PROPERTY INSPECTION REPORT

NA, NA, OH NA

CLIENT: Sam Sample
INSPECTOR: Tyler Tennyson
DATE OF INSPECTION: 10/6/2025
TIME OF INSPECTION: 2:00 PM

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.

Table Of Contents

Inspection Details

1. Inspection Attendance

Client Present • Buyer Representative Present. • ***Number Of Attendees*** • 5 People including the inspectors.

2. Home Access

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

3. Last To Leave

The home was last left and locked by the inspectors.

4. Home Type

Detached Garage • Single Family Home

5. Occupancy

Occupied - Furnished

6. Utilities

All utilities were on at the time of inspection

7. Additional Services Requested

Water Testing • Well Testing • Septic Inspection

8. Weather Conditions

Sunny • Has not rained in the last 48 hours.

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.
• ***MOLD REMOVING CHEMICALS***
• Concrobium - This product can be purchased at most major big box home improvement stores.
• RMR 86 - This product can be purchased at most major big box home improvement stores.

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

- Tyler Tennyson
  Internachi Certification #20061724
  Michigan Pest License #C003230697
- Nate Willaert
  Internachi Certification #24042415
  Ohio License Number #2025000929

Home Information

1. Additional Inspection Comments

I	NI	IAR	R/R	M/M
✓				

• ***WATER SOFTENERS - REVERSE OSMOSIS SYSTEMS***

• Water softeners, filters and reverse osmosis systems are not inspected or testing during a home inspection, well inspection during water testing. If you are concerned about its functionality, cost associations and if any repairs are deemed necessary. We recommend consulting with a local contractor that specializes in filtration and water purification.

• ***SUPPLEMENTAL HEAT***

• NOTE: We do not test supplemental heating elements or auxiliary heating units.

Supplemental heating observed in home.

2. Infrared Pictures

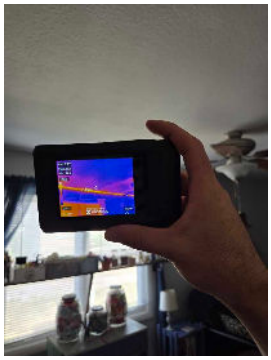
I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

2.1. The infrared camera detects areas where insulation is missing, inadequate, or improperly installed. This can result in energy loss, temperature inconsistencies, and increased heating or cooling costs. Recommend adding or replacing insulation to ensure consistent temperature regulation and energy efficiency.

2.2. The infrared camera shows areas where air leaks may be present, particularly around windows, doors, and vents. These temperature differences can point to inadequate sealing or gaps in the building envelope, leading to drafts and energy inefficiency. Recommend sealing gaps and improving weatherstripping to prevent air loss.

2.3. Areas of temperature inconsistency detected by the infrared camera may suggest poor ventilation, particularly in attics, crawlspaces, or other enclosed areas. This can lead to moisture buildup, mold growth, and energy inefficiency. Recommend improving ventilation and airflow in affected areas.



These photos are evidence of areas of energy loss observed from interior of home.



3. Electrical Meter

I	NI	IAR	R/R	M/M
✓				

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

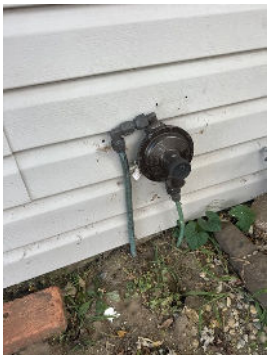

Current Condition


Current Condition

4. Gas Meter

I	NI	IAR	R/R	M/M
✓				

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


Current Condition


Current Condition

5. Sewage Type

Septic/Leach Field.

6. Operating Measurements

I	NI	IAR	R/R	M/M
✓				

Warm Water Temperature First Floor.

Carbon Monoxide Reading First Floor.

Warm Air Temperature First Floor.

Warm Air Temperature Second Floor.

Carbon Monoxide Reading Second Floor.

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. 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.

3. 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.

4. 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.

5. Septic & Leach Fields

We recommend that septic tank be pumped and inspected every 3-5 years (this can vary depending on average household usage). It is also a good idea to have the tank pumped upon closing of on the property to have a fresh start.

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. Driveway Condition

I	NI	IAR	R/R	M/M
✓				

Type of Driveway: Gravel

2. Sidewalk(s) Condition

I	NI	IAR	R/R	M/M
			✓	

Type of Sidewalk: Concrete
Notes/Recommendations:
2.1. Common settling cracks noted in the sidewalks.
2.2. ***Porch Cap***
2.3. The porch cap has not been sealed properly to the home. Recommend sealing the porch cap to the home to prevent a moisture intrusion.

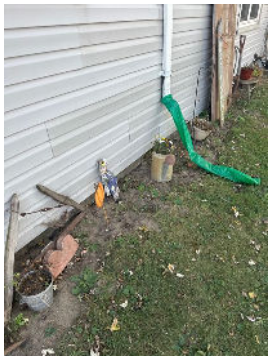
Front porch concrete needs sealed to home

3. Perimeter Grading

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
3.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Low grading observed around home



Additional evidence

Additional evidence

4. Vegetation

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
4.1. Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
4.2. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

5. Deck/Patio

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. ***PATIO***
5.2. The patio(s) are not properly sealed to the home. Recommend sealing the patio(s) to the home.

Patio and or north concrete needs sealed to home

6. Stair(s) Condition

I	NI	IAR	R/R	M/M
			✓	

Front step needs sealed to home

7. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
7.1. ***OUTLETS***
7.2. Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. Recommend converting the outlet back to a 2 prong outlet or ground the outlet(s) with a GFCI protected outlet/breaker.

Open grounded outlets observed at exterior plugs.

8. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
8.1. No Ground Fault Circuit Interrupter (GFCI) protection of exterior electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

9. Plumbing

I	NI	IAR	R/R	M/M
		✓		

Cleanout to septic tank is broken/loose

10. Exterior Faucet Condition

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
10.1. The faucet(s) is not sealed to the exterior of the home. Recommend sealing the faucet(s) to the exterior of the home to prevent any moisture intrusion.

11. Access Photos

I	NI	IAR	R/R	M/M
✓				






Exterior Areas

1. Door(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
1.1. A few of the door(s) are no longer properly sealed to the siding/trim. Recommend removing the old caulk/sealant and seal the door(s) to the siding/trim to prevent a potential moisture intrusion. (Note: in certain applications this is not a necessity. Such as newer construction home)

2. Window(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
2.1. Majority of the window(s) are no longer properly sealed to the siding/trim. Recommend removing the old caulk/sealant and seal the window(s) to the siding/trim to prevent a potential moisture intrusion. (Note: in certain applications this is not a necessity. Such as newer construction home)

Windows need sealed to perimeter trim

Improper trim repairs at windows

Additional evidence

3. Siding

I	NI	IAR	R/R	M/M
			✓	

Siding Material Type: Vinyl
Notes/Recommendations:
3.1. There are damaged piece(s) of siding on the exterior of the home. Recommend replacing the damage piece(s) to keep the substrate protected.
3.2. The intrusion(s) through the siding are not sealed to the siding. Recommend using a silicone based sealant around the intrusions to prevent any moisture intrusion. NOTE: using a silicone based sealant helps keep areas sealed while the house expands and contracts through the seasons.
3.3. The hole(s) in the siding are not sealed. Recommend using a silicone based sealant to seal the noted areas. NOTE: using a silicone based sealant helps keep areas sealed while the house expands and contracts through the seasons.
3.4. There are area(s) of siding that is not sealed properly (see pictures). Recommend using a silicone based sealant to seal the noted areas. NOTE: using a silicone based sealant helps keep areas sealed while the house expands and contracts through the seasons.
3.5. Transitions in the siding trim are not sealed (see picture). We recommend sealing these areas with a siliconized based caulk to prevent potential moisture intrusions.

Transitions at corners need sealed up

Damaged pieces of siding observed

Siding penetrations and holes need sealed up at all times

4. Soffit

I	NI	IAR	R/R	M/M
✓				

5. Fascia

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. There are loose piece(s) of fascia on the home. Recommend securing the loose fascia to its substrate.

Loose trim observed at corners

6. Paint

I	NI	IAR	R/R	M/M
✓				

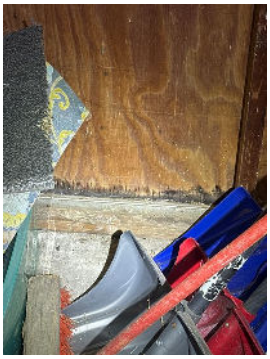
Notes/Recommendations:
6.1. ***PRE 1978 House***
6.2. Any building built prior to 1978 may contain lead paint. A lead paint analysis is not part of a normal home inspection but can be tested by our inspectors. Additionally, any lead base paint work should be evaluated and mitigated by a qualified professional.

Garage

1. Wall Condition

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. Evidence of moisture damage (wet at the time of inspection). Recommend a professional contractor to assess the areas of concern and make the necessary repairs to prevent further damage.



Active moisture observed at wall bottoms

Loose wall observed at door.

2. Ceiling/Rafter Condition

I	NI	IAR	R/R	M/M
✓				

3. Floor Condition

I	NI	IAR	R/R	M/M
				✓

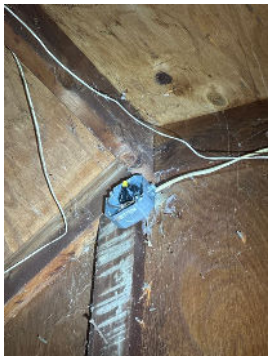
Type of Floor: Concrete
Notes/Recommendations:
3.1. Common settling cracks noted.
3.2. Common spalling observed.
3.3. ***VISIBILITY***
3.4. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.

4. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
4.1. ***OUTLETS***
4.2. Some outlets were not accessible at the time of the inspection due to homeowners belongings.
4.3. Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices. Recommend converting the outlet back to a 2 prong outlet or ground the outlet(s) with a GFCI protected outlet/breaker.
4.4. It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets). This can overload the circuit that was original designed for the style with only 2 outlets.
4.5. ***JUNCTION BOX***
4.6. Missing junction box cover plate(s). Recommend installing new junction box cover plate(s), this is an easy and low cost repair for improved safety.

Open grounded outlets



Exposed electrical

Improper extension cord power

5. Ground Fault Circuit Interrupter

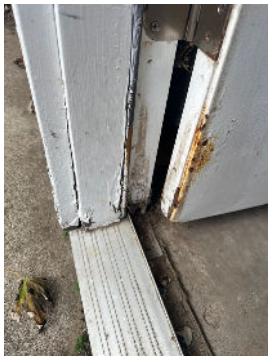
I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

6. Service Door

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
6.1. The garage service door(s) is rotted/rotting along the bottom of the jamb. Recommend replacing the service door.
6.2. The door(s) are damaged (see picture). Recommend replacing the door(s).



Rotten door and jamb

7. Garage Door Condition

I	NI	IAR	R/R	M/M
			✓	

Garage Door Type: Wood
Notes/Recommendations:
7.1. The garage door panel(s) are damaged (see pictures). The damaged panels are affecting the operation of the garage door and should be replaced.

Garage door is rotten and damaged, In need of replacement.

8. Garage Door Opener

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
8.1. The garage door opener(s) is powered by an extension cord, the opener should not be powered by an extension cord. Recommend installing an outlet within reasonable distance to power the garage door opener(s).

9. Window(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
9.1. Some windows were not accessible due to homeowners belongings or location.
9.2. The metal framed windows in the garage have little to no functionality. Recommend clearing/cleaning the operating mechanisms to ensure proper operation.

10. Access Photos

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
10.1. Could not access the entire garage due to homeowners belongings.

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: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. ***VISIBILITY***

1.2. Not all areas of the roof were accessible due to their height or steepness. Therefor, we recommend consulting with a roofing contractor prior to closing to verify the portions of roof that were not accessible

1.3. ***REPAIRS***

1.4. No foreign material should be on the roof. Having things like leaves and sticks tend to hold moisture and prevent proper drainage of the roof. Recommend cleaning these areas regularly.

1.5. Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.

1.6. Exposed roofing nail(s). Recommend sealing the exposed nail head(s) with roofing tar. NOTE: the reason nail heads should be sealed is they will eventually rust through allowing water to seep into the attic areas.

1.7. The roof has been improperly repaired (see pictures). Recommend having a professional roofing contractor properly repair the improperly repaired area(s).

1.8. ***LIFE EXPECTANCY***

1.9. Roof is near the end of its serviceable life. Recommend a qualified roofing contractor to evaluate and repair/replace.

1.10. The majority of granules have fallen off the shingles. This typically means the roof is older and will leave the fiberglas matting exposed soon. Recommend a qualified roofing contractor to further evaluate the roof for repair/replacement.

1.11. ***LAYERS OF ROOFING***

1.12. 1 Layer Of Shingles.

Rear rubber roof is damaged and needs replaced

Current Condition

Unsealed fasteners

Southwest corner improper shingle repairs

Low nails and granule loss observed

Improper tar repairs on backside of garage

2. Flashing

I	NI	IAR	R/R	M/M
			✓	

Temporary repairs observed at roof penetrations

3. House Venting

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
3.1. The vent stack boot(s) were torn prior to the inspection. Recommend installing new vent stack boots to prevent a moisture intrusion.

Multiple torn boots observed

4. Gutter & Downspouts

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
4.1. ***GUTTERS***
4.2. Clean gutters: Significant amounts of debris evident.
4.3. No gutters or downspouts on garage. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.
4.4. Gutter(s) are sagging/loose from the home. Recommend securing the gutter(s) to their original location to allow for proper runoff of rainwater.
4.5. The seams in the gutters have not been sealed (see picture). Recommend sealing the seams to prevent leaking gutters.
4.6. ***DOWNSPOUTS/EXTENSIONS***
4.7. The gutter(s) are missing their downspout extension(s). Recommend installing downspout extension(s) to keep water away from the home. NOTE: downspout extensions should be a minimum of 3 ft in length.
4.8. The downspout(s) are not secured to the exterior of the home (see picture). Recommend fastening the downspouts to their original location to prevent damage to the gutter.

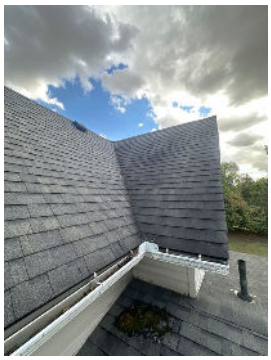
Gutters are loose from home and missing proper extensions

Loose and leaky gutters observed

No gutters at garage observed

5. Access Photos

I	NI	IAR	R/R	M/M
✓				



Attic *

1. Attic Access

I	NI	IAR	R/R	M/M
✓				

Access Location: Hallway
Notes/Recommendations:
1.1. Could not access the entire attic due to not being able to disturb the attic insulation. Disturbing the attic insulation can diminish the R-Value.

Access Point.

Access Point.

2. Structural Components

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:
2.1. 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.

Mold like substance throughout framing

Additional evidence of mold like substance

Additional evidence

3. Ventilation

I	NI	IAR	R/R	M/M
			✓	

Type of Ventilation: Box Vent
Notes/Recommendations:
3.1. There was only 1 form of ventilation observed in the home. Proper ventilation requires 2 forms to ensure proper air flow. Recommend installing a secondary form of ventilation for the home. (EXAMPLE: soffit ventilation and ridge/box vent)

4. Electrical

I	NI	IAR	R/R	M/M
✓				

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

5. Plumbing

I	NI	IAR	R/R	M/M
✓				

Type of Plumbing: Copper

6. 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 8-10 inches in depth.
Notes/Recommendations:
6.1. Insulation level in the attic is typical for homes this age.

7. Exhaust Vent(s)

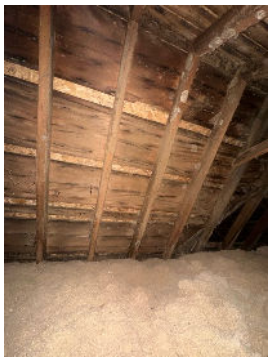
I	NI	IAR	R/R	M/M
✓				

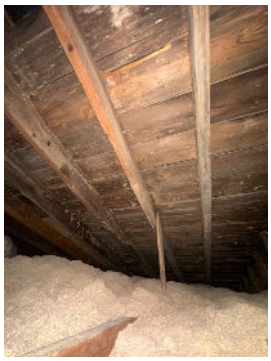
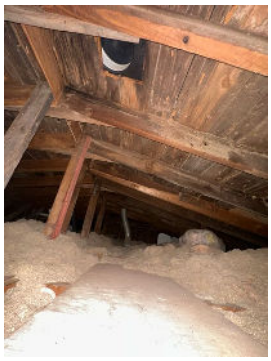
Notes/Recommendations:
7.1. Could not access the exhaust vent due to insulation.

8. Access Photos

I	NI	IAR	R/R	M/M
✓				





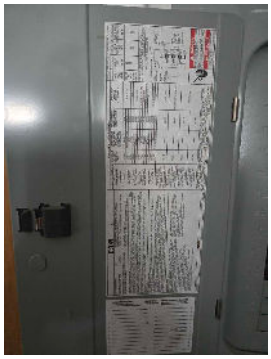

Main Electrical Panel *

1. Electrical Panel

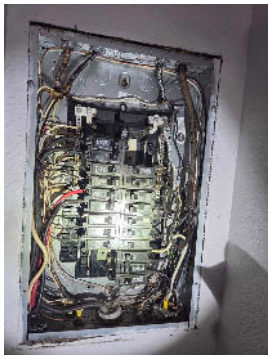
I	NI	IAR	R/R	M/M
				✓

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

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. No anti-corrosion paste installed on the main electrical feeds. Recommend having anti-corrosion paste installed on the main feeds.

5. Breaker(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. There are breakers that are installed that are a different brand than the main electrical panel. Recommend a professional electrical contractor to assess the compatibility of the breakers to the electrical panel to ensure they seat properly on the bus bar. NOTE: some breakers are interchangeable from panel to panel.

6. Panel Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. Bedroom.

7. Electrical Panel Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
7.1. Eaton Panel.

Sub Electrical Panel *

1. Sub Electrical Panel

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:

1.1. ***Fuse Panel***

1.2. Fuse panel has been observed as the sub electrical panel. While we understand some of these panels are still operational and can be worked on we recommend upgrading this panel to a newer breaker box style panel for safety concerns.

Live fuse panel in garage

Additional live fuse panel in laundry room closet

2. Panel Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

2.1. Garage.

Furnace *

1. Furnace Condition

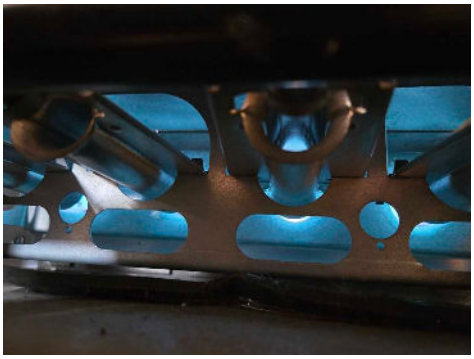
I	NI	IAR	R/R	M/M
			✓	

Type of Furnace: Propane Gas Forced Air Furnace.
Notes/Recommendations:
1.1. The furnace appears to not have been serviced/cleaned recently. Additionally, the inside of the furnace is also dirty from years of operation. Recommend having the furnace cleaned/serviced by a HVAC contractor.
1.2. Corrosion build up observed on the inside of the furnace. On a high efficient furnace they naturally produce a high amount of condensation. If the condensate drain line is not regularly cleaned it can back up into the furnace. However, we recommend a professional HVAC contractor to assess for repairs.
1.3. ***CONDENSATE DRAIN LINE***
1.4. The condensate drain line is missing its "trap". A trap is necessary to prevent things such as air blockage, siphoning and odor prevention to name a few. Recommend having a trap assembly installed on the condensate drain line.
1.5. ***FURNACE AGE OVERVIEW***
1.6. 5 - 10 Years Old.

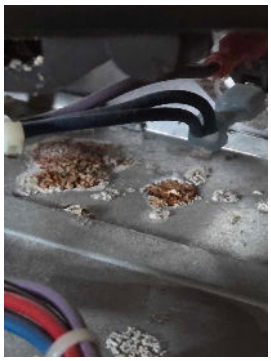
The furnace is still in good condition if well-maintained, and continues to function efficiently. It's important to stay on top of regular servicing to ensure long-term performance. The inspector does not predict future malfunctions, repairs, or failures. It is recommended to keep up with annual service and inspections to maintain efficiency.

Before Inspecting

Current Condition



Flame Condition



Corrosion observed inside furnace cabinet

2. Furnace Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

Closet.

3. Base

I	NI	IAR	R/R	M/M
✓				

4. Enclosure

I	NI	IAR	R/R	M/M
✓				

5. Venting

I	NI	IAR	R/R	M/M
✓				

Vent Material Type: Polyvinyl Chloride (PVC) - When this type of material is used, the furnaces are typically more than 90% efficient.

6. Gas Line & Valve

I	NI	IAR	R/R	M/M
✓				

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

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

7. Return Air Supply

I	NI	IAR	R/R	M/M
✓				

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

8. Register(s)

I	NI	IAR	R/R	M/M
✓				

9. Air Filter

I	NI	IAR	R/R	M/M
				✓

Filter Location: Return Air Supply.
Filter Size/Width: 20x25. • 4 Inch Wide Filter.
Notes/Recommendations:
9.1. Furnace filter was dirty at the time of inspection. Recommend installing a new filter for increased efficiency.

10. Thermostat

I	NI	IAR	R/R	M/M
✓				

Prior To Testing: The thermostat was set to off prior to testing any HVAC equipment.
Thermostat Location: Hallway.
Notes/Recommendations:
10.1. Functional at the time of inspection.

Before Testing Temperature.

Furnace Testing Temperature.

After Testing Temperature.

11. Forced Air Capacity

I	NI	IAR	R/R	M/M
✓				

BTU/Sizing: 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. • 70,000 - 100,000 BTUs - This size furnace is typically rated for up to 1500 - 2500 Sq Ft

12. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Goodman.

13. Manufacturer Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2018

14. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				

Manufacturing Label

Water Heater *

1. Water Heater

I	NI	IAR	R/R	M/M
✓				

Type of Water Heater: Gas Water Heater Noted.
Notes/Recommendations:
1.1. No system safety or function concerns noted at time of inspection.
1.2. ***TANK WATER HEATERS AGE OVERVIEW***
1.3. 0 - 5 Years Old.

The water heater is relatively new and should be in good working condition. Regular maintenance, such as checking for sediment buildup and flushing the tank annually, is essential to ensure the unit's longevity. The inspector does not guarantee future performance or potential issues. It is recommended to keep up with routine servicing to maintain optimal efficiency.

Current Condition

Water Heater Settings

2. Water Heater Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. Closet.

3. Base

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
3.1. Due to the water heater being installed in a conditioned living space there should be a base pan installed. Instead of removing the water heater and reinstalling a professional can extend the overflow so it discharges into the crawlspace.

4. Enclosure

I	NI	IAR	R/R	M/M
✓				

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

5. Venting

I	NI	IAR	R/R	M/M
✓				

Material Type: Metal Hard Pipe.

6. Plumbing Lines

I	NI	IAR	R/R	M/M
✓				

Type of Supply Lines: Copper Plumbing Observed.

7. Temperature Pressure Relief Valve

I	NI	IAR	R/R	M/M
✓				

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

8. Overflow Line

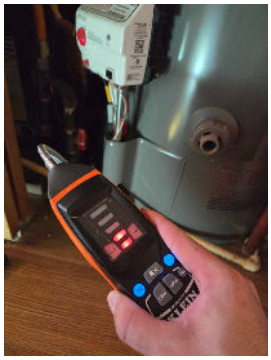
I	NI	IAR	R/R	M/M
			✓	

Overflow Line Material: Copper.
Notes/Recommendations:
8.1. The overflow line currently discharges to the floor area. Recommend installing a catch basin/pan to capture any discharge water.

9. Gas Line & Valve

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:
9.1. 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.
9.2. Gas leak detected (see picture). We recommend consulting with a qualified plumbing contractor to repair the gas line.



Gas Reading. Leak detected at the time of inspection.

10. Combustion Shield

I	NI	IAR	R/R	M/M
✓				

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

11. Number Of Gallons

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
11.1. 40 Gallons.

12. Water Heater Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Richmond.

13. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2022

14. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				

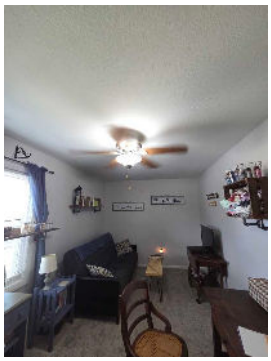
Manufacturing Label

Interior Areas

1. Ceiling Fan(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. Operated normally at the time of inspection.
1.2. The ceiling fan(s) make an irregular noise when operated. This is likely caused by an internal issue with the ceiling fan. Recommend replacing the ceiling fan(s).



Fan makes irregular noise.

2. Interior/Closet Door(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
2.1. The door rubs on the floor when operated. Recommend adjusting.

3. Entry Door(s)

I	NI	IAR	R/R	M/M
✓				

4. Door Bell

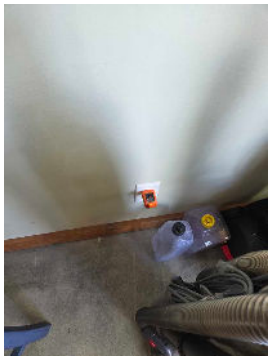
I	NI	IAR	R/R	M/M
	✓			

Notes/Recommendations:
4.1. Video door bell noted. These are not tested as they typically do not stay with the home.

5. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. ***OUTLETS***
5.2. Some outlets were not accessible at the time of the inspection due to homeowners belongings.
5.3. Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices. Recommend converting the outlet back to a 2 prong outlet or ground the outlet(s) with a GFCI protected outlet/breaker.



Open ground observed in mud room

6. Smoke Detectors

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. Operated normally at the time of inspection. This simply tests the functionality of the alarm. NOTE: These should be tested monthly.

7. Carbon Monoxide Detector

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
7.1. The carbon monoxide detectors should be installed on the lower portion of the wall (3ft or lower). This ensures the carbon monoxide will be detected earlier.

8. Stair(s)

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
8.1. The stairs were functional at the time of inspection.

9. Handrail/Guardrail

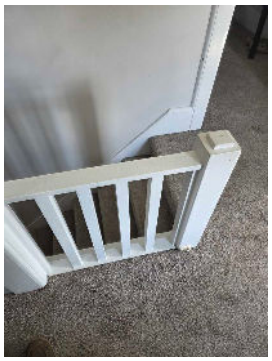
I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
9.1. The handrail(s) are loose. Recommend properly securing the handrail(s) for improved safety.

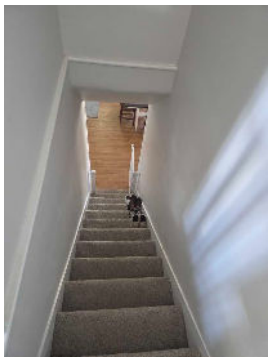
9.2. There is no graspable handrail installed on the staircase going into the upper level. Recommend installing a graspable handrail extending the entire length of the steps. NOTE: Spindles cannot exceed 4" apart.

9.3. ***GUARDRAIL***

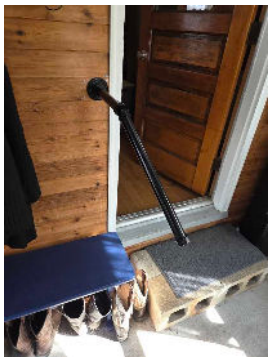
9.4. The guardrail does not meet the minimum vertical requirement of 42" tall. Recommend a professional contractor to install a new guardrail that meets these requirements.



Guard rail does not meet vertical requirements



No graspable handrail going to upper level



Loose handrail noted

10. Patio Door(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
10.1. The patio door has lost its seal, which means the insulating properties of the window has dissipated allowing the window to fog.

Patio door has lost its seal

11. Window(s)

I	NI	IAR	R/R	M/M
			✓	

Type of Window(s) Double Hung, Picture
Notes/Recommendations:
11.1. Some windows were not accessible due to homeowners belongings or location.
11.2. ***SCREENS***
11.3. Missing screens noted.

12. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Carpet, Concrete
Notes/Recommendations:
12.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.
12.2. The flooring has stains, tarnished or worn spots. Sometimes these areas of the flooring cannot be cleaned.

Stained/ worn flooring observed

13. Ceiling Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Plaster
Notes/Recommendations:
13.1. Cosmetic damage observed to the finish material.

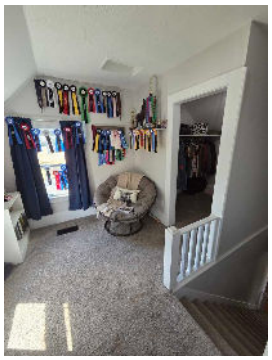
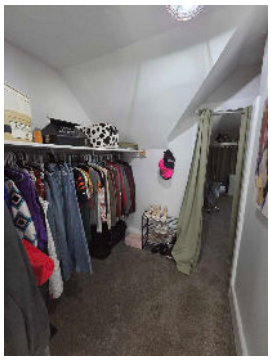
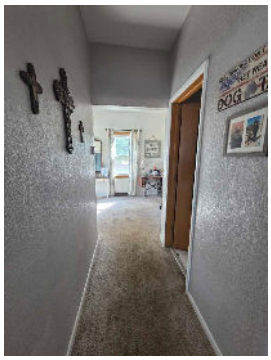
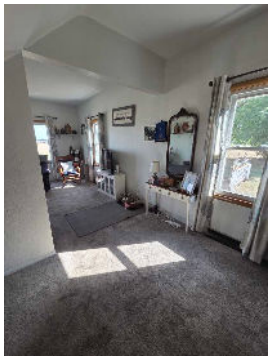
14. Wall Condition

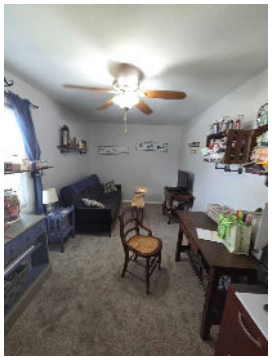
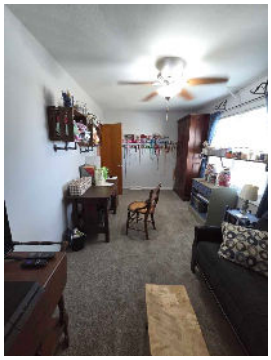
I	NI	IAR	R/R	M/M
				✓

Material Type: Plaster, Wood, Drywall
Notes/Recommendations:
14.1. Cosmetic damage observed to the finish material.

15. Access Photos

I	NI	IAR	R/R	M/M
✓				


Kitchen

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. Appeared in satisfactory condition, at time of inspection.

2. Counters & Back Splash

I	NI	IAR	R/R	M/M
				✓

Counter Material Type: Laminate
Notes/Recommendations:
2.1. The counter top(s) are damaged/deteriorated.

Worn countertop finish noted

3. Sinks

I	NI	IAR	R/R	M/M
✓				

4. Window(s)

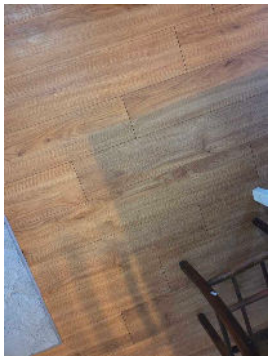
I	NI	IAR	R/R	M/M
✓				

Type of Window(s) Double Hung

5. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Vinyl Plank
Notes/Recommendations:
5.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.
5.2. The flooring has gaps and some pieces are not fully locked in. This is usually caused by improper installation of the flooring.



Gaps in flooring observed

6. Plumbing

I	NI	IAR	R/R	M/M
✓				

7. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
7.1. ***OUTLETS***
7.2. Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices. Recommend converting the outlet back to a 2 prong outlet or ground the outlet(s) with a GFCI protected outlet/breaker.
7.3. ***CEILING FANS***
7.4. The ceiling fan(s) operated normally at the time of inspection.

8. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
8.1. No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

9. Ceiling Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Plaster
Notes/Recommendations:
9.1. Settling crack(s) observed.

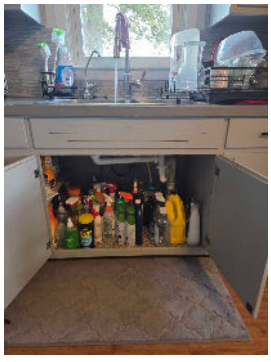
10. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Plaster

11. Access Photos

I	NI	IAR	R/R	M/M
✓				



Laundry

1. Dryer Vent

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
1.1. Flex ducting should not be used for dryer vents because it is prone to kinking, crushing, and trapping lint within its creases, significantly reducing airflow and creating a major fire hazard due to the build-up of flammable lint; rigid metal ducts are the recommended option for dryer vents as they provide smooth airflow and minimize lint accumulation.

2. Electrical

I	NI	IAR	R/R	M/M
✓				

3. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
3.1. No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

4. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Vinyl Plank
Notes/Recommendations:
4.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.
4.2. The finished floor material is damaged. Recommend removing and replacing any damaged piece(s) of finished flooring.

Damaged flooring material observed in doorway

5. Plumbing

I	NI	IAR	R/R	M/M
✓				

6. Door(s)

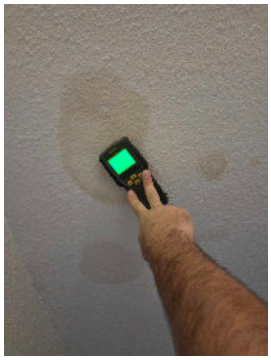
I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
6.1. The closet door(s) are missing their bottom guides. Recommend installing the bottom guides to ensure the doors stay on their tracks.

7. Ceiling Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Drywall
Notes/Recommendations:
7.1. 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 moisture damage observed. Tested dry during inspection

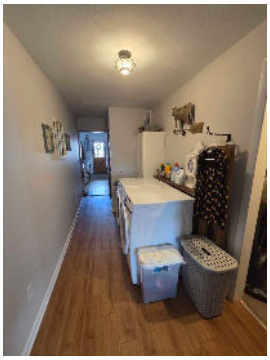
8. Wall Condition

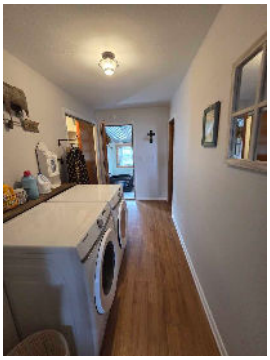
I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

9. Access Photos

I	NI	IAR	R/R	M/M
✓				





Bathroom

1. Cabinetry

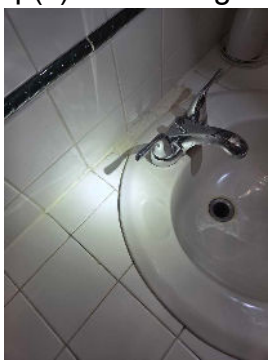
I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. Appeared in satisfactory condition, at time of inspection.

2. Counters & Back Splash

I	NI	IAR	R/R	M/M
				✓

Counter Material Type: Laminate
Notes/Recommendations:
2.1. The counter top(s) are damaged/deteriorated.



Missing grout between tiles observed

3. Doors

I	NI	IAR	R/R	M/M
✓				

4. Electrical

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
4.1. ***OUTLETS***
4.2. There were outlet(s) that are loose. This is a simple repair by removing the cover plate and fastening the outlet to the outlet box.

5. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

6. Exhaust Vent

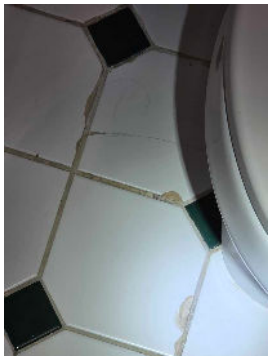
I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. Operated normally at the time of the inspection.

7. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Tile
Notes/Recommendations:
7.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.
7.2. ***TILE***
7.3. The tile(s) are cracked/damaged. Recommend removing and replacing any damaged tile(s).



Damaged tiles

8. Heating

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
8.1. The heating register is located on the floor; in the case of an overflow of the tub/shower/sink/toilet water can then enter the ducting. It is a good idea to relocate the vent to the wall of the bathroom.

9. Mirror

I	NI	IAR	R/R	M/M
✓				

10. Plumbing

I	NI	IAR	R/R	M/M
✓				

11. Shower Head & Supply

I	NI	IAR	R/R	M/M
✓				

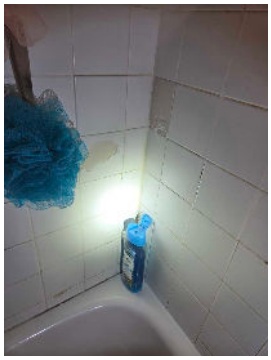
12. Shower Valve

I	NI	IAR	R/R	M/M
✓				

13. Shower Walls/Base

I	NI	IAR	R/R	M/M
			✓	

Shower Material Type: Tile Walls/Cast Iron Tub
Notes/Recommendations:
13.1. The grout between the tiles are cracking/missing/loose. Recommend removing any loose/damaged grout and properly grout the areas.
13.2. The tile(s) are cracked/damaged. Recommend removing and replacing any damaged tile(s).



Missing grout and damaged tiles observed throughout shower

14. Tub

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
14.1. The finish on the tub is peeled/deteriorated.
14.2. Missing tub drain stopper. Recommend installing a new drain stopper.

Deteriorated tub finish

15. Tub Valve

I	NI	IAR	R/R	M/M
✓				

16. Enclosure(s)

I	NI	IAR	R/R	M/M
✓				

17. Sink(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
17.1. Missing drain stopper. Recommend installing a new drain stopper.

18. Toilet

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
18.1. Operated when tested. No deficiencies noted.

19. Ceiling Condition

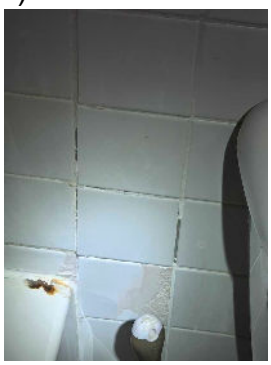
I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

20. Wall Condition

I	NI	IAR	R/R	M/M
			✓	

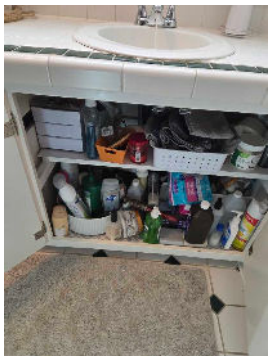
Material Type: Drywall, Tile
Notes/Recommendations:
20.1. The grout between the tiles are cracking/missing/loose. Recommend removing any loose/damaged grout and properly grout the areas.
20.2. The tile(s) are cracked/damaged. Recommend removing and replacing any damaged tile(s).

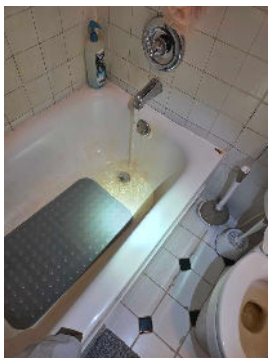


Damaged tiles with missing grout

21. Access Photos

I	NI	IAR	R/R	M/M
✓				





Bedroom 1

1. Ceiling Fan

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. Operated normally at the time of inspection.

2. Electrical

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. ***OUTLETS***
2.2. All outlets were not accessible at the time of the inspection due to homeowners belongings.

3. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Carpet
Notes/Recommendations:
3.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.

4. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
4.1. There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home and a smoke detector in each bedroom.

5. Window(s)

I	NI	IAR	R/R	M/M
			✓	

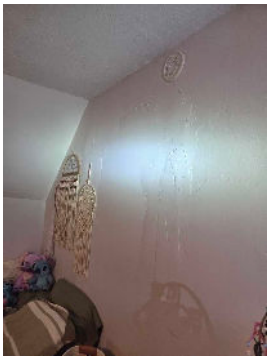
Type of Window(s) Double Hung
Notes/Recommendations:
5.1. Some windows were not accessible due to homeowners belongings or location.
5.2. The window(s) have lost their seal, which means the insulating properties of the window has dissipated allowing the window to fog. Recommend having the seals in the window(s) replaced to improve the insulating properties of the window(s). Note: some window(s) are not able to be repaired and should be replaced by a professional.
5.3. ***SCREENS***
5.4. Missing screens noted.

Window has lost its seal

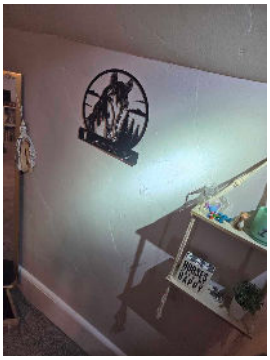
6. Wall Condition

I	NI	IAR	R/R	M/M
				✓

Materials Type: Plaster
Notes/Recommendations:
6.1. Improperly repaired section(s) of walls observed. Recommend properly repairing the section(s).



Poorly repaired section of wall observed



Additional evidence

7. Ceiling Condition

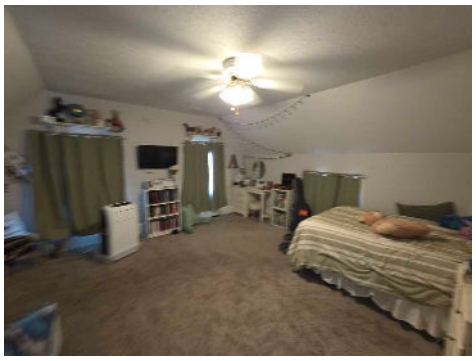
I	NI	IAR	R/R	M/M
				✓

Material Type: Plaster
Notes/Recommendations:
7.1. Improperly repaired section(s) of ceiling observed. Recommend properly repairing the section(s).

Poorly repaired section of ceiling observed

8. Access Photos

I	NI	IAR	R/R	M/M
✓				



Bedroom 2

1. Ceiling Fan

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. Operated normally at the time of inspection.

2. Door(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
2.1. The door does not latch when operated. Recommend adjusting the door so it can latch properly.

3. Electrical

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. ***OUTLETS***
3.2. All outlets were not accessible at the time of the inspection due to homeowners belongings.

4. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Carpet
Notes/Recommendations:
4.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.

5. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home and a smoke detector in each bedroom.

6. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Double Hung
Notes/Recommendations:
6.1. Mold like substance observed on the window(s). Recommend cleaning the windows thoroughly.
6.2. ***SCREENS***
6.3. Damaged screens observed.

Mold like substance observed on window

7. Wall Condition

I	NI	IAR	R/R	M/M
				✓

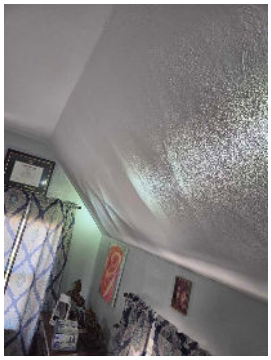
Materials Type: Plaster
Notes/Recommendations:
7.1. Settling crack(s) observed.
7.2. Improperly repaired section(s) of walls observed. Recommend properly repairing the section(s).

Poorly repaired section of wall observed

8. Ceiling Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Plaster
Notes/Recommendations:
8.1. Settling crack(s) observed.
8.2. Improperly repaired section(s) of ceiling observed. Recommend properly repairing the section(s).



Poorly repaired section of ceiling observed

9. Access Photos

I	NI	IAR	R/R	M/M
✓				

Bedroom 3

1. Ceiling Fan

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. Operated normally at the time of inspection.

2. Closet Door(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
2.1. ***DAMAGED DOOR***
2.2. The glass on the closet door(s) are cracked/damaged. Recommend replacing the glass or door for improved safety.

Cracked mirror on closet door

3. Door(s)

I	NI	IAR	R/R	M/M
✓				

4. Electrical

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
4.1. ***OUTLETS***
4.2. All outlets were not accessible at the time of the inspection due to homeowners belongings.
4.3. It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets). This can overload the circuit that was original designed for the style with only 2 outlets.

5. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Carpet
Notes/Recommendations:
5.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.

6. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
6.1. There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home and a smoke detector in each bedroom.

7. Window(s)

I	NI	IAR	R/R	M/M
✓				

Type of Window(s) Sliding

8. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Materials Type: Drywall

9. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

10. Access Photos

I	NI	IAR	R/R	M/M
✓				

Crawlspace *

1. Wall(s)

I	NI	IAR	R/R	M/M
			✓	

Foundation Type: Block Wall
Notes/Recommendations:
1.1. The wall in the crawlspace were not fully visible due to insulation being installed on the interior perimeter of the home.
1.2. ***BLOCK/BRICK FOUNDATION***
1.3. 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 crawlspace professional to assess the severity and provide any solutions/repairs needed.

Spray foam repair on north wall

2. Foundation Perimeter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
2.1. There are mortar joint cracks evident on the exterior of the home. Recommend removing any loose/damaged mortar and properly tuck point the needed area(s).
2.2. Settling crack(s) observed on the exterior foundation. These cracks can occur with normal settlement of the home, along with expansion and contraction of the home. These crack(s) should be sealed shut to prevent additional expansion of the crack.

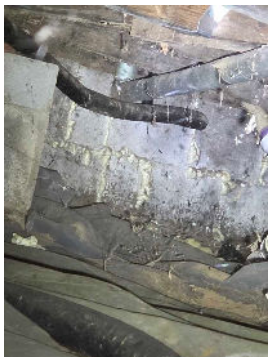
Mortar cracks observed at corners

Cracked and loose mortar under front porch

3. Insulation

I	NI	IAR	R/R	M/M
			✓	

Type of Insulation: Foam Board or Rigid Foam Insulation: Boards made of polystyrene, polyisocyanurate, or polyurethane that provide high thermal resistance.
Notes/Recommendations:
3.1. Missing insulation observed (see picture). Recommend adding additional insulation in this area for increased home efficiency.

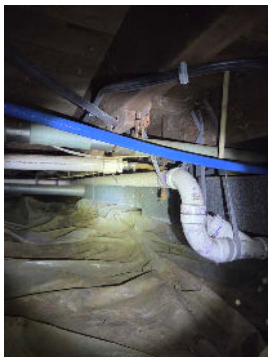


Missing insulation on east end

4. Plumbing

I	NI	IAR	R/R	M/M
			✓	

Type of Plumbing: PVC, Pex
Notes/Recommendations:
4.1. ***DRAIN***
4.2. The drain line(s) are not properly tapered in the crawlspace (see picture). These lines should have a downward slope of 1/4 inch per 10 ft of pipe. Recommend reconfiguring or replacing the drain lines to meet this requirement.

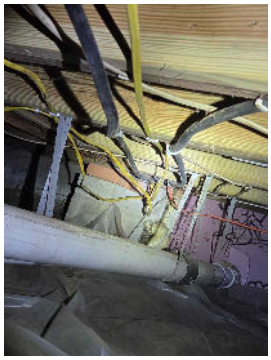


Drain line improperly tapered

5. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. ***WIRES***
5.2. There were electrical wires hanging below the floor joists. Recommend encapsulating the wires in conduit or raise them into the floor joist system for improved safety.



Loose electrical observed

6. Drainage

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:

6.1. Standing water observed in the crawlspace (see pictures). Recommend having the water removed from the crawlspace and allow adequate time to dry prior to an inspector returning to the home. For safety reasons the inspector will not be able to fully inspect the crawlspace.

Standing water observed in NW corner

7. Vapor Barrier

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

7.1. The vapor barrier that is installed is in poor condition and damaged. Recommend replacing the vapor barrier with a minimal of a 6mm thickness.

Missing proper vapor barrier in SE quadrant

8. Framing

I	NI	IAR	R/R	M/M
		✓		

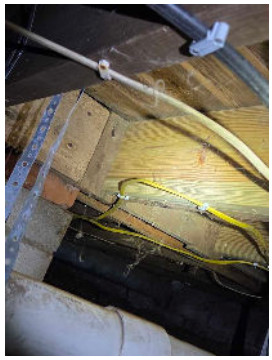
Notes/Recommendations:
8.1. ***VISIBILITY***
8.2. Not fully visible due to lack of access from ducting, plumbing, electrical, insulation.
8.3. Not fully visible due to lack of access from size restrictions.
8.4. ***REPAIRS***
8.5. Mold like substance observed on the crawlspace structure. Recommend testing the area to ensure the levels of mold then contact a qualified mold mitigation specialists to mitigate if necessary.
8.6. Cracked floor joist(s) (see picture). Recommend installing a new floor joist directly next to the cracked joist.
8.7. ***WDO NON -ACTIVE***
8.8. 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 it 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.


Cracked floor joist observed


Hangers missing fasteners


Mold like substance observed on floor joists


WDO damage observed to floor joists


Missing joist hangers

9. Subfloor

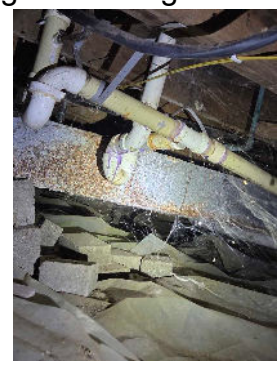
I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
9.1. ***VISIBILITY***
9.2. Not fully visible due to lack of access from ducting, plumbing, electrical, insulation.
9.3. Not fully visible due to lack of access from size restrictions.
9.4. ***REPAIRS***
9.5. Mold like substance observed on the crawlspace structure. Recommend testing the area to ensure the levels of mold then contact a qualified mold mitigation specialists to mitigate if necessary.

10. Ducting

I	NI	IAR	R/R	M/M
			✓	

Ducting Material Type: Sheet Metal - Uninsulated
Notes/Recommendations:
10.1. The ducting is showing signs of rust/corrosion. Recommend repairing/replacing the damaged ducting.



Rusted ducts

11. Beam(s)

I	NI	IAR	R/R	M/M
		✓		

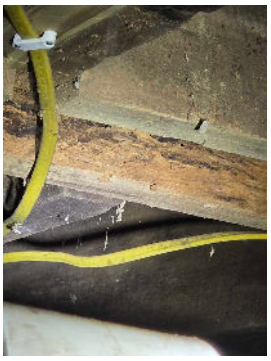
Notes/Recommendations:
11.1. Improper materials, such as wood or other unsuitable substances, were observed used to shim the main structural beams. Wood is not a suitable material for shimming beams as it may compress or degrade over time, compromising support. Recommend replacing the improper shims with appropriate materials, such as steel or metal shims, to ensure proper structural support.
11.2. A portion of the beam is rotten/damaged (see picture). A beam is a critical load-bearing structural element that supports the weight of the upper floors and transfers the loads to the foundation below. It is typically a large horizontal beam that runs along the centerline of the basement, supporting the floor joists or other load-bearing elements above. Recommend having a contractor remove and replace the rotten/damaged section of beam.
11.3. ***WDO NON -ACTIVE***
11.4. 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.

Wood shims observed under beam

WDO damage observed on beam in center north end

Rotten beam observed

WDO damage observed



Additional evidence

12. Column(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
12.1. Improperly installed/built column(s) noted. Recommend removing these column(s) and having them rebuilt to adequately support the load weight of the home.

Improperly built column

Additional evidence

Additional evidence

13. Ventilation

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
13.1. The crawlspace vent(s) have been blocked with debris. Recommend removing any foreign material from the vent to allow proper air flow for the crawlspace.

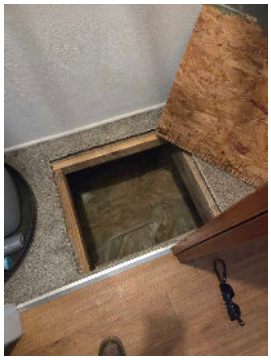
Vents have been blocked off

Vents have been blocked off

14. Access

I	NI	IAR	R/R	M/M
✓				

Access Location: Closet.
Notes/Recommendations:
14.1. Could not access the entire crawlspace due to size restraints.
14.2. The entire crawlspace was not accessible due to areas of standing water.



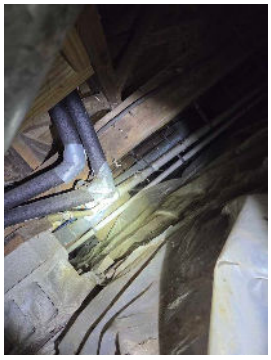
Access Point.

15. Access Photos

I	NI	IAR	R/R	M/M
✓				








Appliances

1. Range Hood

I	NI	IAR	R/R	M/M
			✓	

Appliance Brand: Nutone
Notes/Recommendations:
1.1. The range hood did not operate at the time of inspection. Recommend having an appliance repair professional to assess for repairs.

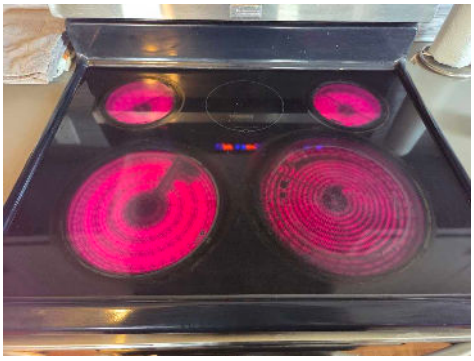
Current Condition.

Manufacturing Label.

2. Cook Top

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Kenmore
Type Of Burners: Electric Cook Top Noted.
Notes/Recommendations:
2.1. Operated normally at the time of inspection. We do not guarantee future operation, therefore we recommend confirming proper operation prior to closing during the final walkthrough on the property.



Current Condition.

3. Oven

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Kenmore
Notes/Recommendations:
3.1. Operated normally at the time of inspection. We do not guarantee future operation, therefore we recommend confirming proper operation prior to closing during the final walkthrough on the property.

Current Condition.

Top Oven Operating Temperature.

Bottom Oven Operating Temperature.

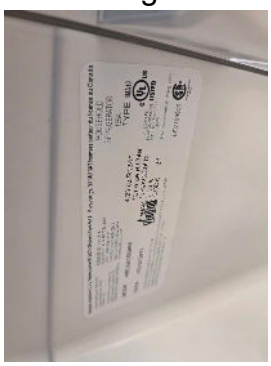
Manufacturing Label.

4. Refrigerator

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Amana
Notes/Recommendations:
4.1. Operated normally at the time of inspection. We do not guarantee future operation, therefore we recommend confirming proper operation prior to closing during the final walkthrough on the property. Additionally, we do no test the appliances water/ice feature and these features should be confirmed with the seller prior to closing.

Current Condition.



Manufacturing Label.

Fridge Operating Temperature.

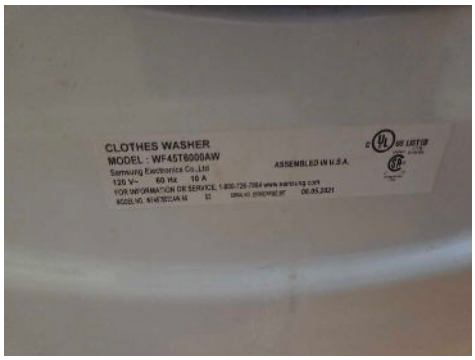
Freezer Operating Temperature.

5. Washing Machine

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung
Notes/Recommendations:
5.1. We do not test this appliance for functionality. This is for informational purposes only.

Current Condition.



Manufacturing Label.

6. Drying Machine

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung
Notes/Recommendations:
6.1. We do not test this appliance for functionality. This is for informational purposes only.

Current Condition.

Manufacturing Label.

Tank/Field Information

1. Approximate Age of Tank

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. The age is 50+ years old is an estimate based on the information and evidence presented to the inspector. It is important to note that this approximation does not guarantee the system's actual age falls within this specified range.

2. Approximate Age Of Leach Field

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. The age is 50+ years old is an estimate based on the information and evidence presented to the inspector. It is important to note that this approximation does not guarantee the system's actual age falls within this specified range.

3. Number Of Bedrooms

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. 3 Bedrooms.

4. Water Supply

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
4.1. Private Well Water Supply.

5. Soil Type

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
5.1. Sandy Soil:
Permeability: High
Drainage: Excellent

Suitability: Sandy soil allows water to drain quickly, which can be both an advantage and a challenge. While it helps in the efficient disposal of liquid waste, it may not provide sufficient treatment for pathogens and contaminants. Proper sizing and design are essential for sandy soil.

6. Access Photos

I	NI	IAR	R/R	M/M
✓				

Waste Water

1. Number Of Systems

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. One septic tank and one leach field. The "one tank, one system" refers to a simplified configuration of a septic system that consists of a single septic tank and a corresponding leach field or absorption field.

While "one tank, one system" is a straightforward design, proper maintenance, and periodic pumping of the septic tank are essential to ensure the system's continued functionality and prevent issues such as clogs and system failures. Regular inspections and adherence to local regulations are also crucial for the long-term performance of the septic system.

2. Number Of Sewer Lines

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. During the inspection, only one sewer line exiting the foundation wall was observable.

3. Water Treatment System

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:
3.1. Yes, there is a water treatment system in place. However, during the inspection, it was noted that the system currently back-washes into the septic system. It is recommended to redirect the backwash to the exterior of the home or to a drainage system, such as a sump crock. This adjustment is advised to prevent potential issues with the septic system, as discharging the water treatment backwash into the septic system can compromise its efficiency and longevity, leading to unnecessary strain on the system and possible future maintenance issues.

4. Garbage Disposal Discharge

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
4.1. There is no garbage disposal installed in this home at the time of inspection.

5. Sump Pump Discharge

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
5.1. No, there is no sump pump installed on the home.

6. Sewage Bypass

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
6.1. There is no indication that the sewage bypasses the septic tank.

Septic Tank

1. Type Of Septic Tank

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. **Conventional Septic Tank**

A conventional septic tank is a basic, single-compartment underground container that separates solids from liquids in wastewater. Anaerobic bacteria in the tank break down organic matter, and the treated liquid (effluent) exits the tank to a drain field for further filtration and absorption into the soil. Regular maintenance, including pumping and inspection, is essential for optimal performance.

2. Tank Construction

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. Concrete septic tanks are durable and long-lasting, making them suitable for large installations. They are resistant to buoyancy, providing stability in various soil conditions.

3. Tank Volume

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. Approximately 1000 gallons.

4. Clean-Out Of Tank

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Risers have been installed at ground level for access to the septic tank.

5. Inlet Sewer Line

I	NI	IAR	R/R	M/M
		✓		

Broken cleanout observed near home leading to tank

6. Inlet Baffle

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
6.1. Clogging: Inlet baffles can become clogged with solid waste, debris, or grease over time. This can restrict the flow of wastewater into the septic tank, leading to backups and potential issues with the overall system.

T assembly was clogged upon arrival

7. Outlet Baffle

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:
7.1. Damage or Deterioration: Outlet baffles, typically made of materials like PVC or concrete, can deteriorate over time due to exposure to wastewater and environmental conditions. Cracks, breakage, or general wear and tear can compromise the structural integrity of the baffles.
7.2. Corrosion: Baffles can be susceptible to corrosion, depending on the material used for construction. Corrosion weakens the baffles and may lead to structural issues and failure over time.

Significant deterioration at outlet end of tank

8. Solid Build-Up Level

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
8.1. There are indications of elevated levels of septage within the tank, suggesting that the volume was previously higher than the established norm. This evidence suggests a potential historical issue with the septic tank's capacity or drainage, warranting further investigation and appropriate remedial measures.

9. Water Levels

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
9.1. The space between the liquid level within the tank and the tank ceiling measures approximately 5 to 7 inches.

Leaching System

1. Type Of System

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. **Conventional Leach Field:** This is the most basic type of leach field and consists of a series of perforated pipes buried in trenches filled with gravel. The effluent from the septic tank is distributed into the soil through these pipes, allowing natural processes to filter and treat the wastewater.

2. Size Of Leach Field

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. The size of the leach field is approximately 900sqft

3. Distance To Water Supply

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. Yes. The water supply was at least 50' away from the septic system.

4. Obstructions

I	NI	IAR	R/R	M/M
✓				

5. Signs Of System Malfunction

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. Due to the poor conditions in septic tank, minimal effluent is reaching field. This limits the inspection of the leach field even tho the probes were dry and satisfactory at time of inspection.

6. Water Runoff

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
6.1. Vegetation Issues:

Water runoff can impact the types of vegetation that thrive over the leach field. Too much water may lead to the growth of water-loving plants, while inadequate water can cause stress to vegetation, affecting its ability to assist in moisture management.

Dense vegetation on south end

7. Distribution Boxes

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
7.1. Cracking or Structural Damage:

Distribution boxes can develop cracks or other structural damage due to factors like soil movement, shifting, or freezing and thawing cycles. Damaged boxes may allow effluent to escape, impacting distribution and potentially causing contamination.

7.2. Inadequate Maintenance:

Lack of regular maintenance, including infrequent inspection and pumping of the septic tank, can contribute to problems in the distribution box. Solid waste accumulation can lead to clogs and inefficiencies.

Cracked/damaged inlet pipe observed

8. Leach Field Probes

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
8.1. The holes that were dug in the leach field were dry indicating satisfactory condition at the time of inspection.

East (front) probe.

West (Back) probe.

Results

1. Septic Tank Results

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:
1.1. Findings and observations during the septic tank inspection do not serve as a guarantee for the future functionality of the system. The observations were based on reasonable hand digging of the system at the time of the inspection.

Significant deterioration observed within the concrete on the outlet end of tank. It is highly recommended to engage with a licensed septic contractor to evaluate the tank/system for replacement.

Evidence of deteriorated septic tank

Additional evidence

Additional evidence

Additional evidence

2. Leach Field Results

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. Findings and observations during the leach field inspection do not serve as a guarantee for the future functionality of the system. The observations were based on reasonable hand digging of the system at the time of the inspection.

Well Inspection

1. Well Type

Notes/Recommendations: Drilled Wells.

Drilled wells are engineered by penetrating bedrock to depths ranging from 100 to 400 feet. The surface bedrock, commonly referred to as ledge, is the foundation for these wells. To function as a water supply, a drilled well must intersect fractures in the bedrock containing groundwater. Their exceptional depth makes drilled wells less susceptible to running out of water compared to dug wells. Renowned for their reliability, drilled wells typically boast a diameter of approximately 6 inches and are encased in steel. They can reach water depths that other well types may not access. Despite being more expensive, with costs potentially in the thousands more than dug wells, drilled wells offer increased dependability and are less prone to contamination.

2. Condition Of Well

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
2.1. The observation of corrosion around the well's supply lines, as depicted in the provided picture, indicates a potential issue that requires attention. It is advisable to engage the services of a qualified well contractor to assess the extent of corrosion and replace any fittings or connections showing signs of corrosion. This preventive measure is essential to mitigate the risk of leaks and ensure the integrity of the well system. A qualified professional can identify and address corroded components, helping to maintain the efficiency and reliability of the well's supply lines.

Corrosion observed on supply lines

3. Condition Of Pump

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
3.1. The well pump was functional at the time of the inspection.
3.2. While the pump was operational at the time of inspection, it wasn't visually inspected due to the well's design. It is important to note that the operational status observed during the inspection does not guarantee the absence of potential issues. To ensure a comprehensive evaluation, it is recommended to consult with a qualified well contractor who can employ specialized tools and techniques to assess the pump's condition and performance. This proactive approach can help identify any underlying concerns and address them before they become more significant.

4. Condition Of Pressure Tank

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
4.1. The rusted condition of the pressure tank enclosure indicates an aging tank. To address this and prevent potential issues, it is recommended to engage a qualified well contractor to replace the pressure tank. Replacing the older tank with a new one will help ensure the continued functionality and reliability of the well system. A qualified professional can assess the situation, recommend an appropriate replacement, and carry out the installation, promoting the efficient operation of the well system.

4.2. The pressure tank is currently lying on the ground, posing a risk of premature wear. To address this issue and prevent potential damage, it is advisable to enlist the services of a qualified well contractor. They can assess the situation and recommend a proper solution, which may include securing or raising the pressure tank off the ground. This proactive measure will help ensure the longevity and proper functioning of the tank within the well system.

Corrosion observed on pressure tank.

Manufacturers Label.

Current Condition.

Current Condition.

5. Condition Of Pressure Switch

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
5.1. 40/60 Pressure Switch.

5.2. The installed pressure switch is set at 40/60, indicating that the well pump should turn on at 40 PSI and off at 60 PSI. However, the current pressure switch is not operating within these parameters, suggesting a malfunction. It is advisable to seek the expertise of a qualified well contractor to evaluate and, if necessary, repair or replace the pressure switch. This ensures proper functioning of the well pump and maintains the desired pressure levels in the system.

40/60 Pressure Switch.

6. Condition Of Pressure Gauge

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
6.1. The pressure gauge operated properly at the time of the inspection.
6.2. The pressure switch glass/cover is broken.

Current Condition.

7. Casing Type

I	NI	IAR	R/R	M/M
✓				

Current Condition.

8. Water Test

Notes/Recommendations: Yes, Comprehensive water test.

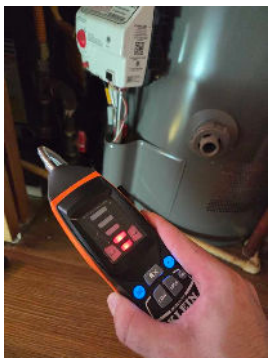
9. At Least 50' From Septic Tank

Notes/Recommendations: Yes. The well was at least 50' away from the septic tank.

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.***

Attic *		
Page 24 Item: 2	Structural Components	2.1. 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.
Sub Electrical Panel *		
Page 28 Item: 1	Sub Electrical Panel	1.1. ***Fuse Panel*** 1.2. Fuse panel has been observed as the sub electrical panel. While we understand some of these panels are still operational and can be worked on we recommend upgrading this panel to a newer breaker box style panel for safety concerns.
Water Heater *		
Page 33 Item: 9	Gas Line & Valve	9.2. Gas leak detected (see picture). We recommend consulting with a qualified plumbing contractor to repair the gas line.



Gas Reading. Leak detected at the time of inspection.

Crawlspace *		
Page 55 Item: 6	Drainage	6.1. Standing water observed in the crawlspace (see pictures). Recommend having the water removed from the crawlspace and allow adequate time to dry prior to an inspector returning to the home. For safety reasons the inspector will not be able to fully inspect the crawlspace.

Page 56 Item: 8	Framing	8.6. Cracked floor joist(s) (see picture). Recommend installing a new floor joist directly next to the cracked joist. 8.7. ***WDO NON -ACTIVE*** 8.8. 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 it 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.

Cracked floor joist observed

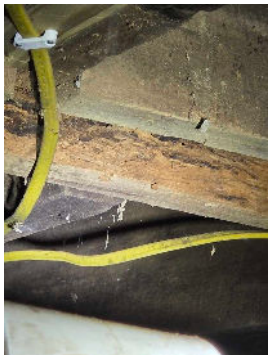
WDO damage observed to floor joists

Page 57 Item: 11	Beam(s)	11.2. A portion of the beam is rotten/damaged (see picture). A beam is a critical load-bearing structural element that supports the weight of the upper floors and transfers the loads to the foundation below. It is typically a large horizontal beam that runs along the centerline of the basement, supporting the floor joists or other load-bearing elements above. Recommend having a contractor remove and replace the rotten/damaged section of beam. 11.3. ***WDO NON -ACTIVE*** 11.4. 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.

WDO damage observed on beam in center north end

Rotten beam observed

WDO damage observed



Additional evidence

Results		
Page 71 Item: 1	Septic Tank Results	

Significant deterioration observed within the concrete on the outlet end of tank. It is highly recommended to engage with a licensed septic contractor to evaluate the tank/system for replacement.