes, or mold growth if not corrected.

Suggested Action:

Recommend repair of the leaking fixture by a licensed plumbing contractor.



Plumbing Fixtures Disclaimer:

All accessible plumbing fixtures were operated, and efforts were made to determine if leaks were present at the time of inspection. However, not all defects may be visible or discoverable due to the severity of conditions or obstructions such as storage items in bathrooms.

Clothes washers and dryers aren't typically inspected unless specified otherwise. However, we recommend cleaning the dryer's exhaust vent before occupancy for safety.

Dryer Venting Type

To Exterior

Condition: Repair/Replace as needed

Comment 37

Safety

Observation: Significant lint buildup was observed at the dryer vent.

Explanation: Lint accumulation appears to be restricting airflow within the vent system.

Implication: Restricted airflow can reduce dryer performance and represents a potential fire hazard if not corrected.

Recommendation: Recommend professional cleaning and further evaluation of the dryer vent system by a qualified contractor prior to closing, along with periodic maintenance thereafter to help ensure safe operation.



GFCI Protection

Recommended with any future electrical updates

Condition: Satisfactory

Laundry Hook Ups

Yes



Observation Photos



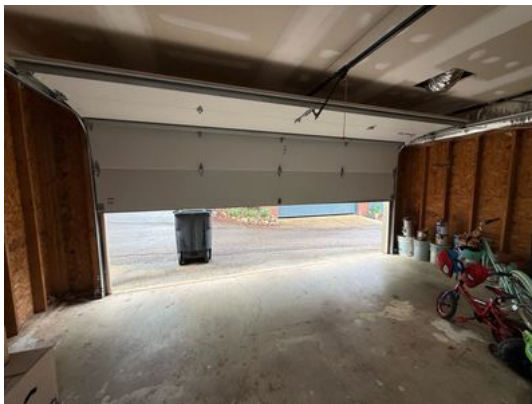
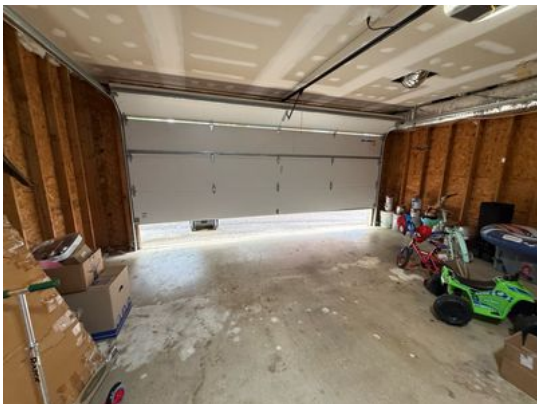
Consider your current appliances and their fuel supply connections (gas vs. electric) in relation to your plans for this property. Budgeting for any necessary alterations to accommodate them before closing may be advisable.

Dryer Plug

Garage

Garage doors are inspected for operation with normal controls.

Observation Photos



Garage Type

Attached/enclosed

Condition: Satisfactory

Door Opener/Door

Belt Drive

Condition: Satisfactory

Emergency Stop Safety Feature

Operational

Condition: Satisfactory

Insulation Installed Correctly

Yes

Receptacles Operational/Tested/GFCI

Yes

Adequate Fire/Door Separation

Further evaluation recommended

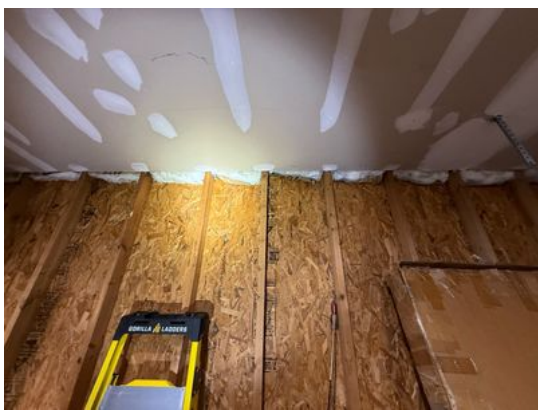
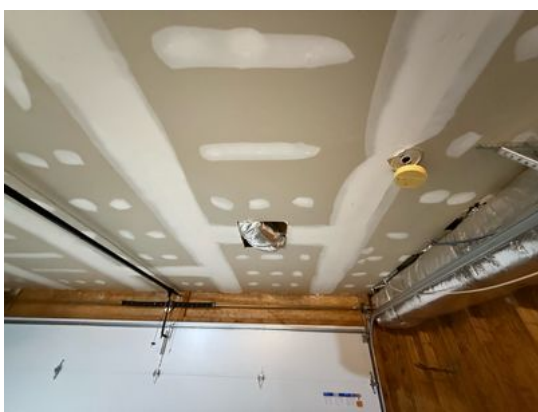
Comment 38

Repair Item

Garage Fire Separation – Incomplete/Damaged Drywall

Openings and breaches were noted in the garage ceiling drywall beneath finished living space, which may compromise the intended fire-resistive separation between the garage and the habitable area above. This condition may allow the passage of smoke, fire, or gases through the assembly and does not appear consistent with current residential standards.

Recommendation: Recommend further evaluation by a qualified drywall contractor to determine needed repairs and provide completion/repair cost estimates prior to closing. Corrections should include proper repair and sealing of penetrations as needed to help restore the intended fire separation.



Recommend any repairs, improvements, modifications to be made by a qualified Overhead door professional.

We're not structural engineers, but we inspect structural components, including foundations and framing, by probing areas where deterioration is suspected. Probing isn't necessary if it would damage finished surfaces or if no deterioration is visible.

Foundation & Crawlspace

Unless otherwise specified in a report comment, foundation or crawlspace concerns should be reviewed by a qualified foundation repair contractor. For serious foundation movement or structural issues, consultation with a licensed structural engineer is recommended prior to repair discussions.

Foundation Types

Crawl Space

Condition: Satisfactory

Foundation Material

Concrete Block

Condition: Satisfactory

Cracks/movement Noted

None noted

Signs of Water Penetration Visible

Mildew

Condition: Further Evaluation

Floor Structure

Engineered I-Joist

Condition: Further Evaluation

Comment 39

Deficiency

Observation: Microbial growth was observed on portions of wood structural components in the crawlspace, primarily near the center-front area of the home.

Explanation: Surface organic growth and discoloration were noted consistent with moisture-related conditions, although the crawlspace appeared dry at the time of inspection.

Implication: Microbial growth may be associated with prior moisture exposure, can contribute to material deterioration over time, and may affect interior air quality.

Recommendation: Recommend further evaluation and remediation, as needed, by a qualified contractor, along with exploration of moisture control improvements, including possible crawlspace encapsulation options if preferred, prior to closing and occupancy.



Subflooring

Oriented Strand Board

Condition: Marginal

Wall Structure

Wood Frame

Condition: Not visible

Blocked/Poured/Slab

Blocked

We're not structural engineers. You might want to consider hiring one before closing to address any concerns you have about the property's structure. Keep in mind, we may not identify all structural material defects.

Attic Observations

Attics may contain inaccessible spaces due to load-bearing components that are concealed by insulation or by other components, storage items, decking or excessive insulation thickness.

Attic Entry Access Points

Hallway, Main house



Roof Framing Type

Wood Framing

Condition: Satisfactory

Roof Sheathing/Decking Material

(OSB) Oriented Strand Board



Vent Stacks/Risers

PVC

Condition: Satisfactory

Insulation Type Observed

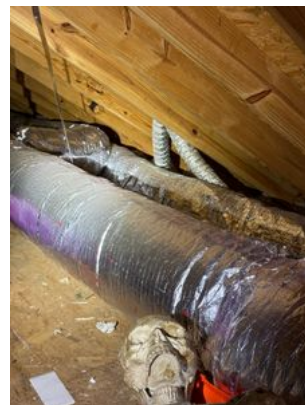
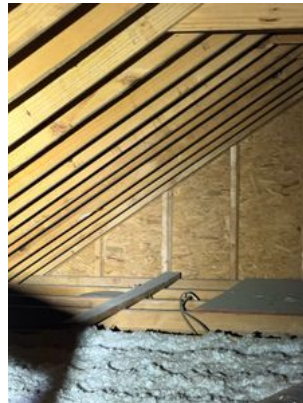
Blown In Fiberglass

Condition: Satisfactory

Venting Styles

Ridge and soffit

Observation Photos



Signs Of Moisture Noted

None noted

Structural Concerns Noted

None apparent

Evidence Of Visible Leaks

No signs of active leaks

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection. • Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.

Crawlspace Observations

If the clearance from the ground to the bottom of the joists is less than 24 inches or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Vapor Retarder Materials

Installed

Condition: Satisfactory

Moisture/Vapor Retarders Condition

Dry

Condition: Satisfactory

Underfloor Insulation

None present.

Condition: Satisfactory

Ventilation Components Present

Yes

Condition: Further Evaluation

Observation Photos





Entering under-floor crawlspaces areas that have less than 24 inches of clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches may not be inspected.

Structural/Basement/Crawlspace We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you may have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Kitchen Main Level

Kitchen Appliances

The inspection of kitchen appliances is performed as a courtesy, and limited to a basic operational check using normal controls. Appliances are tested for power and general functionality only; specialized features, settings, calibration, energy efficiency, or performance under extended use are not evaluated. Hidden components (such as timers, sensors, thermostats, and internal mechanisms) are not accessible for inspection.

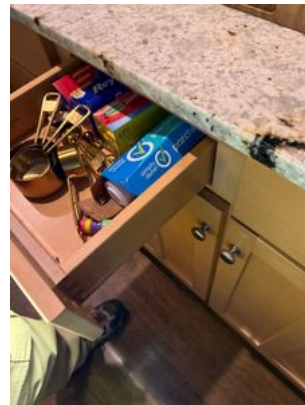
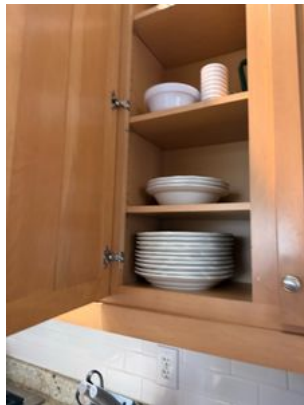
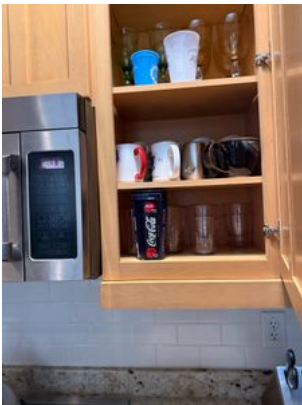
Cosmetic conditions (scratches, discoloration, or minor wear) are not reported. The inspection does not determine life expectancy, manufacturer recalls, or compliance with current safety standards.

Unless otherwise specified in this report, any repair or replacement needs should be addressed by a qualified appliance service technician prior to closing.

Cabinets Materials

Wood

Condition: Satisfactory





Comment 40
Information

Garage suite cabinets

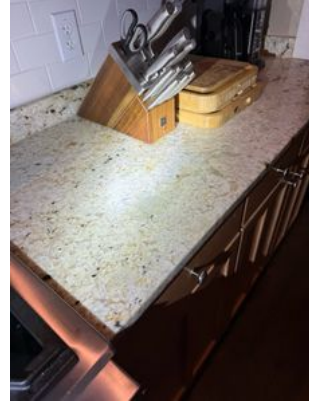


Kitchen Main Level Cont.

Countertops Material

Granite

Condition: Satisfactory



Sink

Double, Stainless

Condition: Satisfactory



Comment 41 Information

The kitchen sink disposal was smoothly operational as desired.

Observation Photos



The home inspector will test basic functions of specific kitchen appliances, like the dishwasher (normal cycle), range, oven, trash compactor, garbage disposal, ventilation equipment, and microwave.

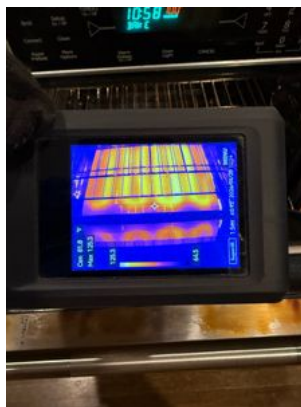
Appliances Observed

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven Range/Cook Top

Jenn-Air

Condition: Marginal



Comment 42

Repair Item

Observation: A suspected improper flame diverter was noted at the front left burner of the gas range.

Explanation: The burner component appeared improperly configured or positioned, which may be affecting normal flame distribution and burner performance.

Implication: Improper burner performance can affect cooking function and may indicate a component issue requiring correction.

Recommendation: Recommend further evaluation and repair by a qualified appliance technician prior to closing.



Range Hood Ventilation

Recirculating

Condition: Satisfactory

Microwave

Jenn-Air

Condition: Satisfactory



Date Plate Microwave



Refrigerator

Jenn-Air

Condition: Satisfactory



Data Plate Pic



Dishwasher

Bosch

Condition: Satisfactory



High Loop Present

Yes

Condition: Marginal



Appliances can fail between the time of the inspection and closing.

Appliances Observed Garage Suite

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Kitchen Main Level Cont.

Oven Range/Cook Top

Whirlpool

Condition: Satisfactory



Range Hood Ventilation

Recirculating

Condition: Satisfactory

Microwave

Whirlpool

Condition: Satisfactory



Date Plate Microwave



Kitchen Main Level Cont.

Refrigerator

Whirlpool

Condition: Satisfactory



Data Plate Pic



Dishwasher

Whirlpool

Condition: Satisfactory



High Loop Present

Yes

Condition: Satisfactory



Appliances can fail between the time of the inspection and closing.