PROPERTY INSPECTION REPORT

, , OH

CLIENT: Sam Sample
INSPECTOR: Korey Pavlika
DATE OF INSPECTION: 7/22/2025
TIME OF INSPECTION:

2025

PLEASE READ BEFORE CONTINUING TO THE INSPECTION REPORT!

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail" - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions of the current homeowner. Depending upon the age of the property, some items may not be installed or up to current code. This inspection report does not follow code compliance and focuses on safety and functionality of the items inside the home.

For your safety and liability purposes, we recommend that licensed and insured contractors evaluate and repair any critical concerns and defects. Understand that this report is a snapshot in time based on what our inspectors see the ***day and time*** the inspection was completed. Using this report as a guide we recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Ratings Definitions Of The Report:

In the report you will find a series of ratings for each individual item that we inspected. Following those ratings will help you understand your future home. Below is the definition of the ratings.

(I - Inspected) - When (I) is selected this means that the inspector has inspected the area(s) for any visible defects and has found no defects. These comments (positives) will appear "black" in the report.

(NI - Not Inspected) - When (NI) is selected this means that the item(s) were not inspected at the time of the inspection. Understand that there are area(s) that are potentially not accessible to the inspectors due to personal belongings or size limitations.

(IAR - Immediate Attention Recommended) - When (IAR) is selected this means that the item(s) the inspectors found during the time of inspection are recommended to be addressed with priority to the remaining items found in the report. These items consist of safety, structural or costly repairs associated with the home. These items will always appear in the report summary in "blue" at the bottom of the report.

(R/R - Repair/Replace) - When (R/R) is selected this means that the item(s) the inspectors found during the time of inspection are recommended to be repaired/replaced. These items are in need of being repaired/replaced to prevent further damage or potential future damage. Although some items are more common repairs that are found in other homes, these items typically take a qualified contractor to address. These items in the report will not be in the report summary and will appear in "black" through the report.

(M/M - Minor/Maintenance) - When (M) is selected this means the item(s) that inspectors found are commonly found throughout the majority of the home that are inspected. These items require little effort to correct the issue(s) noted. These items will not be in the report summary, however they will appear "black" throughout the report.

Limitations Of The Inspection:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and InsideOut Inspections Plus LLC, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection **will not** reveal every concern that exists or ever could exist, but only those material defects observed on the day and time of the inspection.

A material defect is a condition with a residential property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

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Inspection Details

1. Inspection Attendance

Client Present • Buyer Agent Present • Selling Agent Present

2. Home Access

Notes/Recommendations: The inspector was given access by the selling agent.

3. Last To Leave

The home was last left by the Selling Agent/Clients. However, the inspectors locked the home prior to leaving.

4. Home Type

Attached Garage • Multi Family Home

5. Occupancy

Occupied - Furnished

6. Utilities

All utilities were on at the time of inspection

7. Additional Services Requested

No additional services were requested by the client

8. Weather Conditions

Sunny

9. Home Orientation

Front entry door is facing east. This is just an approximation to understand the report orientation.

10. Homeowner Notes

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
• This inspection being performed on the property listed above is solely based on the date & time listed above.

11. Disclosure Statements

Notes/Recommendations:
• No disclosure statements were available/presented to the inspectors at the time of inspection. If the client has any concerns regarding the disclosure statements, they should be presented to the inspectors prior to the inspection.

12. Inspector Information

- Korey Pavlika
  Internachi Certification #15062512
  CCPIA Certification # CCPIA-003501
  Ohio License Number #2020000269
  Ohio Pest License #138775
  Michigan Pest License # 007160833
  Radon License # RT1984
- Cory Smith
  Internachi Certification #NACHI24053113

Home Information

1. Additional Inspection Comments

I	NI	IAR	R/R	M/M
✓				

2. Electrical Meter

I	NI	IAR	R/R	M/M
✓				

- ***LOCATION***
- Located on the south side of the home.

Current Condition

3. Gas Meter

I	NI	IAR	R/R	M/M
✓				

- ***LOCATION***
- Located on the south side of the home.

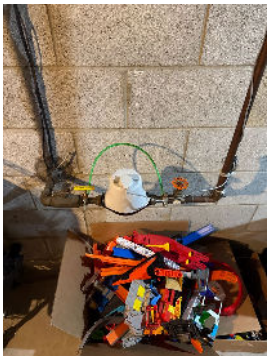
Current Condition

4. City Water Meter

I	NI	IAR	R/R	M/M
✓				

- ***LOCATION***
- Located in the basement.

Current Condition Unit 1



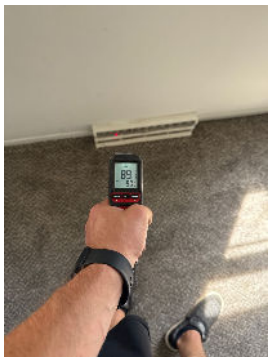
Current Condition Unit 2.

5. Sewage Type

City Sewage.

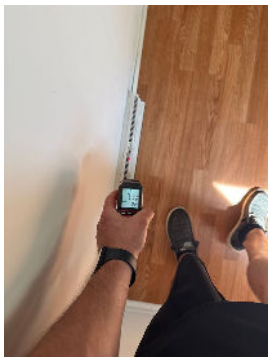
6. Operating Measurements

I	NI	IAR	R/R	M/M
✓				



Warm Air Temperature Unit 1

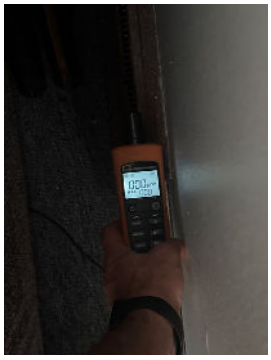
Carbon Monoxide Reading Unit 1.



Cool Air Temperature Unit 1

Cool Air Temperature Unit 2.

Warm Air Temperature Unit 2.



Carbon Monoxide Reading Unit 2.

Warm Water Temperature Unit 2.

Warm Water Temperature Unit 1

Maintenance Tips

1. Furnace Tips

Servicing:

It is a good idea to hire a professional HVAC contractor to service the Heating System once per year. Doing this should prolong the life of the unit and keep its efficiency level up.

Furnace Filter:

The furnace filter should be changed regularly. With this particular furnace, there is a 1-inch filter. This filter should be changed monthly.

House Ducting:

The heating system installed is a forced-air system. The ducting throughout the home should be cleaned every 5 years.

2. Air Conditioning

Prepping The AC For Winter:

Prior to winter it is a good idea to install winter cover to protect the unit from snow & ice.

Servicing:

It is a good idea to hire a professional HVAC contractor to service the Air Conditioning unit once per year. Doing this should prolong the life of the unit and keep its efficiency level up.

3. Water Heater Tips

Draining The Water Heater:

The hot water heater should be drained each year to prevent sediment build up inside the tank.
In order to do so you should follow these steps:
1. Shut off the cold side water valve.
2. Shut off the gas supply line valve.
3. Install a hose to the drain connection located at the bottom of the tank.
4. Open the valve located directly above the drain connection.

To fill the water heater tank back up follow these directions:
1. Close the valve located directly above the drain connection.
2. Turn the gas valve supply line on.
3. Turn the cold side water heater valve on.
4. Follow the manufacturer directions to turn the pilot light back on.

4. Smoke Detectors

Smoke Detectors should be installed in the following locations: Each Bedroom, at least 1 located outside the bedrooms, 1 at the highest point of the home and finally 1 at the lowest point of the home. The detectors should be tested yearly to ensure proper operation.

5. Carbon Monoxide Detectors

A carbon monoxide detector should be installed on each floor of the home. These should be tested at a minimum every 6 months.

6. Dryer Vent

Dryer vents should be cleaned on a regular basis (once per year). This ensures any build up of lint/debris gets properly removed from the line.

Grounds

1. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. ***WIRES***
1.2. The electrical service wire is not secured adequately to the exterior of the home. Recommend adding approved fasteners to secure the service entrance wires.

Service entrance wire isn’t fully secured to the home

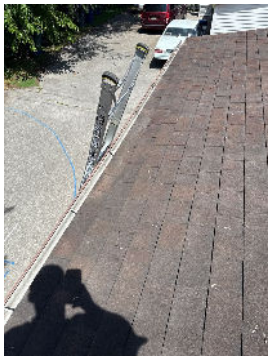
Roof *

1. House Roof Condition

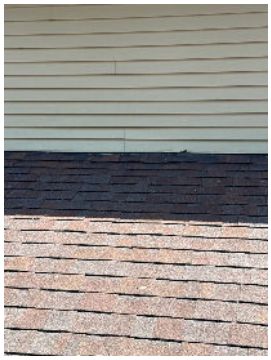
I	NI	IAR	R/R	M/M
		✓		

Type of Roof: Architectural/Dimensional Shingle - this particular material has typical lifespan of 30-50 years depending on several factors. • Approximate Roof Age:26-30 Years. This is just an approximate age, without documented information from the current owner or county we cannot guarantee accuracy., 21-25 Years. This is just an approximate age, without documented information from the current owner or county we cannot guarantee accuracy.
Notes/Recommendations:
1.1. ***LIFE EXPECTANCY***
1.2. There are areas of granular loss (see pictures) indicating the roof is older. Recommend having a professional roofing contractor assess the roof for repairs/replacement.

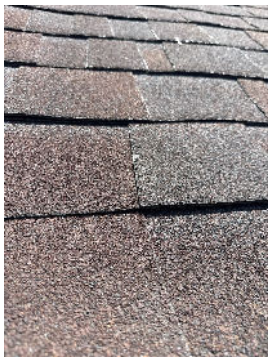
Current Condition



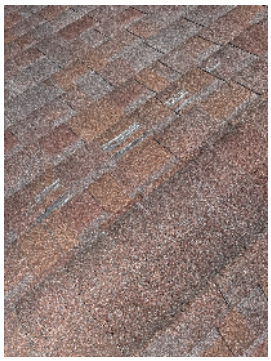
Soft spot observed on the lower northwest corner



Several nail pops observed alongside the headwall flashing



The fiberglass matting is exposed along the edges of the shingles indicating a roof near the end of its life



Handful of damaged shingles alongside the upper section of roof

Commonly exposed roofing nails along the end of the ridge cap

Several other soft spots observed along the eaves of the roof line

2. Flashing

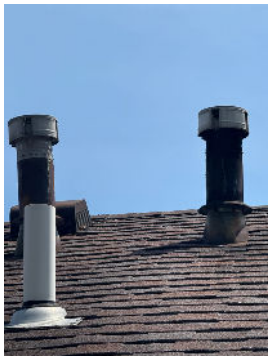
I	NI	IAR	R/R	M/M
✓				

3. Spark Arrestor(s)

I	NI	IAR	R/R	M/M
✓				

4. House Venting

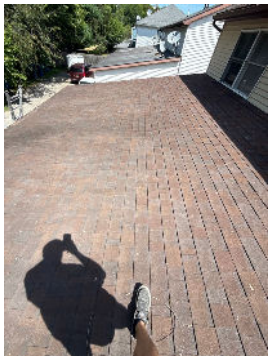
I	NI	IAR	R/R	M/M
			✓	

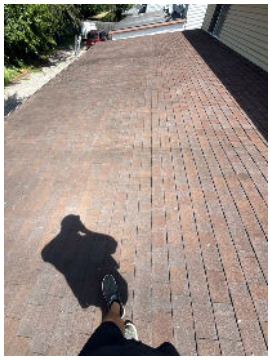


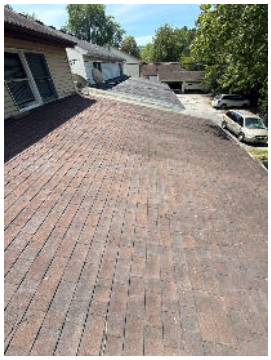
Both vent pipes are heavily corroded and will likely need to be replaced

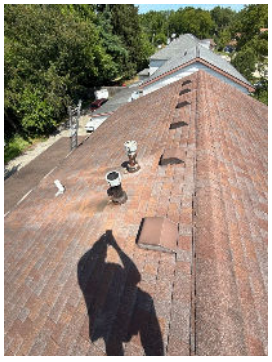
5. Access Photos

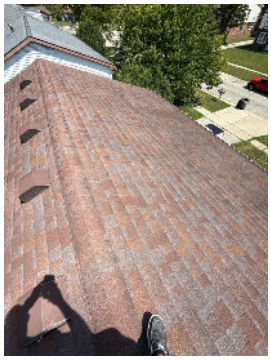
I	NI	IAR	R/R	M/M
✓				

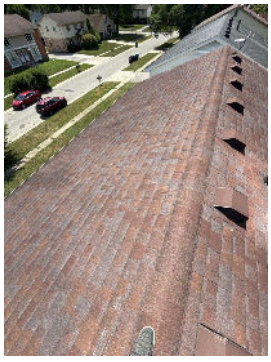


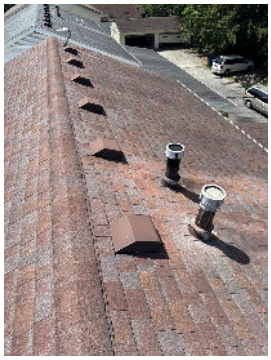












Furnace Unit 1

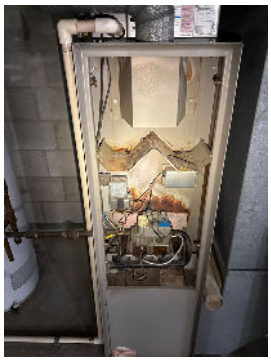
1. Furnace Condition

I	NI	IAR	R/R	M/M
		✓		

Type of Furnace: Natural Gas Forced Air Furnace.
Notes/Recommendations:
1.1. ***FURNACE AGE OVERVIEW***
1.2. 30+ Years Old.

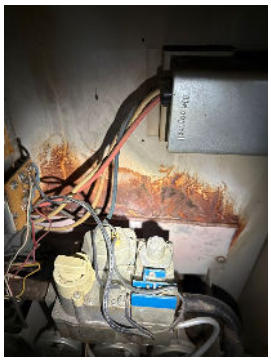
The furnace has exceeded its typical lifespan and is considered to be well beyond the expected service life. The system is likely to be inefficient and may experience frequent breakdowns or failures. Ongoing repairs may become increasingly costly, and energy efficiency will likely be very poor. Replacement is strongly recommended, as the furnace is unlikely to perform reliably for much longer. The inspector does not guarantee future performance and strongly advises consulting with an HVAC professional to evaluate replacement options as soon as possible.

Before Inspecting



Current Condition

Flame Condition



Significant amount of flare ups observed inside the furnace cabinet

2. Furnace Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

Basement.

3. Enclosure

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
3.1. The enclosure is no longer sealed properly at the connections. Recommend having each connection properly sealed with paste or approved furnace tape.

4. Venting

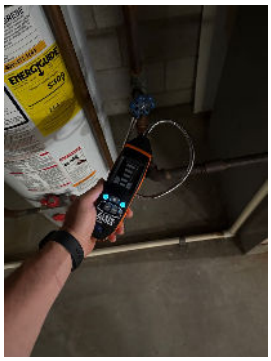
I	NI	IAR	R/R	M/M
✓				

Vent Material Type: Metal Hard Pipe - When this type of material is used, the furnaces are 80 - 89% efficient.

5. Gas Line & Valve

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
5.1. Gas shut of valve(s) were present and functional at the time of inspection.



Gas Reading. No leak detected at the time of inspection.

6. Return Air Supply

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. The return air supply system appears to be functional.

7. Air Filter

I	NI	IAR	R/R	M/M
✓				

Filter Location: Return Air Supply.
Filter Size/Width: 16x25. • 1 Inch Wide Filter.

8. Thermostat

I	NI	IAR	R/R	M/M
✓				

Prior To Testing: The thermostat was set to cool prior to testing any HVAC equipment. • 71-75 Degrees.
Thermostat Location: Living Room.
Notes/Recommendations:
8.1. Functional at the time of inspection.

9. Forced Air Capacity

I	NI	IAR	R/R	M/M
✓				

BTU/Sizing: 70,000 - 100,000 BTUs - This size furnace is typically rated for up to 1500 - 2500 Sq Ft • Things to note: Based on visible conditions during the inspection, the recommended furnace size is an estimate and may vary depending on factors like insulation, window type, and number of stories. Homes with poor insulation or older windows may require a larger system, while well-insulated homes with newer windows can typically use a smaller unit. Additionally, homes with multiple stories or open floor plans may need a higher capacity for effective heat distribution. The home inspector is not responsible for discrepancies, and this estimate should not be considered a definitive recommendation for HVAC sizing.

10. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Luxaire.

11. Manufacturer Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 1981

12. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				

Manufacturing Label

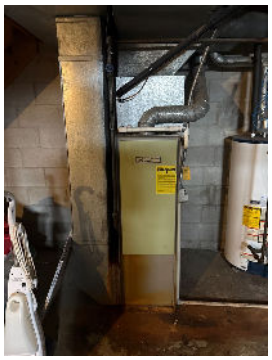
Furnace Unit 2

1. Furnace Condition

I	NI	IAR	R/R	M/M
		✓		

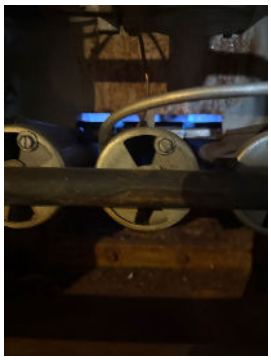
Type of Furnace: Natural Gas Forced Air Furnace.
Notes/Recommendations:
1.1. Corrosion build up observed on the inside of the furnace. Recommend a professional HVAC contractor to assess for repairs.
1.2. ***FURNACE AGE OVERVIEW***
1.3. 30+ Years Old.

The furnace has exceeded its typical lifespan and is considered to be well beyond the expected service life. The system is likely to be inefficient and may experience frequent breakdowns or failures. Ongoing repairs may become increasingly costly, and energy efficiency will likely be very poor. Replacement is strongly recommended, as the furnace is unlikely to perform reliably for much longer. The inspector does not guarantee future performance and strongly advises consulting with an HVAC professional to evaluate replacement options as soon as possible.



Before Inspecting

Current Condition



Flame Condition

Heavy corrosion observed throughout the unit

2. Furnace Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

Basement.

3. Enclosure

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
3.1. The enclosure is no longer sealed properly at the connections. Recommend having each connection properly sealed with paste or approved furnace tape.

4. Venting

I	NI	IAR	R/R	M/M
✓				

Vent Material Type: Metal Hard Pipe - When this type of material is used, the furnaces are 80 - 89% efficient.

5. Gas Line & Valve

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. No drip leg installed on the gas supply line. Recommend having a drip leg installed after the shut off valve so it can be easily serviced.

Gas Reading. No leak detected at the time of inspection.

6. Return Air Supply

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. The return air supply system appears to be functional.

7. Air Filter

I	NI	IAR	R/R	M/M
✓				

Filter Location: Return Air Supply.
Filter Size/Width: 16x25. • 1 Inch Wide Filter.

8. Thermostat

I	NI	IAR	R/R	M/M
✓				

Prior To Testing: The thermostat was set to cool prior to testing any HVAC equipment. • 71-75 Degrees.
Thermostat Location: Living Room.
Notes/Recommendations:
8.1. Functional at the time of inspection.

9. Forced Air Capacity

I	NI	IAR	R/R	M/M
✓				

BTU/Sizing: 70,000 - 100,000 BTUs - This size furnace is typically rated for up to 1500 - 2500 Sq Ft • Things to note: Based on visible conditions during the inspection, the recommended furnace size is an estimate and may vary depending on factors like insulation, window type, and number of stories. Homes with poor insulation or older windows may require a larger system, while well-insulated homes with newer windows can typically use a smaller unit. Additionally, homes with multiple stories or open floor plans may need a higher capacity for effective heat distribution. The home inspector is not responsible for discrepancies, and this estimate should not be considered a definitive recommendation for HVAC sizing.

10. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Luxaire.

11. Manufacturer Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 1981

12. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				

Manufacturing Label

Air Conditioning Unit 1

1. Air Conditioning

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. It appears the AC unit has not been serviced in quite some time. Recommend a professional HVAC contractor to service the AC unit.
1.2. ***AC AGE OVERVIEW***
1.3. 15 - 20 Years Old.

The AC unit is nearing the later stages of its typical lifespan, which may lead to more frequent repairs and reduced efficiency. The system may require more attention, and an HVAC professional may be needed to assess the need for an upgrade or replacement. The inspector does not guarantee future performance and recommends considering a replacement soon.

Current Condition

2. Base

I	NI	IAR	R/R	M/M
✓				

3. Enclosure

I	NI	IAR	R/R	M/M
✓				

4. Refrigerant Line

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
4.1. The refrigerant line insulation is missing. Recommend installing new insulation around the exposed refrigerant line for increased efficiency.

5. Amp Ratings

I	NI	IAR	R/R	M/M
✓				

Min Amp Rating: 10 - 14 Amp Rating.
Max Amp Rating: 20 Amp Rating.

6. Disconnect Box

I	NI	IAR	R/R	M/M
✓				

Current Condition.

7. AC Tonnage/BTUs

I	NI	IAR	R/R	M/M
✓				

AC Sizing 1.5 Tons - This sizing is typically rated for up 0 to 1050 Sq Ft. • Things to note: Based on visible conditions during the inspection, the recommended AC system size is an estimate and may vary depending on factors like insulation, window type, and number of stories. Homes with poor insulation or older windows may require a larger system, while well-insulated homes with newer windows can typically use a smaller unit. The home inspector is not responsible for discrepancies, and this estimate should not be considered a definitive recommendation for HVAC sizing.

8. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Carrier.

9. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2010

10. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				

Manufacturing Label Exterior Unit

Manufacturing Label Interior Unit

Air Conditioning Unit 2

1. Air Conditioning

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. It appears the AC unit has not been serviced in quite some time. Recommend a professional HVAC contractor to service the AC unit.
1.2. ***AC AGE OVERVIEW***
1.3. 15 - 20 Years Old.

The AC unit is nearing the later stages of its typical lifespan, which may lead to more frequent repairs and reduced efficiency. The system may require more attention, and an HVAC professional may be needed to assess the need for an upgrade or replacement. The inspector does not guarantee future performance and recommends considering a replacement soon.

Current Condition

2. Base

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
2.1. The condensing unit is not properly level. Recommend bringing the condensing unit back to level. NOTE: not have the unit level can adversely effect the efficiency of the unit.

3. Enclosure

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
3.1. The casing around the condensing unit is rusting/corroded.

4. Refrigerant Line

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
4.1. The refrigerant line insulation is missing. Recommend installing new insulation around the exposed refrigerant line for increased efficiency.

5. Amp Ratings

I	NI	IAR	R/R	M/M
✓				

Min Amp Rating: 10 - 14 Amp Rating.
Max Amp Rating: 15 Amp Rating.

6. Disconnect Box

I	NI	IAR	R/R	M/M
✓				

Current Condition.

7. AC Tonnage/BTUs

I	NI	IAR	R/R	M/M
✓				

AC Sizing 1.5 Tons - This sizing is typically rated for up 0 to 1050 Sq Ft. • Things to note: Based on visible conditions during the inspection, the recommended AC system size is an estimate and may vary depending on factors like insulation, window type, and number of stories. Homes with poor insulation or older windows may require a larger system, while well-insulated homes with newer windows can typically use a smaller unit. The home inspector is not responsible for discrepancies, and this estimate should not be considered a definitive recommendation for HVAC sizing.

8. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Payne.

9. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2007

10. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				

Manufacturing Label Exterior Unit

Water Heater Unit 1

1. Water Heater

I	NI	IAR	R/R	M/M
✓				

Type of Water Heater: Gas Water Heater Noted.
Notes/Recommendations:
1.1. ***TANK WATER HEATERS AGE OVERVIEW***
1.2. 15 - 20 Years Old.

The water heater is nearing or exceeding its typical lifespan. Repairs may become more frequent, and energy efficiency will likely be significantly reduced. The unit may start to show signs of wear, such as leaks, rust, or inconsistent heating. The inspector advises planning for a replacement soon and suggests consulting with a plumbing professional for an assessment.

Current Condition

Water Heater Settings

2. Water Heater Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. Basement.

3. Enclosure

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. The water heater enclosure is functional.

4. Venting

I	NI	IAR	R/R	M/M
✓				

Material Type: Metal Hard Pipe.

5. Plumbing Lines

I	NI	IAR	R/R	M/M
				✓

Type of Supply Lines: Copper Plumbing Observed.
Notes/Recommendations:
5.1. Corrosion observed around the dielectric(s). This means there has been a leak present at some point in time. Recommend monitoring the corrosion for future leaks.

Small amount of corrosion observed on the dielectrics

6. Temperature Pressure Relief Valve

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. Appears to be in satisfactory condition.

7. Overflow Line

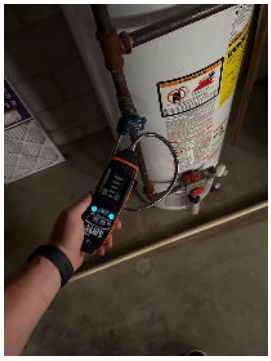
I	NI	IAR	R/R	M/M
			✓	

Overflow Line Material: Copper.
Notes/Recommendations:
7.1. The overflow line discharges above the maximum allowance of 6". Recommend installing a new overflow line that is within 6" of the ground for safety.

8. Gas Line & Valve

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
8.1. No drip leg installed on the gas supply line. Recommend having a drip leg installed after the shut off valve so it can be easily serviced.



Gas Reading. No leak detected at the time of inspection.

9. Combustion Shield

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
9.1. The combustion chamber appears in functional condition.

10. Number Of Gallons

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
10.1. 40 Gallons.

11. Water Heater Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: General Electric.

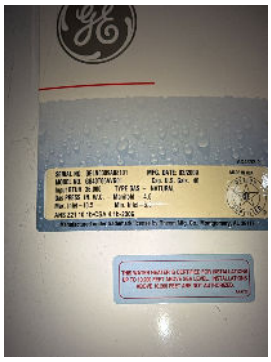
12. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2009

13. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				



Manufacturing Label

Water Heater Unit 2

1. Water Heater

I	NI	IAR	R/R	M/M
✓				

Type of Water Heater: Gas Water Heater Noted.
Notes/Recommendations:
1.1. ***TANK WATER HEATERS AGE OVERVIEW***
1.2. 15 - 20 Years Old.

The water heater is nearing or exceeding its typical lifespan. Repairs may become more frequent, and energy efficiency will likely be significantly reduced. The unit may start to show signs of wear, such as leaks, rust, or inconsistent heating. The inspector advises planning for a replacement soon and suggests consulting with a plumbing professional for an assessment.

Current Condition

Water Heater Settings

2. Water Heater Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. Basement.

3. Enclosure

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. The water heater enclosure is functional.

4. Venting

I	NI	IAR	R/R	M/M
✓				

Material Type: Metal Hard Pipe.

5. Plumbing Lines

I	NI	IAR	R/R	M/M
				✓

Type of Supply Lines: Copper Plumbing Observed.

Small amount of corrosion on the supply line fittings

6. Temperature Pressure Relief Valve

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. Appears to be in satisfactory condition.

7. Overflow Line

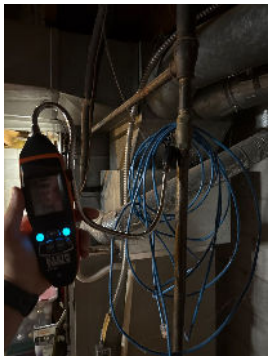
I	NI	IAR	R/R	M/M
✓				

Overflow Line Material: Copper.

8. Gas Line & Valve

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
8.1. No drip leg installed on the gas supply line. Recommend having a drip leg installed after the shut off valve so it can be easily serviced.



Gas Reading. No leak detected at the time of inspection.

9. Combustion Shield

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
9.1. The combustion chamber appears in functional condition.

10. Number Of Gallons

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
10.1. 40 Gallons.

11. Water Heater Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Whirlpool.

12. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2006

13. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				

Manufacturing Label

Basement Unit 1

1. Wall(s)

I	NI	IAR	R/R	M/M
			✓	

Type of Foundation: Block Wall
Notes/Recommendations:
1.1. Efflorescence is the white, powdery substance that can appear on the surface of concrete, brick, stone, or masonry. It forms when water moves through the material, carrying soluble salts with it. As the water reaches the surface, it evaporates, leaving the salts behind in the form of white deposits. While this is considered a cosmetic issue it can indicate ongoing moisture problems that might lead to more serious issues. We recommend addressing any leaks, drainage issues or moisture problems that are allowing water to penetrate the material.

1.2. ***BLOCK/BRICK FOUNDATION***

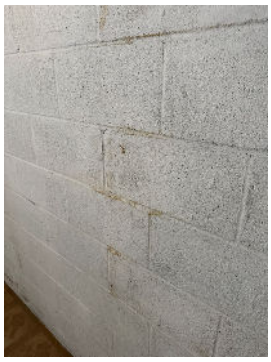
1.3. There is a shift in the block (see picture). This means that the block has shifted away from the remaining blocks of the home. Recommend a professional masonry contractor to assess the severity of the shift for proper repairs.

1.4. Diagonal stair stepping settling crack that is wider along the top and slimmer along the bottom of the crack. This means that the foundation may be settling allowing these types of cracks to show up. These cracks can allow water to intrude into the home and may be expanding and contracting in response to the weather. Recommend a basement professional to assess the severity and provide any solutions/repairs needed.

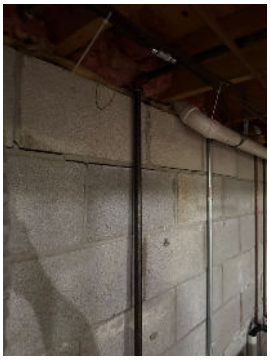
1.5. There is a slight inward bow on the foundation wall. This is caused by pressure on the exterior of the foundation wall. There are no signs of a horizontal pressure crack or repair. Recommend monitoring the wall(s) for any additional movement inward. If additional movement inward occurs the wall will likely need to be stabilized by foundation specialist.

Stair stepping crack and small shift in the block on the southeast corner

Small horizontal settling cracks long the east wall



Efflorescence observed along the south wall



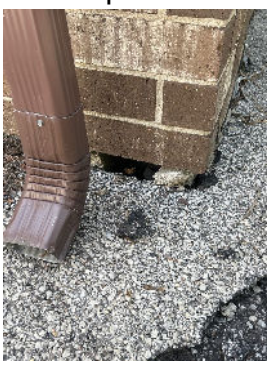
Small horizontal crack along the west wall top course

Efflorescence observed along the west wall

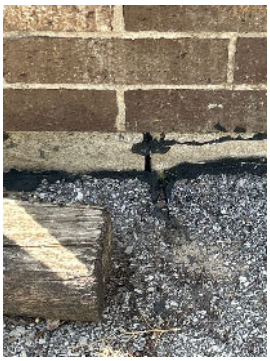
2. Foundation Perimeter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
2.1. ***BLOCK***
2.2. Minimal amounts of mortar observed in the joints between the block (see picture). These joints should be filled with mortar to ensure a tight seal between the block. Recommend adding additional mortar to these areas.
2.3. Missing block(s) observed (see picture). Recommend having a professional masonry contractor assess and install a new block as needed.



Block has deteriorated and is missing on back left corner of home



Deteriorated mortar joint in front right corner

3. Slab Floor

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
3.1. Common cracks noted.

Common cracks noted

4. Drainage

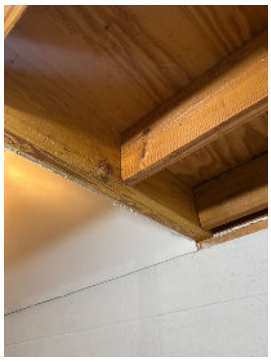
I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
4.1. No evidence of a drainage issue in the visible portions of the basement.

5. Framing

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
5.1. Not fully visible due to lack of access from ducting, plumbing, electrical.



Missing joist hangers at the bottom of the staircase

6. Sub floor

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
6.1. Rotten sub floor is observed (see picture). Recommend a professional contractor to repair/support the area(s).

Mold like substance observed along the south side subfloor

Small amount of rotten subfloor on the southeast corner

7. Post(s)

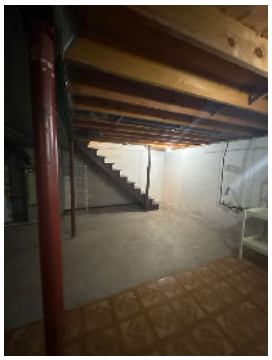
I	NI	IAR	R/R	M/M
✓				

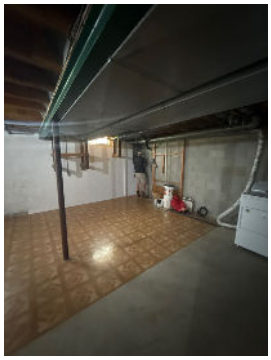
8. Beam(s)

I	NI	IAR	R/R	M/M
✓				

9. Access Photos

I	NI	IAR	R/R	M/M
✓				



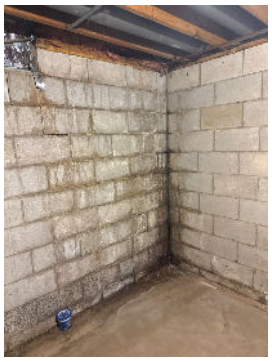


Basement Unit 2

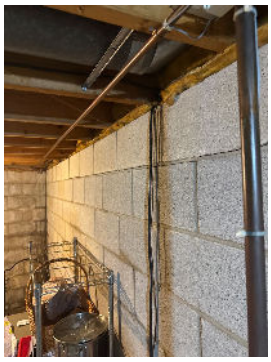
1. Wall(s)

I	NI	IAR	R/R	M/M
		✓		

Type of Foundation: Block Wall
Notes/Recommendations:
1.1. Efflorescence is the white, powdery substance that can appear on the surface of concrete, brick, stone, or masonry. It forms when water moves through the material, carrying soluble salts with it. As the water reaches the surface, it evaporates, leaving the salts behind in the form of white deposits. While this is considered a cosmetic issue it can indicate ongoing moisture problems that might lead to more serious issues. We recommend addressing any leaks, drainage issues or moisture problems that are allowing water to penetrate the material.
1.2. Evidence of a water intrusion/issue on the foundation wall (see picture). Recommend a professional basement specialist to assess and repair the water intrusion.



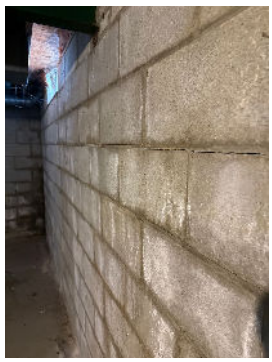
Active moisture intrusion along the entire north wall



Small horizontal settling cracks long the east wall

Termite tube observed on the north wall

Stair stepping crack on the northeast corner



Horizontal settling cracks long the north wall

2. Slab Floor

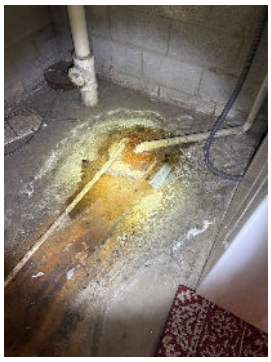
I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
2.1. Common cracks noted.

Common settling cracks noted

3. Drainage

I	NI	IAR	R/R	M/M
			✓	



Standing water observed around the gravity drain

4. Framing

I	NI	IAR	R/R	M/M
		✓		

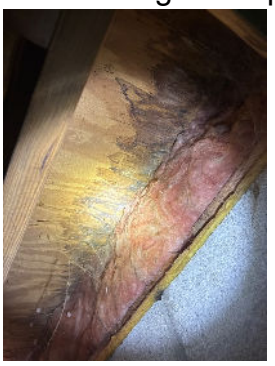
Notes/Recommendations:
4.1. Not fully visible due to lack of access from ducting, plumbing, electrical.
4.2. Evidence of wood destroying organism damage (see pictures). There is visible damage to the structural components of the home (ie; sill plate, rim joist, floor joists etc...). Recommend a professional contractor to assess the extent of the damage and repair all effected areas. Additionally, the infestation does not appear that the infestation is active at the time of the inspection. However, we recommend contacting a professional pest control specialist to asses and treat the home to prevent future infestations.

Termite damaged framing and subfloor on the north wall

5. Sub floor

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:
5.1. Not fully visible due to lack of access from ducting, plumbing, electrical.
5.2. Mold like substance observed on the basement structure. Recommend testing the area to ensure the levels of mold then contact a qualified mold mitigation specialists to mitigate if necessary.



Mold like substance observed along the north wall

Heavily damaged sub floor from termites on the northeast corner

6. Post(s)

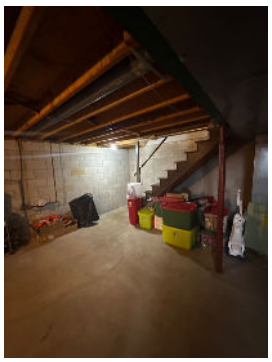
I	NI	IAR	R/R	M/M
✓				

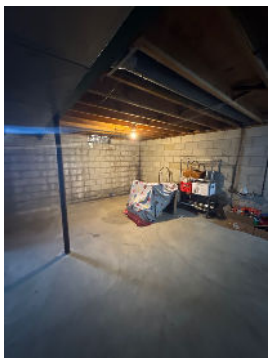
7. Beam(s)

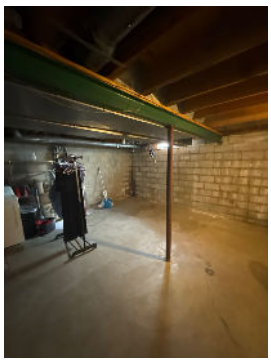
I	NI	IAR	R/R	M/M
✓				

8. Access Photos

I	NI	IAR	R/R	M/M
✓				







Attic Unit 1

1. Attic Access

I	NI	IAR	R/R	M/M
✓				

Access Location: Bedroom Closet Ceiling
Notes/Recommendations:
1.1. Could not access the entire attic due to size restraints.

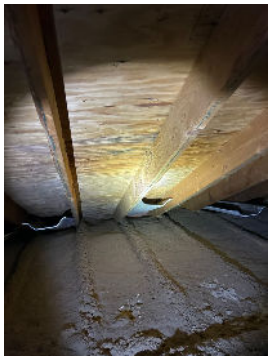
Access Point.

Access Point for garage attic. Very limited access to due opening size.

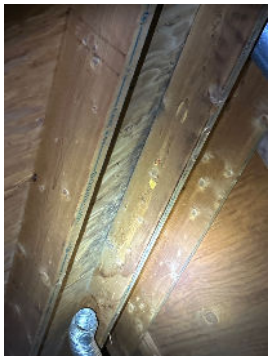
2. Structural Components

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
2.1. Evidence of previous moisture damage (was confirmed dry at the time of inspection using a moisture meter). Note: we still recommend verifying the area is dry prior to closing.
2.2. Mold like substance observed on the underside of the roof deck. Recommend testing the area to ensure the levels of mold then contact a qualified mold mitigation specialists to mitigate if necessary.
2.3. Rotten roof decking is observed (see picture). Recommend a professional contractor to repair/support the area(s).



Evidence of previous moisture damage on decking on west side of attic



Mold like substance observed on decking by exhaust vent

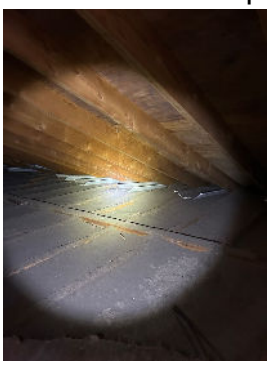
Evidence of previous moisture damage and rotten decking at the eaves in garage portion of attic

Evidence of previous moisture damage on decking in garage attic

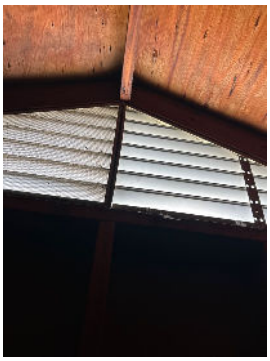
3. Ventilation

I	NI	IAR	R/R	M/M
				✓

Type of Ventilation: Gable End Vent, Box Vent, Soffit Vent
Notes/Recommendations:
3.1. Loose baffle(s) observed (see pictures). This can reduce the efficiency of the ventilation in the attic. Recommend repairing the effected baffles or installing new baffle(s).
3.2. ***VENT SCREENS***
3.3. Missing gable end vent screen. Recommend installing a new gable end screen to prevent animal intrusion.



Majority of soffit baffles were not secured



Gable end vent screen was missing on one side

4. HVAC Ducting

I	NI	IAR	R/R	M/M
	✓			

Notes/Recommendations:
4.1. None Observed.

5. Electrical

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
5.1. Most of the electrical is not accessible due to insulation.

6. Plumbing

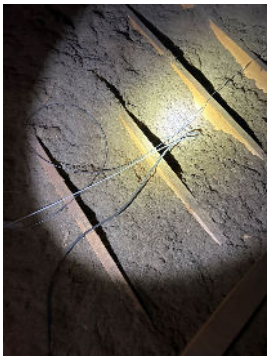
I	NI	IAR	R/R	M/M
✓				

Type of Plumbing: PVC

7. Insulation Condition

I	NI	IAR	R/R	M/M
			✓	

Type of Insulation: Cellulose Insulation: Made from recycled paper or plant fibers, it is often used as loose-fill insulation in walls and attics.
Average Depth: Insulation averages about 6-8 inches in depth.
Notes/Recommendations:
7.1. Minimal insulation observed in the home. Recommend installing additional insulation for increased home efficiency.
7.2. Missing insulation observed (see picture). Recommend adding additional insulation in this area for increased home efficiency.



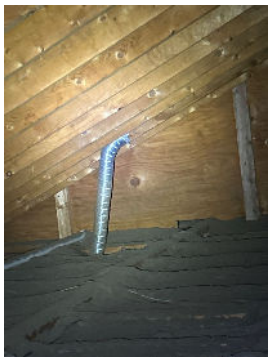
Multiple areas of minimal/missing insulation observed

Additional evidence

8. Exhaust Vent(s)

I	NI	IAR	R/R	M/M
			✓	

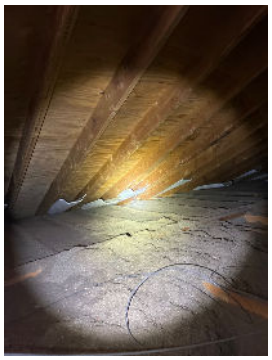
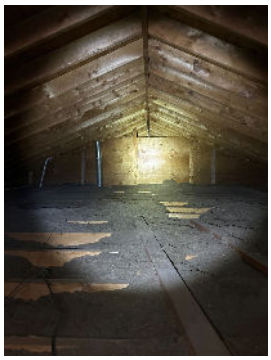
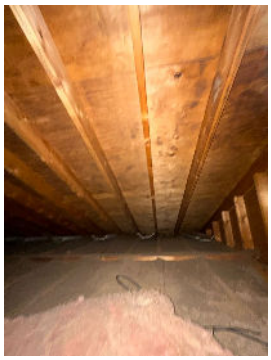
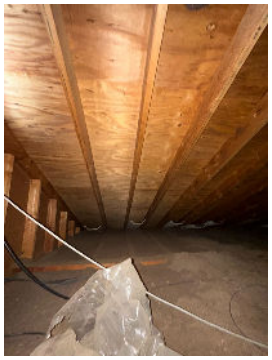
Notes/Recommendations:
8.1. Exhaust vent(s) terminate into the attic. Exhaust vents should be terminated through the roof to ensure any moisture is not going into the attic areas.

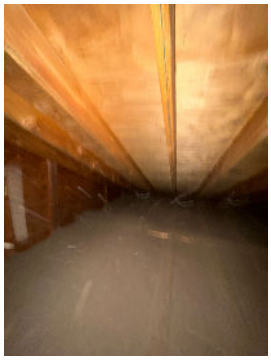
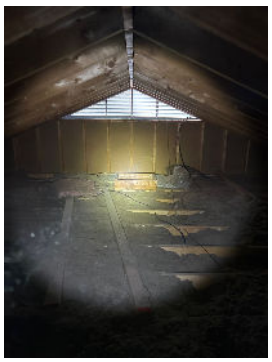


Exhaust vent terminates into attic

9. Access Photos

I	NI	IAR	R/R	M/M
✓				

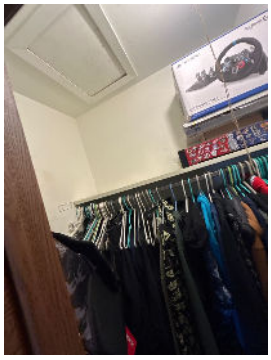
Attic Unit 2

1. Attic Access

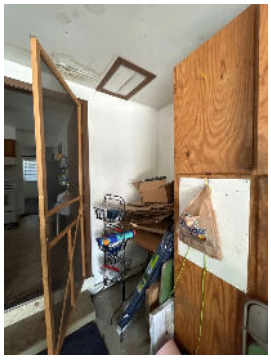
I	NI	IAR	R/R	M/M
✓				

Access Location: Garage
Notes/Recommendations:
1.1. Could not access the entire attic due to size restraints.

Access Point.



Very limited access to upper attic due to homeowners belongings.



Access panel was not able to be opened due to homeowners belongings

2. Structural Components

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
2.1. Evidence of previous moisture damage (was confirmed dry at the time of inspection using a moisture meter). Note: we still recommend verifying the area is dry prior to closing.

Evidence of previous moisture damage on decking on east side of attic. Couldn't be reached for testing.

3. Ventilation

I	NI	IAR	R/R	M/M
				✓

Type of Ventilation: Gable End Vent, Box Vent, Soffit Vent
Notes/Recommendations:
3.1. There are more than 2 types of ventilation for this roof system. Having more than 2 types of ventilation causes a whirlwind effect and does not allow the roof to properly vent. Recommend limiting the type of ventilation down to no more than 2 types of ventilation.

4. HVAC Ducting

I	NI	IAR	R/R	M/M
	✓			

Notes/Recommendations:
4.1. None Observed.

5. Electrical

I	NI	IAR	R/R	M/M
	✓			

Notes/Recommendations:
5.1. No visible electric wiring observed at the time of inspection.

6. Plumbing

I	NI	IAR	R/R	M/M
✓				

Type of Plumbing: PVC

7. Insulation Condition

I	NI	IAR	R/R	M/M
✓				

Type of Insulation: Cellulose Insulation: Made from recycled paper or plant fibers, it is often used as loose-fill insulation in walls and attics.
Average Depth: Insulation averages about 6-8 inches in depth.
Notes/Recommendations:
7.1. Insulation level in the attic is typical for homes this age.

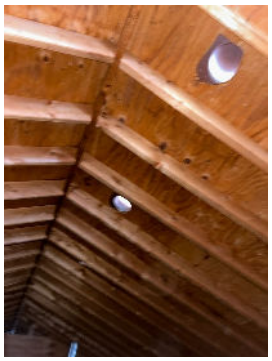
8. Exhaust Vent(s)

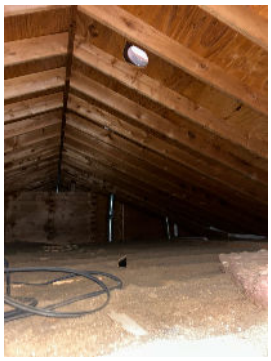
I	NI	IAR	R/R	M/M
	✓			

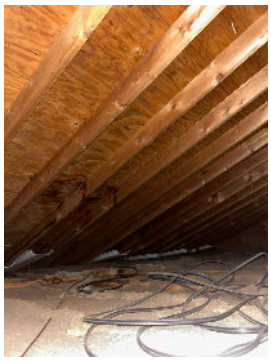
Notes/Recommendations:
8.1. Could not access the exhaust vent due to their location in the attic.

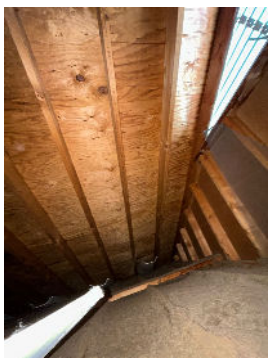
9. Access Photos

I	NI	IAR	R/R	M/M
✓				









Main Electrical Panel Unit 1

1. Electrical Panel

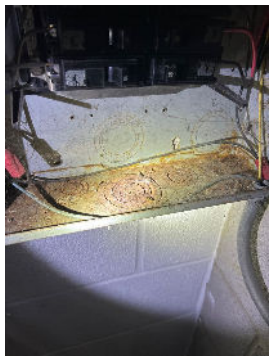
I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. Corrosion observed inside of the electrical panel. This is caused by a moisture issues either inside of the home or seeping from the outside of the home. Recommend a professional electrical contractor to assess and repair/replace any components deemed necessary.
1.2. Some of the individual breakers inside the electrical panel has not been labeled. This ensures breakers can be safely turned on/off while working on separate circuits. Recommend having the electrical panel labeled for improved safety.

Before Inspecting

Electrical Panel Label

Current Condition



Corrosion observed in panel

After Inspecting

2. Main Amperage

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. 100 Amp Main Breaker.

3. Breakers In The Off Position

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. 0 breakers in the off position.

4. Panel Wiring

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

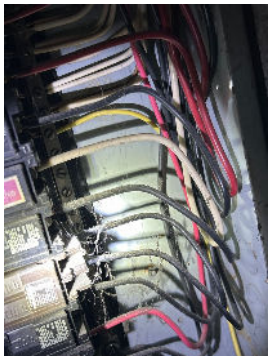
4.1. There are multiple neutral wires attached to the same lug in the electrical panel. Recommend a qualified electrical contractor to separate each neutral wire onto its own neutral lug (see picture). The reason neutrals cannot be shared is the circuit cannot be isolated if it needs to be worked on and the connections can become loose in which can lead to a fire hazard.

4.2. Triple tapped cable feed(s) observed. This is when 3 circuits are going to 1 wire nut then an individual wire going to the breaker. Recommend a professional electrical contractor to repair the splice so each circuit goes to its own breaker.

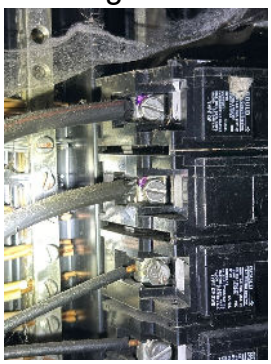
4.3. Unmarked neutral wires inside the panel that are being utilized as "hot" wires. We simply recommend marking these wires with identification to ensure the occupants are aware these wires are carrying a live current.

4.4. ***ALUMINUM WIRING***

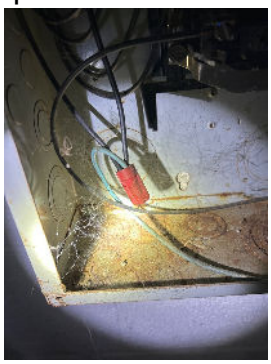
4.5. Aluminum wiring observed going to the breakers without any anti-corrosion paste being installed. Recommend having anti-corrosion paste installed on each aluminum wiring connection by a professional electrician. Note: any aluminum wiring should be assessed by a professional electrician.



Unmarked neutral being used as hot feed in right side of panel



Missing anti corrosion paste



Triple tapped cable feed in bottom left side

Multiple neutrals under same lug

5. Breaker(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

5.1. The particular electrical panel does not accept split mini breakers per the panel cover. Recommend having an electrical contractor remove the split mini breakers and install the individual pull breakers in their locations.

Split mini breaker observed in panel. This panel doesn't accept this style breaker.

6. Panel Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. Basement.

7. Electrical Panel Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
7.1. Gould Panel.

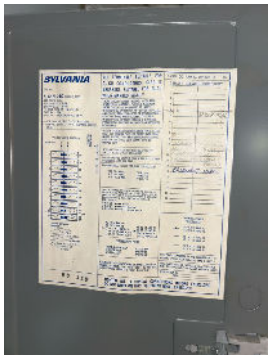
Sub Electrical Panel Unit 2

1. Sub Electrical Panel

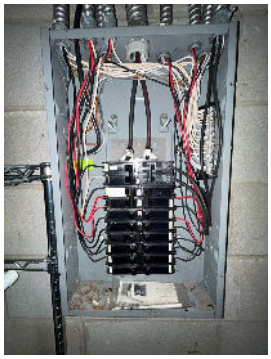
I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. The individual breakers inside the electrical panel has not been labeled. This ensures breakers can be safely turned on/off while working on separate circuits. Recommend having the electrical panel labeled for improved safety.

Before Inspecting



Electrical Panel Label



Current Condition

2. Main Amperage

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. 100 Amp Main Breaker.

3. Breakers In The Off Position

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. 0 breakers in the off position.

4. Panel Wiring

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
4.1. There are multiple neutral wires attached to the same lug in the electrical panel. Recommend a qualified electrical contractor to separate each neutral wire onto its own neutral lug (see picture). The reason neutrals cannot be shared is the circuit cannot be isolated if it needs to be worked on and the connections can become loose in which can lead to a fire hazard.

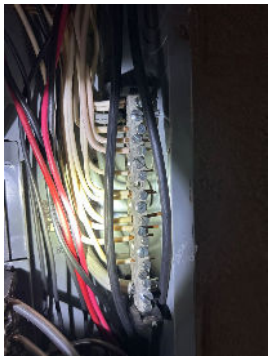
4.2. Unmarked neutral wires inside the panel that are being utilized as "hot" wires. We simply recommend marking these wires with identification to ensure the occupants are aware these wires are carrying a live current.

4.3. ***The importance of removing the correct length of insulation***
Most electrical devices, including switches and outlets, have a strip gauge indicating the ideal length of insulation to remove for a secure connection. Stripping the wire too short can lead to poor connections and overheating, potentially causing arcing and circuit failure. Conversely, stripping it to long exposes extra bare wire, increasing the risk of accidental contact with other wires or posing a danger to users.

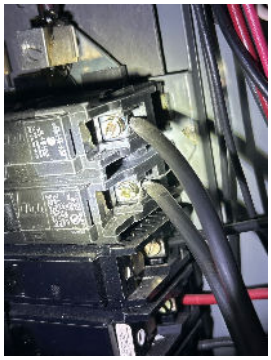
4.4. ***ALUMINUM WIRING***

4.5. Aluminum wiring observed going to the breakers without any anti-corrosion paste being installed. Recommend having anti-corrosion paste installed on each aluminum wiring connection by a professional electrician. Note: any aluminum wiring should be assessed by a professional electrician.

Unmarked neutral being used as a hot feed



Multiple neutrals under same lug

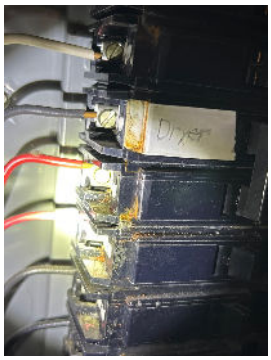


Missing anti corrosion paste observed

5. Breaker(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. Corrosion observed on the breakers (see picture). Recommend a professional electrical contractor to assess and repair/replace the breakers.



Corrosion observed on breakers

6. Panel Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. Basement.

7. Electrical Panel Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
7.1. Sylvania

Report Summary

The summary below consists of potentially significant findings. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. InsideOut Inspections Plus LLC recommends obtaining a copy of all receipts, warranties and permits for any work performed prior to closing. If further explanation is needed, please reach out to us as we are always available. ***It is important to understand that all the issues indentified in the inspection report can be fixed. We recommend seeking guidance from your real estate agent on how to handle the transaction going forward.***

Roof *		
Page 11 Item: 1	House Roof Condition	1.2. There are areas of granular loss (see pictures) indicating the roof is older. Recommend having a professional roofing contractor assess the roof for repairs/replacement.
Furnace Unit 1		
Page 14 Item: 1	Furnace Condition	1.2. 30+ Years Old. The furnace has exceeded its typical lifespan and is considered to be well beyond the expected service life. The system is likely to be inefficient and may experience frequent breakdowns or failures. Ongoing repairs may become increasingly costly, and energy efficiency will likely be very poor. Replacement is strongly recommended, as the furnace is unlikely to perform reliably for much longer. The inspector does not guarantee future performance and strongly advises consulting with an HVAC professional to evaluate replacement options as soon as possible.
Furnace Unit 2		
Page 17 Item: 1	Furnace Condition	1.3. 30+ Years Old. The furnace has exceeded its typical lifespan and is considered to be well beyond the expected service life. The system is likely to be inefficient and may experience frequent breakdowns or failures. Ongoing repairs may become increasingly costly, and energy efficiency will likely be very poor. Replacement is strongly recommended, as the furnace is unlikely to perform reliably for much longer. The inspector does not guarantee future performance and strongly advises consulting with an HVAC professional to evaluate replacement options as soon as possible.
Basement Unit 2		
Page 34 Item: 1	Wall(s)	1.2. Evidence of a water intrusion/issue on the foundation wall (see picture). Recommend a professional basement specialist to assess and repair the water intrusion.

Page 35 Item: 4	Framing	4.2. Evidence of wood destroying organism damage (see pictures). There is visible damage to the structural components of the home (ie; sill plate, rim joist, floor joists etc...). Recommend a professional contractor to assess the extent of the damage and repair all effected areas. Additionally, the infestation does not appear that the infestation is active at the time of the inspection. However, we recommend contacting a professional pest control specialist to asses and treat the home to prevent future infestations.
Page 36 Item: 5	Sub floor	

Heavily damaged sub floor from termites on the northeast corner