



PROPERTY INSPECTION REPORT

, , OH

CLIENT: Sam Sample

INSPECTOR: Korey Pavlika

DATE OF INSPECTION: 9/24/2025

TIME OF INSPECTION:



www.InsideOutInspectionsPlus.net

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

2. Home Access

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

3. Last To Leave

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

4. Home Type

Attached Garage • Single Family Home

5. Occupancy

Vacant

6. Utilities

All utilities were on at the time of inspection

7. Additional Services Requested

Sewer Scope Inspection • Pest Inspection • Radon Testing

8. Weather Conditions

Cloudy/Overcast • Has rained in the last 48 hours.

9. Home Orientation

Front entry door is facing west. 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. Infrared Pictures

I	NI	IAR	R/R	M/M
✓				



Sample picture



Sample picture

3. Electrical Meter

I	NI	IAR	R/R	M/M
✓				

• ***LOCATION***

• Located on the east side of the home.



Current Condition

4. Gas Meter

I	NI	IAR	R/R	M/M
✓				

• ***LOCATION***

• Located on the north side of the home.



Current Condition

5. City Water Meter

I	NI	IAR	R/R	M/M
			✓	

- ***LOCATION***
- Located in the closet.



Current Condition



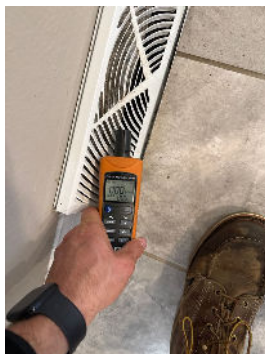
Missing shut off valve

6. Sewage Type

City Sewage.

7. Operating Measurements

I	NI	IAR	R/R	M/M
✓				



Carbon Monoxide Reading First Floor.



Warm Air Temperature First Floor.



Warm Water Temperature First Floor.



Cool Air Temperature First 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. 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. Driveway Condition

I	NI	IAR	R/R	M/M
☐	☐	☐	☐	☒

Type of Driveway: Asphalt

Notes/Recommendations:

1.1. Common settling cracks noted in the driveway.

1.2. The asphalt driveway has not been sealed in quite some time.

Recommend sealing the driveway to increase the longevity of the driveway.

2. Sidewalk(s) Condition

I	NI	IAR	R/R	M/M
☐	☐	☐	☒	☐

Type of Sidewalk: Concrete

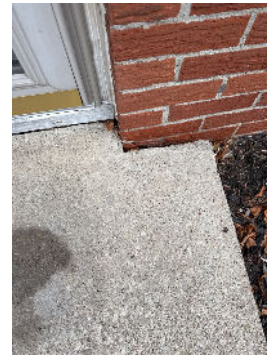
Notes/Recommendations:

2.1. ***Porch Cap***

2.2. The porch cap has sunk away from the home. We recommend having the porch cap raised back to its original location. This can typically be done with concrete pumping.



The front porch cap has sunk away from the home



The sidewalk should be sealed to the 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.



Negative grade on the northwest corner



Negative grade on the northeast corner

4. Vegetation

I	NI	IAR	R/R	M/M
☐	☐	☐	☒	☐

Notes/Recommendations:

4.1. 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. The patio was functional at the time of inspection.

6. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

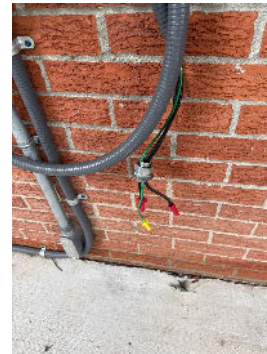
6.1. ***WIRES***

6.2. ***SERVICE ENTRANCE WIRES***

6.3. The insulation/casing around the main service line to the meter socket is deteriorated/damaged. Recommend a qualified electrical contractor to repair or replace the insulation/casing.



The service entrance wire insulation is deteriorated



Exposed electrical wire ends on the southeast corner. This is for a hot tub hookup

7. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. No GFCI outlet concerns at the time of inspection.

8. Exterior Faucet Condition

I	NI	IAR	R/R	M/M
				✓

Faucet Location(s): West Side, East Side

Notes/Recommendations:

8.1. The exterior faucet(s) are not secured to the exterior of the home. Recommend securing the faucet(s) to the home. (West end)

9. Access Photos

I	NI	IAR	R/R	M/M
✓				





Exterior Areas

1. Door(s)

I	NI	IAR	R/R	M/M
✓				

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)

2.2. The window(s) have rotten trim. Recommend removing all rotten trim and installing new material to prevent possible moisture intrusions.



Multiple windows should be sealed again to the brick



Rotten window trim on the northeast corner window

3. Siding

I	NI	IAR	R/R	M/M
			✓	

Siding Material Type: Brick

Notes/Recommendations:

3.1. 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.

3.2. ***BRICK/STONE***

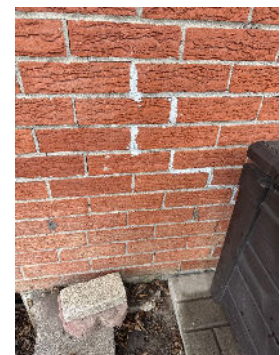
3.3. There are mortar joint cracks evident on the exterior of the home. Recommend removing any loose/damaged mortar and properly tuck point the needed area(s).



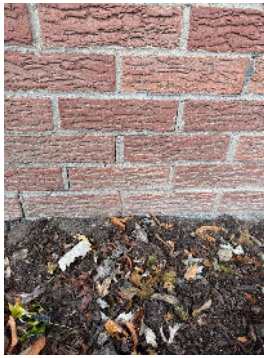
The trim around the garage door should be sealed again



Mortar joint settling crack on the northeast corner



Minor settling crack on the northeast corner



Hairline settling crack on the southeast corner



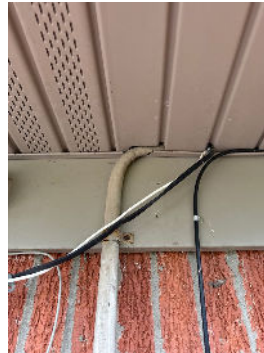
Repair observed on the southeast corner

4. Soffit

I	NI	IAR	R/R	M/M
☐	☐	☐	☐	☒

Notes/Recommendations:

4.1. The soffit is not sealed around the electrical mast. Recommend using a silicone base sealant to seal the electrical mast to the soffit.



The soffit should be sealed around the service entrance wire

5. Fascia

I	NI	IAR	R/R	M/M
☒	☐	☐	☐	☐

6. Paint

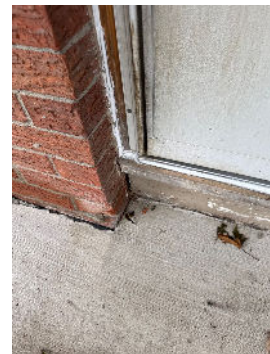
I	NI	IAR	R/R	M/M
☐	☐	☐	☐	☒

Notes/Recommendations:

6.1. There is evidence of chipped/peeling paint. Recommend scraping and then painting the areas as needed to protect the substrate.



Small amount of chipped paint under the front entry door



Small amount of chipped paint under the rear entry door

Garage

1. Wall Condition

I	NI	IAR	R/R	M/M
			✓	

Material Type: Drywall, Fully Covered

Notes/Recommendations:

1.1. Cosmetic damage observed to the finish material.



Damaged drywall along the south side of the garage

2. Firewall Condition

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

2.1. The firewall(s) (any wall that abuts to the home) does not meet firewall standards. Recommend installing one coat of mud and tape for firewall standards and improved safety. (NOTE: depending on year of the home, this might not have been a requirement although it is still recommended for improved safety and fire rating)

3. Ceiling/Rafter Condition

I	NI	IAR	R/R	M/M
			✓	

Material Type: Drywall, Fully Covered

Notes/Recommendations:

3.1. 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.



Moisture stained area observed

4. Floor Condition

I	NI	IAR	R/R	M/M
				✓

Type of Floor: Concrete

Notes/Recommendations:

4.1. Common settling cracks noted.



Common settling cracks observed

5. Electrical

I	NI	IAR	R/R	M/M
✓				

6. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

6.1. 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.

7. Fire Rated Door

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

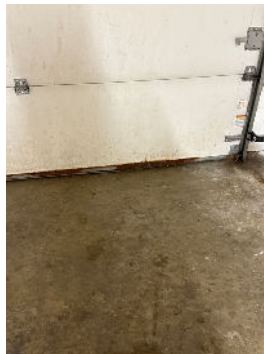
7.1. Appeared satisfactory and functional, at the time of inspection

8. Garage Door Condition

I	NI	IAR	R/R	M/M
			✓	

Garage Door Type: Metal - Insulated**Notes/Recommendations:**

8.1. The garage door(s) are starting to rust/rot along the bottom. Recommend monitoring the doors condition for future replacement.



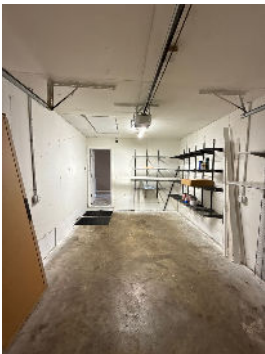
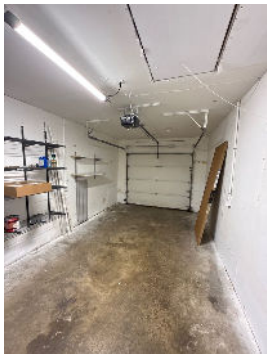
The bottom garage door panel has rusted/damaged

9. Garage Door Opener

I	NI	IAR	R/R	M/M
✓				

10. Access Photos

I	NI	IAR	R/R	M/M
✓				



Roof *

1. House Roof Condition

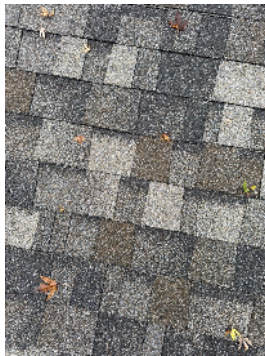
I	NI	IAR	R/R	M/M
				✓

Type of Roof: Architectural/Dimensional Shingle - this particular material has typical lifespan of 30-50 years depending on several factors. • Approximate Roof Age: 0-5 Years. This is just an approximate age, without documented information from the current owner or county we cannot guarantee accuracy.

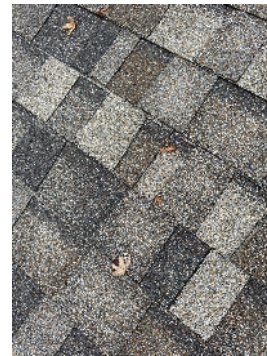
Notes/Recommendations:

1.1. ***REPAIRS***

1.2. The shingles have been installed with an oversized exposure (see picture). The minimum exposure for shingles depends on the type of shingle and roofs slope, however most single manufacturers utilize 5 5/8 inches as their recommendation. This can lead to leaks, wind damage, premature shingle deterioration, water infiltration and potential void of manufacturers warranty.



Current Condition



There is a few rows with poor exposure of the shingles

2. Flashing

I	NI	IAR	R/R	M/M
✓				

3. Chimney

I	NI	IAR	R/R	M/M
✓				

4. Spark Arrestor(s)

I	NI	IAR	R/R	M/M
✓				

5. House Venting

I	NI	IAR	R/R	M/M
✓				

6. Gutter & Downspouts

I	NI	IAR	R/R	M/M
				✓

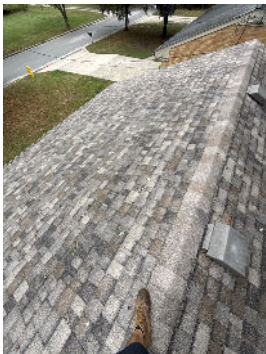
Notes/Recommendations:

6.1. ***GUTTERS***

6.2. Clean gutters: Significant amounts of debris evident.

7. Access Photos

I	NI	IAR	R/R	M/M
✓				

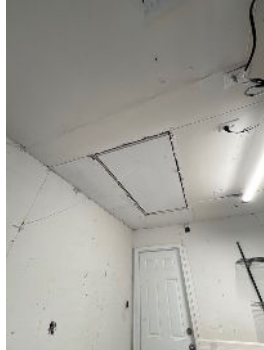


Attic *

1. Attic Access

I	NI	IAR	R/R	M/M
✓				

Access Location: Garage



Access Point.

2. Attic Pull Down Ladder

I	NI	IAR	R/R	M/M
✓				

3. Structural Components

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

3.1. 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.

3.2. Due to the rafters being 2 ft on center in the home/garage there should be plywood H-clips installed between the roof decking. This helps with deflection and expansion/contraction of the material.



No H-clips installed on decking



Evidence of previous moisture damage observed by exhaust vent. Slight sag observed in decking.



Additional evidence of previous moisture damage by soil stack

4. Ventilation

I	NI	IAR	R/R	M/M
			✓	

Type of Ventilation: Turbine Vent, Box Vent, Gable End Vent, Soffit Vent

Notes/Recommendations:

4.1. 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.



Turbine vent observed in attic. Was not observed to be in use but is recommended to be removed due to box vents being installed.

5. HVAC Ducting

I	NI	IAR	R/R	M/M
	✓			

Notes/Recommendations:
5.1. None Observed.

6. Electrical

I	NI	IAR	R/R	M/M
✓				

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

7. Plumbing

I	NI	IAR	R/R	M/M
✓				

Type of Plumbing: Cast Iron, Galvanized

8. 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:

8.1. Missing insulation observed (see picture). Recommend adding additional insulation in this area for increased home efficiency.



Missing insulation around exhaust vent

9. Exhaust Vent(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

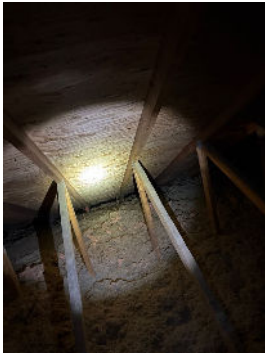
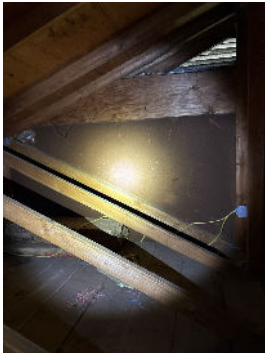
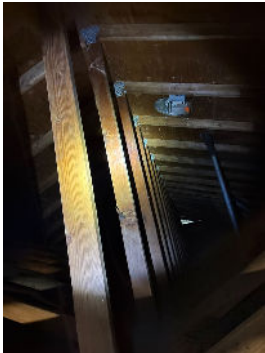
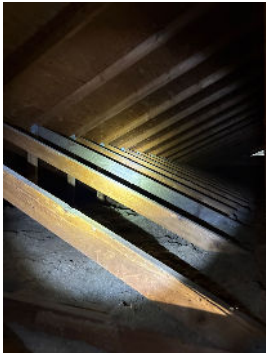
9.1. Exhaust vent(s) terminate into the attic. Exhaust vents should be terminated through the roof to ensure any moisture is not going into the attic areas.

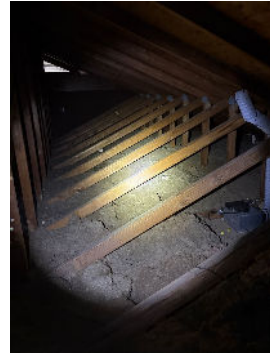


Exhaust vent terminates into attic

10. Access Photos

I	NI	IAR	R/R	M/M
✓				





Main Electrical Panel *

1. Electrical Panel

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

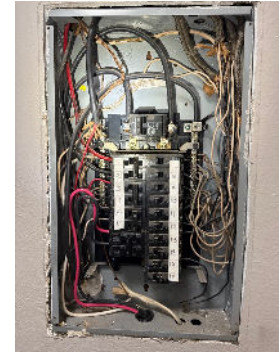
1.1. Some of the individual breakers inside the electrical panel has not been labeled. This ensures breakers can be safely turned on/off while working on separate circuits. Recommend having the electrical panel labeled for improved safety.



Before Inspecting



Electrical Panel Label



Current Condition



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:

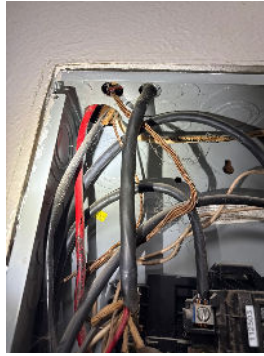
3.1. 3 breakers in the off position.

4. Panel Wiring

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

4.1. Missing romex connector(s) at the point of entry for the wire(s). Recommend installing the correct romex connector(s) to protect the casing of the wire from getting stripped.



Missing romex connectors throughout the panel

5. Breaker(s)

I	NI	IAR	R/R	M/M
✓				

6. Panel Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

6.1. Laundry Room.

7. Electrical Panel Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. Siemens Panel.

Furnace *

1. Furnace Condition

I	NI	IAR	R/R	M/M
				✓

Type of Furnace: Natural 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.

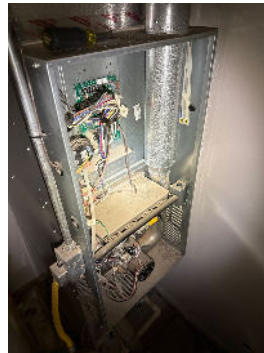
1.2. ***FURNACE AGE OVERVIEW***

1.3. 0 - 5 Years Old.

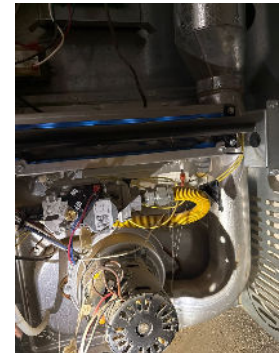
The furnace is relatively new and appears to be in good condition. Regular maintenance is essential to ensure continued optimal performance. While the furnace is functioning well at this time, the inspector does not guarantee future performance or issues. It is recommended to schedule routine service checks as part of regular home maintenance.



Before Inspecting



Current Condition



Flame Condition

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

6. Gas Line & Valve

I	NI	IAR	R/R	M/M
			✓	

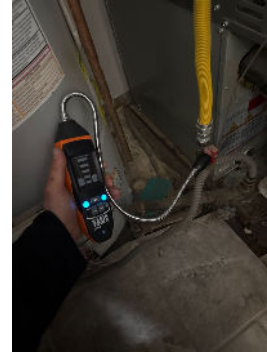
Notes/Recommendations:

6.1. 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.

6.2. The gas line as it enters the furnace cabinet is not hard piped and is currently utilizing a flexible gas line connection. This connection should be replaced with new hard piped material for improved safety. Hard piped gas lines have increased durability, fire resistance and help avoid gas leaks.



The gas line entering the furnace must be hard piped



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: 20x20. • 1 Inch Wide Filter.

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:

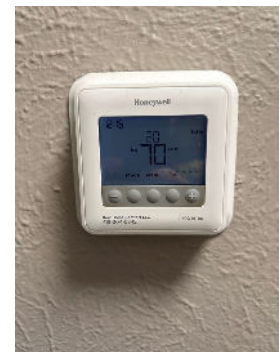
10.1. Functional at the time of inspection.



Before Testing Temperature.



AC Testing Temperature.



Furnace Testing Temperature.



After Testing Temperature.

11. 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.

12. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Unknown.

13. Manufacturer Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2021

14. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				



Manufacturing Label

Air Conditioning *

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.



Current Condition



High amount of debris observed on fins. Recommend having unit cleaned/serviced.

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
✓				

5. Amp Ratings

I	NI	IAR	R/R	M/M
✓				

Min Amp Rating: 15 - 19 Amp Rating.
Max Amp Rating: 30 Amp Rating.

6. Disconnect Box

I	NI	IAR	R/R	M/M
✓				



Current Condition.

I	NI	IAR	R/R	M/M
✓				

8. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

9. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

10. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				



Manufacturing Label Exterior Unit

Water Heater *

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. 5 - 10 Years Old.

The water heater is still in relatively good condition, assuming it has been well-maintained. Efficiency may begin to decline slightly over time, particularly if sediment has built up in the tank. The inspector cannot predict future malfunctions, repairs, or failures. It's important to continue regular maintenance, including flushing the tank to prevent sediment buildup.



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. Recommend installing a base pan to prevent potential water damage if the water heater was to leak.

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.

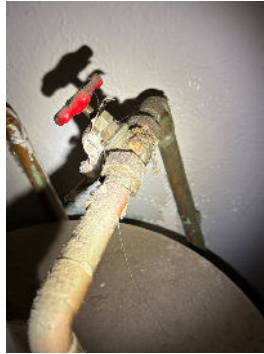
6. Plumbing Lines

I	NI	IAR	R/R	M/M
				✓

Type of Supply Lines: Copper Plumbing Observed.

Notes/Recommendations:

6.1. Corrosion observed on the supply line(s) fittings/valves. This is caused by a physical and chemical reactions between the piping material and water. Copper corrosion leaves a blueish stain while having excessive iron in the water supply leaves a reddish/rust color corrosion. These areas of corrosion should be monitored for repairs/replacements.



Corrosion observed on the supply line fittings

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: Bradford White.

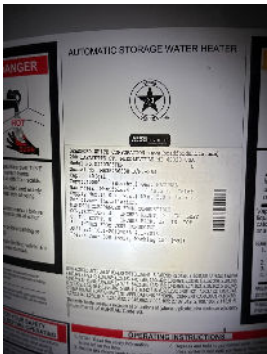
12. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2015

13. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				



Manufacturing Label

Interior Areas

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Counters

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

2.1. Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Fan(s)

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. Operated normally at the time of inspection.

4. Interior/Closet Door(s)

I	NI	IAR	R/R	M/M
✓				

5. Entry Door(s)

I	NI	IAR	R/R	M/M
✓				

6. Electrical

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

6.1. ***OUTLETS***

6.2. 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.

7. Smoke Detectors

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

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

8. Carbon Monoxide Detector

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

8.1. 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.

9. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Picture, Sliding



Window sill is cracked at front wall

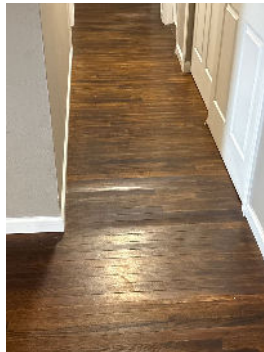
10. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Hardwood

Notes/Recommendations:

10.1. The flooring has stains, tarnished or worn spots. Sometimes these areas of the flooring cannot be cleaned.



Multiple areas of living room and hallway flooring not level

11. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

12. Wall Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Drywall

Notes/Recommendations:

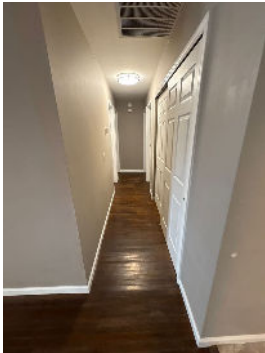
12.1. Improperly repaired section(s) of walls observed. Recommend properly repairing the section(s).



Poor repairs observed

13. 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: Solid Surface

Notes/Recommendations:

2.1. Appeared functional and in satisfactory condition, at time of inspection.

3. Door(s)

I	NI	IAR	R/R	M/M
✓				

4. Garbage Disposal

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

4.1. Operated normally at the time of inspection.

5. Sinks

I	NI	IAR	R/R	M/M
✓				

6. Window(s)

I	NI	IAR	R/R	M/M
✓				

Type of Window(s) Sliding, Picture

7. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Tile

8. Plumbing

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

8.1. ***DRAIN***

8.2. A flexible (accordion-style) drain line was observed under the sink. While commonly used for quick installations, these types of drains are more prone to clogging due to their ribbed interior surface and are generally not recommended by plumbing standards for long-term use. Replacement with a smooth-walled, rigid drain pipe is recommended for improved durability and proper drainage.



Flex drain observed for sink

9. Electrical

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

9.1. ***OUTLETS***

9.2. Some outlets were not accessible at the time of the inspection due to homeowners belongings.

10. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

10.1. No function concerns noted at time of inspection.

11. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

12. Wall Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Drywall

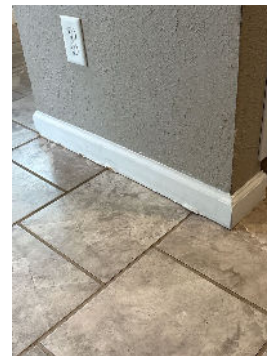
Notes/Recommendations:

12.1. Improperly repaired section(s) of walls observed. Recommend properly repairing the section(s).

12.2. Damage base trim noted.



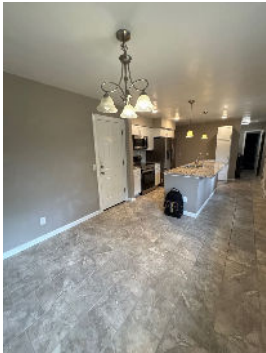
Poor repairs/paint job done on back wall



Damaged trim around cabinetry

13. Access Photos

I	NI	IAR	R/R	M/M
✓				



Laundry

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Dryer Vent

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

2.1. 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.

3. Electrical

I	NI	IAR	R/R	M/M
✓				

4. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

4.1. 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.

5. Gas Line & Valve

I	NI	IAR	R/R	M/M
	✓			

6. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Tile

Notes/Recommendations:

6.1. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.

7. Plumbing

I	NI	IAR	R/R	M/M
✓				

8. Door(s)

I	NI	IAR	R/R	M/M
✓				

9. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

10. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

11. Access Photos

I	NI	IAR	R/R	M/M
✓				



Bathroom 1

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: Solid Surface

Notes/Recommendations:

2.1. Appeared functional and in satisfactory condition, at time of inspection.

3. Doors

I	NI	IAR	R/R	M/M
✓				

4. Electrical

I	NI	IAR	R/R	M/M
✓				

5. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

5.1. The GFCI protected outlet(s) were not wired properly, in which did not allow the GFCI to operate when it should. Recommend properly wiring the GFCI so it can operate as intended.



Outlet not properly wired

6. Exhaust Vent

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

6.1. Due to there being no window installed, a bathroom exhaust vent must be installed. Recommend installing a bathroom exhaust vent to vent moisture from the bathroom to the exterior of the home.

7. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Tile

8. Mirror

I	NI	IAR	R/R	M/M
✓				

9. Plumbing

I	NI	IAR	R/R	M/M
✓				

10. Sink(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

10.1. The sink had low water pressure at the time of inspection. Recommend a professional plumbing contractor to assess the sink supply lines for repairs. Note: sometimes the shut off valves can be turned partially off and should be checked prior to hiring a plumbing contractor.



Low water pressure to sink when tested

11. Toilet

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

11.1. Operated when tested. No deficiencies noted.

12. Window(s)

I	NI	IAR	R/R	M/M
✓				

Type of Window(s) Picture

13. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

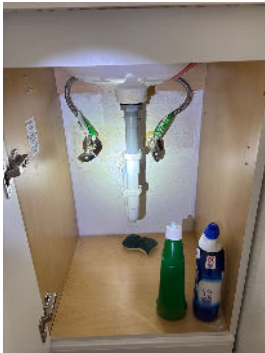
14. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

15. Access Photos

I	NI	IAR	R/R	M/M
✓				



Bathroom 2

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: Solid Surface

Notes/Recommendations:

2.1. Appeared functional and in satisfactory condition, at time of inspection.

3. Doors

I	NI	IAR	R/R	M/M
✓				

4. Electrical

I	NI	IAR	R/R	M/M
✓				

5. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

5.1. No function concerns noted at time of inspection.

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. ***TILE***

7.2. The grout between the tiles are cracking/missing/loose. Recommend removing any loose/damaged grout and properly grout the areas.



Cracked grout joints observed. Tiles were not level due to poor install.

8. Mirror

I	NI	IAR	R/R	M/M
✓				

9. Plumbing

I	NI	IAR	R/R	M/M
✓				

10. Shower Head & Supply

I	NI	IAR	R/R	M/M
✓				

11. Shower Valve

I	NI	IAR	R/R	M/M
✓				

12. Shower Walls/Base

I	NI	IAR	R/R	M/M
✓				

Shower Material Type: Tile Walls/Fiberglass Tub

13. Tub

I	NI	IAR	R/R	M/M
✓				

14. Tub Valve

I	NI	IAR	R/R	M/M
✓				

15. Enclosure(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

15.1. The tub enclosure is not sealed to the floor. Recommend sealing the tub enclosure to the floor to prevent any moisture intrusion between the gap.



Tub isn't fully sealed to floor

16. Sink(s)

I	NI	IAR	R/R	M/M
✓				

17. Toilet

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

17.1. Toilet is loose from the floor. Recommend securing the toilet to the floor. These bolts are located along the bottom side of the toilet. Most of the time these will just need to be tightened.



Toilet was slightly loose and will need secured

18. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

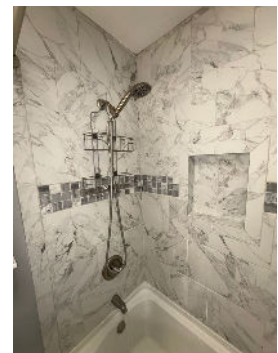
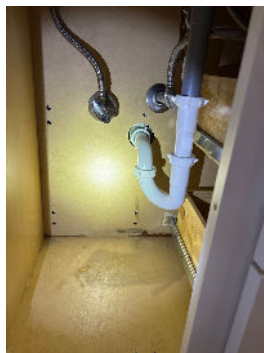
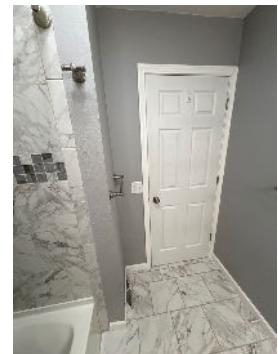
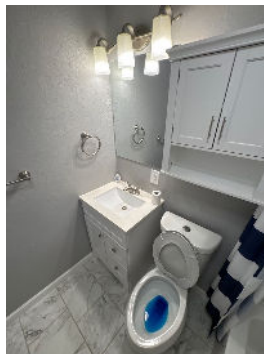
19. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

20. Access Photos

I	NI	IAR	R/R	M/M
✓				



Bedroom 1

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Ceiling Fan

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

2.1. Operated normally at the time of inspection.

3. Closet Door(s)

I	NI	IAR	R/R	M/M
✓				

4. Door(s)

I	NI	IAR	R/R	M/M
✓				

5. Electrical

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

5.1. ***OUTLETS***

5.2. 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.



Open ground outlets in bedroom

6. Floor Condition

I	NI	IAR	R/R	M/M
				✓

Floor Material Type: Hardwood

Notes/Recommendations:

6.1. The flooring has stains, tarnished or worn spots. Sometimes these areas of the flooring cannot be cleaned.



Worn/scratched flooring observed

7. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

7.1. 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.

8. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Picture, Sliding

Notes/Recommendations:

8.1. ***SCREENS***

8.2. Damaged screens observed.

9. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Materials Type: Drywall

10. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

11. Access Photos

I	NI	IAR	R/R	M/M
✓				



Bedroom 2

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Ceiling Fan

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

2.1. Operated normally at the time of inspection.

3. Closet Door(s)

I	NI	IAR	R/R	M/M
✓				

4. Door(s)

I	NI	IAR	R/R	M/M
✓				

5. Electrical

I	NI	IAR	R/R	M/M
✓				

6. Floor Condition

I	NI	IAR	R/R	M/M
				✓

Floor Material Type: Hardwood

Notes/Recommendations:

6.1. The flooring has stains, tarnished or worn spots. Sometimes these areas of the flooring cannot be cleaned.

7. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

7.1. 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.

8. Window(s)

I	NI	IAR	R/R	M/M
✓				

Type of Window(s) Sliding, Picture

9. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Materials Type: Drywall

10. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

11. Access Photos

I	NI	IAR	R/R	M/M
✓				



Bedroom 3

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Ceiling Fan

I	NI	IAR	R/R	M/M
				✓



Ceiling fan wasn't controlled by switch. Had to be manually turned on and off.

3. Closet Door(s)

I	NI	IAR	R/R	M/M
✓				

4. Door(s)

I	NI	IAR	R/R	M/M
✓				

5. Electrical

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

5.1. ***OUTLETS***

5.2. 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.

6. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Hardwood

7. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

7.1. 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.

8. Window(s)

I	NI	IAR	R/R	M/M
✓				

Type of Window(s) Picture, Sliding

9. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Materials Type: Drywall

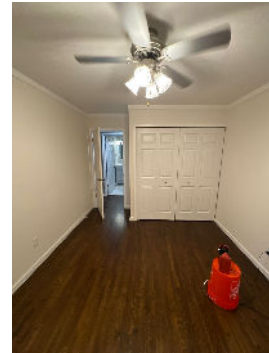
10. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

11. 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. 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. Hairline stair stepping settling crack noted (see picture). This means as the house expands and contracts it creates concrete shrinkage causing these hairline cracks along the mortar joint lines.

1.4. Evidence of a water intrusion/issue on the foundation wall (see picture). Recommend a professional crawlspace specialist to assess and repair the water intrusion.

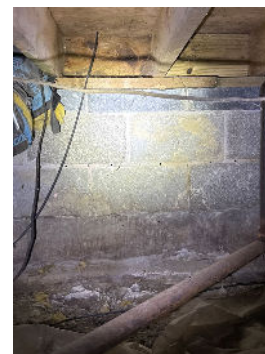
1.5. There is a shift in the block (see picture). This means that the block has shifted away from the remaining blocks of the home. Recommend a professional masonry contractor to assess the severity of the shift for proper repairs.



Significant shift in the foundation block on the north east corner



Active moisture intrusion on the northeast corner



Wood destroying organisms treatment on the northwest corner



Damaged foundation block on the northwest corner



Efflorescence observed along the inside perimeter of the foundation



Additional evidence of wood destroying organism damage along the interior foundation



Separation in the block on the southwest corner



Shifted block on the south wall



Pulled out/missing block on the south wall



Settling crack observed on the east wall

2. Foundation Perimeter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
2.1. No deficiencies were observed at the visible portions of the foundations' perimeter of the home.

3. Insulation

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:
3.1. No insulation installed at the time of the inspection. Recommend installing insulation in the inside perimeter of the foundation to increase the home efficiency.

4. Plumbing

I	NI	IAR	R/R	M/M
			✓	

Type of Plumbing: Cast Iron, Copper

Notes/Recommendations:

4.1. ***SUPPLY***

4.2. The supply line(s) are not fully secured. Recommend installing additional supports to adequately support the plumbing supply line(s).

4.3. ***DRAIN***

4.4. Corrosion/staining observed on the drain line(s). This is caused by a process called tuberculation where corrosion deposits adhere to the inner walls of the drain line. Over time the corrosion deposits will limit the flow rate of the drain water and ultimately can cause a clogged drain. The drain lines should be scoped with a camera to observe the severity of the corrosion on the inside of the piping.

4.5. 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.

4.6. The drain line(s) are actively leaking (see picture). Recommend a professional plumbing contractor to repair to prevent additional damage.



Improperly tapered main drain line



Improperly tapered drain line



Loosely hanging supply lines observed



Several cast iron fittings are actively leaking

5. Electrical

I	NI	IAR	R/R	M/M
✓				

6. Drainage

I	NI	IAR	R/R	M/M
✓				

7. Sump Pump

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

7.1. No sump pump present. Even though a sump pump is not mandatory in a crawlspace it is a good idea to install a sump crock and pump.

8. Vapor Barrier

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

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

9. Framing

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. ***REPAIRS***

9.4. 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.

9.5. Cracked floor joist(s) (see picture). Recommend installing a new floor joist directly next to the cracked joist.

9.6. Rotten/damaged rim joist observed (see picture). The rim joist is a horizontal structural member that runs along the edge of a floor system, perpendicular to the floor joists. It serves as a critical component in the framing of a building and plays a significant role in supporting the floor and connecting the floor system to the vertical walls. Recommend removing and replacing the damage rim joist.

9.7. ***WDO NON -ACTIVE***

9.8. 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.



Mold like substance observed on the framing material on the northwest corner



Heavily damaged sill plate from wood destroying organisms along the west wall. Approximately 8-10 ft worth



Non existent rim joists and damaged floor joist on the southwest corner



Cracked floor joist end on the east wall

10. Subfloor

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

10.1. ***VISIBILITY***

10.2. Not fully visible due to lack of access from ducting, plumbing, electrical, insulation.

11. Ducting

I	NI	IAR	R/R	M/M
			✓	

Ducting Material Type: Sheet Metal - Uninsulated

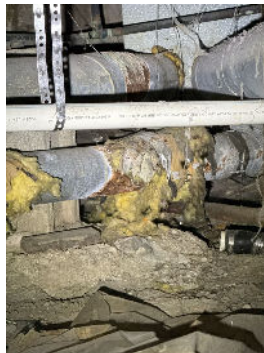
Notes/Recommendations:

11.1. The ducting is showing signs of rust/corrosion. Recommend repairing/replacing the damaged ducting.

11.2. There are ducting connection(s) are not properly sealed anymore. Recommend sealing the ducting connections with approved furnace tape

11.3. ***DRYER VENT***

11.4. The dryer vent line has become disconnected. Recommend securing the line back together to ensure proper ventilation of the dryer.



Corroded/rusted ducting observed under the furnace

12. Beam(s)

I	NI	IAR	R/R	M/M
			✓	

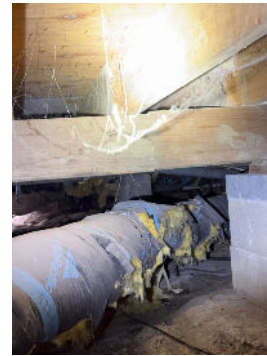
Notes/Recommendations:

12.1. 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.

12.2. The beam has not been supported where the wood joins together, this can ultimately cause the beam to sag in these areas as it is a weak point in the beam. Recommend adding additional supporting posts/columns to adequately support the beam.



Multiple sections of beams have been shimmed with wood than have crushed



Several sections of beams have not been supported where the wood joins together

13. Column(s)

I	NI	IAR	R/R	M/M
✓				

14. Pier(s)

I	NI	IAR	R/R	M/M
✓				

15. Ventilation

I	NI	IAR	R/R	M/M
✓				

16. Access

I	NI	IAR	R/R	M/M
✓				

Access Location: Exterior Entrance.

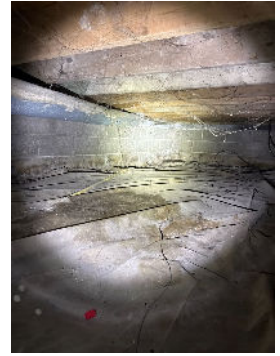


Access Point.

17. Access Photos

I	NI	IAR	R/R	M/M
✓				





Appliances

1. Dishwasher

I	NI	IAR	R/R	M/M
				✓

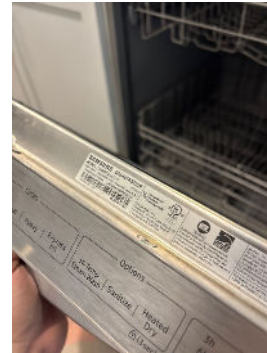
Appliance Brand: Samsung

Notes/Recommendations:

1.1. The dishwasher is not secured within the designated area. Recommend having the unit secured to the cabinet/counter top.



Current Condition.



Manufacturing Label.

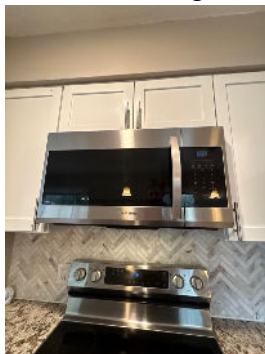
2. Microwave

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung

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.



Manufacturing Label.

3. Cook Top

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung

Type Of Burners: Electric Cook Top Noted.

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.

4. Oven

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung

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.



Current Condition.



Oven Operating Temperature.

5. Refrigerator

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung

Notes/Recommendations:

5.1. 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 not 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.

6. Washing 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.

7. Drying Machine

I	NI	IAR	R/R	M/M
✓				

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



Current Condition.

Sewer Scope

1. Location Of Access

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:
1.1. Exterior Clean Out.



Access Point.

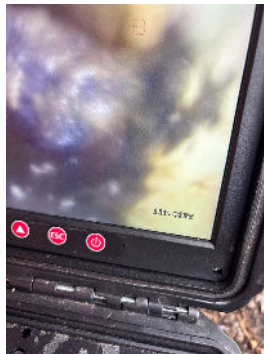
2. Scoped Length

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

2.1. 115 - 120 Ft.

2.2. The main city drain pipe connection was reached at the time of inspection.



115 - 120 Ft.

3. Pipe Material

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. PVC (Polyvinyl Chloride) drain pipe is a modern piping material commonly employed in houses constructed after 1970, unless repairs necessitated the replacement of the original piping material. PVC is known for its smooth interior surfaces, facilitating efficient transport of solid waste matter. Additionally, the smooth exteriors of PVC pipes contribute to resistance against root anchorage, enhancing their durability and longevity.

3.2. Cast iron drain pipe, often linked with older homes, continues to be utilized in both historical and modern constructions. Noteworthy for its exceptional strength, cast iron sewer pipe stands out as a durable and resilient plumbing material. Despite its historical association, cast iron remains a viable and reliable choice for drainage systems in various types of buildings.

4. Defects

I	NI	IAR	R/R	M/M
		✓		

Notes/Recommendations:

4.1. The inspection has identified cracked or damaged area(s) in the scoped length of the piping. It is advisable to seek the expertise of a professional plumbing contractor to assess these specific areas of damage thoroughly. Following the assessment, the contractor can recommend and carry out any necessary repairs to ensure the optimal functionality and integrity of the piping system.

4.2. There is a large belly in the sewer line which means there is a sag or dip in the sewer pipe, where a section of the pipe slopes improperly or settles due to various factors like soil erosion or shifting ground. This belly can cause waste and water to pool in the low spot rather than flowing freely through the pipe. Over time, this can lead to blockages, slow drainage, and even damage to the sewer system if not addressed. At the point we recommend having a sewer repair contractor assess the line for repairs/replacement of the effected section.

4.3. The inspection has revealed the presence of large tree root(s) within the scoped length, as evident in the provided video/pictures. It is strongly recommended enlisting the services of professionals to thoroughly clean the main drain line, removing all debris. This action is crucial to prevent potential disruptions in the drainage system of the home. Following the cleaning process, it is advised to conduct a re-scoping of the line to ensure the elimination of any remaining issues and verify the restored condition of the drain line.



Large tree root observed to be growing into sewer line roughly 119 foot into scope. Recommend having line cleaned and further evaluated by a plumber to come up with proper repairs needed.



Portion of sewer line observed to be pushing the bottom side of the pipe upwards. Could be due to roots growing around line.

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 identified in the inspection report can be fixed. We recommend seeking guidance from your real estate agent on how to handle the transaction going forward.***

Crawlspace *		
Page 55 Item: 1	Wall(s)	1.4. Evidence of a water intrusion/issue on the foundation wall (see picture). Recommend a professional crawlspace specialist to assess and repair the water intrusion. 1.5. 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.
  Significant shift in the foundation block on the north east corner Active moisture intrusion on the northeast corner		
Page 57 Item: 4	Plumbing	4.6. The drain line(s) are actively leaking (see picture). Recommend a professional plumbing contractor to repair to prevent additional damage.
Page 58 Item: 9	Framing	9.8. 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.



Heavily damaged sill plate from wood destroying organisms along the west wall. Approximately 8-10 ft worth

Non existent rim joists and damaged floor joist on the southwest corner

Sewer Scope

Page 67 Item: 4	Defects	4.3. The inspection has revealed the presence of large tree root(s) within the scoped length, as evident in the provided video/pictures. It is strongly recommended enlisting the services of professionals to thoroughly clean the main drain line, removing all debris. This action is crucial to prevent potential disruptions in the drainage system of the home. Following the cleaning process, it is advised to conduct a re-scoping of the line to ensure the elimination of any remaining issues and verify the restored condition of the drain line.
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