



Confidential Inspection Report

LOCATED AT:
123 Main Street
Somewhere, New York 12018

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Thursday, October 30, 2025

Carey Home Inspection



Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

ATTIC MOLD

cost 1: Mold like substance was discovered in the attic. Cost to remove will exceed \$2000 and require a mold assessment prior to removal. As agreed Carey Home Inspection will provide an initial Mold Assessment separately from this report. Please contact us to schedule a clearance inspection once removal of the mold takes place.

We have enclosed the report for the property inspection we conducted for you on Thursday, October 30, 2025 at:

123 Main Street
Somewhere, New York 12018

Our report is designed to be clear and easy to understand. Please take the time to review it carefully. If there is anything you would like us to explain, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- SFTY** = These are dangerous condition that should be corrected as soon as possible. All safety concern should be considered repair items. We recommend evaluation and repair by a qualified contractor.
- FIX** = These are items in need of repair as they are broken or not functioning correctly for their age or use. We recommend evaluation and repair by a qualified contractor.
- MIN** = These are minor repairs that are common in most homes that are not typically structural issues. These refer to items that may or may not function properly according to their age or use. We recommend evaluation and/or repair by a qualified contractor.
- UPGR** = These are items that are currently functioning but recommended for upgrade as they don't meet current standards or modern systems are superior. We recommend evaluation and repair by a qualified contractor.
- MAIN** = These are maintenance issues that are a routine part of home ownership. These items may lack current maintenance. We recommend evaluation and/or repair by a qualified contractor.
- COST** = These are high cost repairs that may exceed the cost threshold in most contracts. These should be considered recommend repair items. We recommend evaluation and repair by a qualified contractor.
- MON** = These represent items that should be monitored for additional deterioration as repair may be required in the near future. We recommend evaluation and repair by a qualified contractor.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Donald Clendaniel, Carey Home Inspection



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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible. It is common when taking possession of a home to make renovations, including but not limited to, removing carpet or flooring, removing walls or ceilings, and other invasive actions. This will often reveal defects that were not visible during the inspection. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future, discovered in renovations or otherwise.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding the condition at the time of the inspection. The inspector may list items in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation. Items contained in the report that are neglected may become worse over time. All repair and upgrade recommendations are important and need attention.

All ratings in this report refer to the property or item listed as inspected at the time of inspection. Any pictures used in this report were for the purpose of providing examples of problems, and do not necessarily indicate the whole problem or all of the problems. Further investigation of every item in this report by a qualified specialist is recommended. The report represented a snapshot in time when the inspection was done and does not represent the condition or conditions of the home or its components before or any time after the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review or repair, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. All repairs should be performed by a qualified professional. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Inspection Team

Donald Clendaniel

NY License # 16000071944, MA License # 977, CT License # HOI.0000908, VT License # 143.0134073

Matt Carey

NY License #16000078422, MA License #1142, CT License #HOI.0001135, VT License #143.0134143

Introductory Notes

INSPECTION TIME

Inspection began at 9:00 AM
Inspection ended at 11:00 AM

WEATHER

Clear

TEMPERATURE

Cool

GROUND CONDITION

Dry

FOUNDATION

Basement

PRESENT AT INSPECTION

Buyer

Agent

Inspector: Donald Clendaniel

Inspector: Matthew Carey

LIMITATIONS

Numerous wall, floor and other surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.

Roof & Ventilation

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks. Any mention of roof age should be regarded as based on appearance and not specific years in use. Roof material will age differently based on weather, amount of sunlight, and other factors. While every effort is made to identify roof leaks, this is not always possible due to weather conditions at the time of the inspection. Even new roofs may leak given sufficient rain or weather phenomenon.

Asphalt Shingle

BASIC INFORMATION

Location: Covers whole building

Roof Type: Gable

Material: Architectural shingles

Approximate Age: Midlife at the time of inspection

Roof Penetrations: Skylight

Roof Penetrations: Vent pipe

Roof Penetrations: Chimney
Defects Observed: Particulate released
Defects Observed: Lifting
Defects Observed: Moss
Roof drainage system: Gutters and downspouts
Chimney made of: brick
Chimney: Interior built
Roof Ventilation: Soffit and ridge

INSPECTION METHOD

Inspection of the roof was conducted from ground level utilizing extended zoom cameras. Walking this roof could be hazardous and/or damaging to the surface materials.

Inspection of the roof surface material was performed by drone.

SURFACE

MIN Noted moss on shingles. This can lead to premature aging of the roof covering and to moisture leaching beneath the shingles.



MIN Trees are overhanging and within 10 ft of the roof surface. This could allow for moss and debris build up on the roof, or damage from abrasion.



MIN Noted exposed nails. This can allow for moisture infiltration.



VALLEYS

FIX Valley flashings appeared to be installed incorrectly. This could allow for moisture infiltration.



CHIMNEY DEFECTS

FIX Noted chimney did not have a rain cap. This can allow rain to enter the chimney and cause premature aging of the flue and chimney.



FIX Noted chimney was missing mortar in places. This may lead to moisture penetration of the chimney and eventually the roof.



FIX Noted chimney crown did not extend 2 inches past the masonry. All masonry chimneys should be equipped with a crown that extends at least two inches past the masonry.



FIX Noted the chimney flashing was loose, deteriorated, or non-standard. This can allow for moisture infiltration.



FIX Noted the chimney crown was cracked. This can allow for moisture infiltration and deterioration of the flue.



FIX Noted spalling on the chimney. Spalling is a result of water entering brick, concrete or natural stone and forcing the surface to peel, pop out or flake off.



FIX Noted the flue is damaged. This could compromise the function of the chimney



GUTTER DEFECTS

UPGR Gutters had extensions, but they were not long enough to get water away from the foundation.



FIX Gutter discharges on to the roof covering. This could prematurely wear the roof covering.



MIN Noted damaged gutter. This could compromise the function of the gutters.



FASCIA AND SOFFIT

MIN Noted gaps in trim. This can allow for moisture or pest infiltration.



Exterior Walls

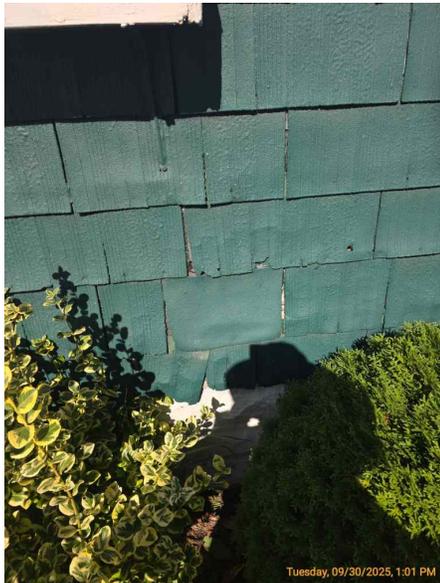
BASIC INFORMATION

Wall structure: Wood frame
Wall Covering Material: Vinyl
Condition of wall: Cracks
Condition of wall: Loose
Trim material: Wood
Trim material: Vinyl

Trim condition: Rot
Trim condition: Cracks
Trim condition: Needs paint
Flashings overall condition: functional
Window coverings: Screen attached
Main entry porch: Wood
Electrical service type: Overhead
Overhead wires threatened: Yes
Drip loop present: Yes
Meter caulking intact: No
Voltage: 120/240 volts
High efficiency piping: Oriented incorrectly

SIDING AND WINDOWS

FIX Noted missing, loose, or otherwise damaged siding and trim at the time of inspection. This can allow for moisture infiltration.





FIX Noted areas of exposed wood in need of paint at the time of inspection. Exposed wood is more prone to deterioration.



MIN Noted deteriorated or missing window caulk at the time of inspection. This can allow for moisture infiltration.



FIX Noted broken window. This can allow for moisture and pest infiltration.



FIX Noted areas of rotted wood. If left as is further deterioration could occur.



SFTY Noted high efficiency piping discharged under a window. This can allow for exhaust fumes to reenter the house through the window.



MIN Exterior wall penetration is missing a screen. This could allow for pest infiltration.



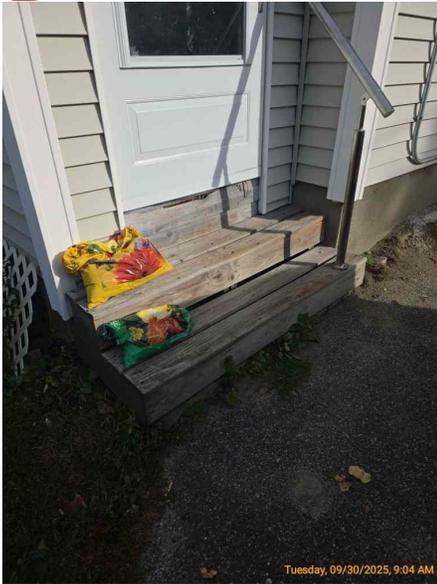
ELECTRICAL SERVICE ENTRY

FIX Noted meter caulking was missing or deteriorated. This can allow for water infiltration to the electrical panel.

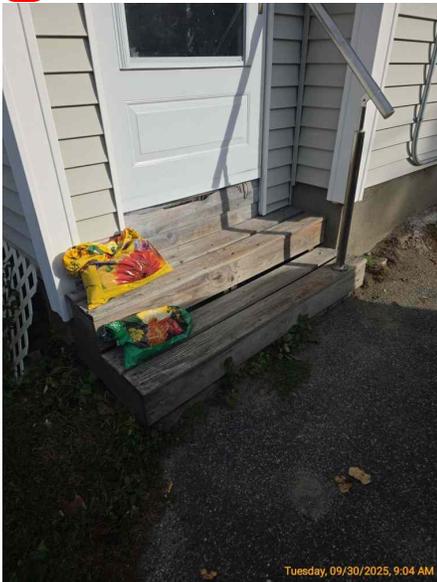


PORCH DEFECTS

SFTY Noted steps were out of level. This is a safety hazard.



SFTY Steps were a non-standard size or spacing. This is a safety hazard.



SFTY Handrail was non-standard. This is a safety hazard.



EXTERIOR OUTLETS

SFTY GFCI outlet failed to trip when tested. This is a safety hazard.



SFTY Outlet is missing a cover. This is a safety hazard.



Exterior Grounds

BASIC INFORMATION

Exterior foundation walls: Concrete

Exterior foundation exposure: Varied

Exterior foundation defects: Cracks

Grading within 6 foot of the house: Slopes away

Grading within 6 foot of the house: Slopes toward

Grading beyond 6 foot of the house: Slopes away

Grading beyond 6 foot of the house: Slopes towards

Driveway: Asphalt

Walkways: Pavers

Patio: Pavers

Deck material: Wood

Visibility under deck: Clear

Support columns under deck: Wood

Well head location: Back yard

Well head cap: Non sanitary

Vegetation: Too close to house

Retaining Walls: Present

EXTERIOR FOUNDATION DEFECTS

MIN Noted cracks in exterior foundation walls. This could allow for moisture infiltration.

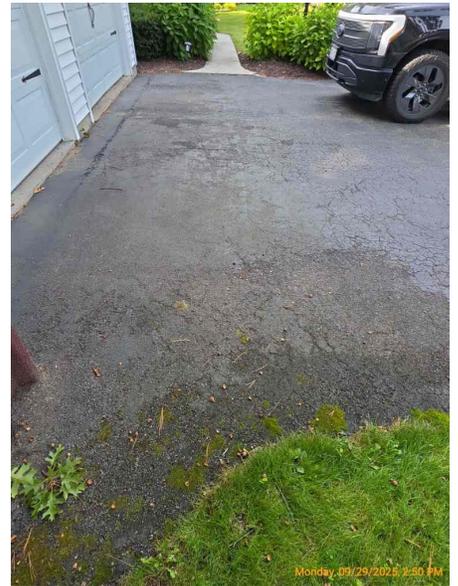
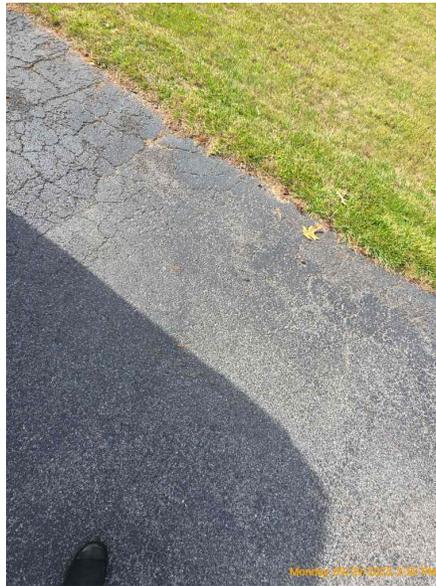


GROUNDS DEFECTS

FIX Perimeter grading sloped towards the building. This can lead to pooling of water around the foundation.



MIN Noted areas of driveway are in need of repair. This could lead to further deterioration if left as is.





SFTY **MIN** Noted areas of walkway were displaced. This is a safety hazard.



MAIN Noted shrubs in contact with siding. This can lead to premature aging of the siding.



SFTY Noted the well is not fitted with a sanitary cap. This could allow insects, surface water, and other contaminants to enter the well



FIX Retaining walls were displaced and deteriorated.



DECK DEFECTS

FIX Deck support posts did not appear to have proper footers. This could effect the structural integrity of the deck.



SFTY Noted steps were out of level. This is a safety hazard.



SFTY Steps were a non-standard size or spacing. This is a safety hazard.



FIX Noted areas of rot at the time of inspection. If left as is further deterioration could occur.



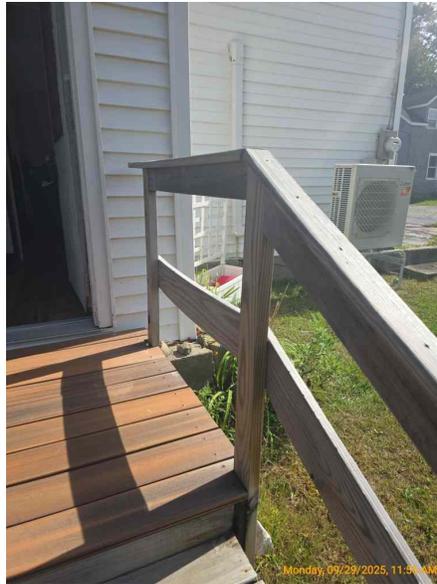
FIX Noted non-standard deck framing. This could compromise the structural integrity of the framing.



SFTY Handrail was non-standard. This is a safety hazard.



SFTY Guardrail construction is non-standard. This is a safety hazard.



MIN Deck was flush with the exterior door. This could allow for moisture infiltration



Attached Garage

BASIC INFORMATION

Automobile door material: Aluminum

Automobile door type: Overhead

Number of bays: One

Floor Material: Concrete

Walls: Wood frame

Framing of walls: Covered

Lift cable condition: Acceptable

Number of electric openers: One

Operated electric openers: Yes

Non-automobile doors : One

Interior door: Did not self close

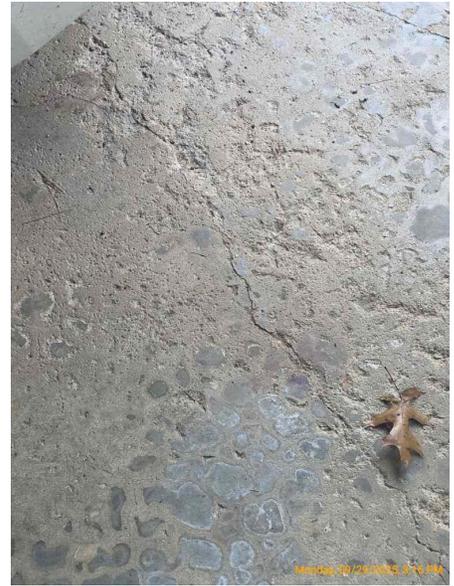
Photo electric device: Worked

Door release rope: Noted

Fire break: Not noted

GARAGE DEFECTS

MIN Noted one or more cracks in the floor. This can allow for moisture infiltration.



SFTY Noted attached garage was not sealed with 5/8 drywall, tape, and spackle creating a firebreak between the house and garage. Garages typically contain flammable material and should be constructed to reduce the spread of a fire should one occur.



SFTY The garage-house door poses a fire risk because it is not fire-rated.



SFTY Garage-house door failed to self close. This is a safety hazard.



SFTY Outlet appeared to have no ground fault circuit interrupter (GFCI) protection. Garages are susceptible to water and outlets should be protected by GFCI.



SFTY No safety cable noted on garage door springs. These cables prevent the springs from breaking free in the event of failure. This is a safety hazard.



SFTY Noted one or more open ground outlets. This could be a safety hazard when this outlet is used with a three pronged plug. In the even stray electricity is discharged to the unconnected ground electric shock can occur.



FIX Noted the overhead door was damaged. This could compromise the function of the door.



Attic

Attics are visually inspected for ventilation, insulation, roof framing, roof leaks, and more. Attic inspections require adequate entry hatches or stairs and are often confined spaces which limit safe access and a full inspection of every area. Stored items in an attic, or insulation that covers framing will result in areas not being inspected. Every effort is made to inspect all parts of the attic, however, the architectural design of most houses mean that some sections will not be inspected.

ACCESS/ENTRY

The attic access was located in a bedroom closet.

METHOD OF INSPECTION

Inspected by walking or crawling through the attic.

MOLD

cost Mold like substance was discovered in the attic. Cost to remove will exceed \$2000 and require a mold assessment prior to removal. As agreed Carey Home Inspection will provide an initial Mold Assessment separately from this report. Please contact us to schedule a clearance inspection once removal of the mold takes place.



PEST CONTROL

FIX Rodents have been active in the attic in the past. We recommend that bait or traps be set and monitored. The advice and services of a licensed exterminator is recommended. Removal of pest droppings is recommended.



VENTILATION

Ventilation in the attic was provided by a ridge vent.

Ventilation in the attic was provided by soffit vents along the eaves of the roof.

Ventilation was provided by gable vents.

EXHAUST FANS

FIX The duct from the bathroom exhaust fan did not go to the exterior. This condition allows excessive moisture to be vented into the attic. We recommend this deficiency be corrected.



LEAK EVIDENCE

MON There were water stains on the underside of the sheathing and the rafters. These are indications of old leaks. No current leakage was noted at the time of the inspection. Since attic leaks can occur during various weather conditions it is recommended to monitor these stains and repair if needed.



RAFTERS

The roof structure appeared to be constructed in a manner typical of houses of this type and age. The rafters were generally in functional condition, where seen. Rafters in inaccessible area were not inspected and are excluded.

SHEATHING

The roof sheathing was plywood.

COLLAR TIES

The original collar ties appeared to be properly installed and functional.

CEILING JOISTS

The ceiling joists appeared to be properly installed and functional.

VENT LINES

The vent piping for the waste system was noted in the attic and appeared functional.

INTERIOR LIGHTS

Light noted and operated.

CHIMNEY

The attic area exposed portions of the chimney appeared to be in functional condition.

ATTIC INSULATION

The attic had fiberglass batt insulation.

The general condition of the insulation that was visible was functional.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basin: Ceramic unit with a porcelain finish

Bathtub: Molded fiberglass

Shower walls: Molded fiberglass

FIXTURES

All fixtures were operated and found functional at the time of inspection.

DRAIN TRAP

The drain trap and associated piping are PVC plastic.

UPGR A flexible rubber or plastic fitting was used in the drain trap and was nonconforming. The system was functional at the time of inspection, modification would be considered optional.



TOILET

FIX The toilet was loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.



WATER BASIN

The wash basin appeared to be properly installed. When operated, it was observed to be fully functional and in serviceable condition at the time of inspection.

BATHTUB

The bathtub appeared to be properly installed and in functional condition at the time of inspection.

SHOWER

The shower was operated for the inspection and appeared to be in functional condition at the time of inspection.

RECEPTACLES

The receptacle was tested and found functional at the time of inspection.

SFTY There was no GFCI (ground fault circuit interrupter) protection noted for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



SHOWER WALLS

The shower walls appeared functional and in serviceable condition at the time of inspection.

BATHROOM FLOOR

The floor appeared to be functional at the time of the inspection.

VENTILATION

A window that opens was noted in this bathroom.

FIX The ventilation fan was not working or has been disconnected. Recommend the fan be repaired or replaced by a qualified contractor.



Interior

BASIC INFORMATION

Finished ceiling material: Drywall
Ceiling condition: Cracks
Ceiling condition: Nail pops
Finished wall material: Drywall
Wall condition: Cracks
Wall condition: Nail pops
Window material: Vinyl
Window type: Double-hung windows
Window glazing: Double pane
Finished floor material: Wood
Generally floors are: Out of level
When bounced on: Normal amount of bounce
Outlets: Three prong
Doors are mostly: Hollow core

SURFACES: OVERALL

There was wear and tear throughout the interior surfaces house, of the type generally resulting from age and use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

STAIRS

SFTY Steps were a non-standard size or spacing. This is a safety hazard.



SFTY Noted steps were out of level. This is a safety hazard.



RAILINGS

SFTY Noted handrail was non-standard. Handrails should be secured, graspable, and terminate at a wall or post. Handrails must also conform to height standards, which vary between 34 and 38 inches. This is a safety hazard.



SFTY Noted no handrail or guardrail on the open side of the stairs. This is a safety hazard.



DOORS: OVERALL

SFTY Noted missing safety glass at the time of inspection. This is a safety hazard.



FIREPLACE

SFTY Noted flammable material within 18 inches of the firebox.



Entry Area/Hall

RECEPTACLES

SFTY **MIN** Outlet is damaged. This is a safety hazard.



DOORS

SFTY Noted keyed interior deadbolt locks. This can be a safety hazard in the event of a fire when the key is not available. The door cannot be used as an exit, causing entrapment. Key-only deadbolts should be replaced with deadbolts that have a handle on the inside.



Dining Room/Area

RECEPTACLES

SFTY Outlet was loose. This is a safety hazard.



DOORS

MIN Noted missing or damaged door hardware. This could compromise the function of the door.



Hallways

RECEPTACLES

SFTY Outlet was damaged. This is a safety hazard.



DOORS

MIN Door was not properly fitted. This could compromise the function of the door.



Bedrooms

RECEPTACLES

SFTY Noted open ground outlet. This could be a safety hazard when this outlet is used with a three pronged plug. In the even stray electricity is discharged to the unconnected ground electric shock can occur.



DOORS

MIN Door was damaged. This could compromise the function of the door.



MIN Latch striker was missing. This could compromise the function of the door.



Living Room

LIGHTS / FAN

SFTY Ceiling fan is too low. This is a safety hazard.



WINDOWS

FIX Window would not operate properly.



Library/Office

RECEPTACLES

SFTY Outlet has a hot/neutral reverse. This is a safety hazard.



WINDOWS

FIX Window appears to have lost its thermal insulation.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

Energy: Gas (or propane) appliances only

Ventilation: Exhaust filtered and recirculated into the kitchen

Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection. Water and ice makers on refrigeration appliances are not tested and are excluded.

FIXTURES

Faucets were found to be functional at the time of inspection.

DRAIN TRAPS

The drain trap and associated piping are PVC plastic.

UPGR The drain trap was installed in a nonconforming configuration known as an 'S trap'. Under certain circumstances, this trap could allow venting of sewer gasses into the surrounding area. Modification would be proper and is recommended.



AIR GAP

MIN Noted there was no high loop installed on the dishwasher drain. This prevents water standing in the drain or cross connection issues. Recommend repair.



SINK

The sink is metal.

There is a double sink.

The sink appeared to be properly installed. When operated, it was observed to be functional and in serviceable condition at the time of inspection.

RECEPTACLES

The receptacles appeared to be properly installed and were functional at the time of inspection.

GFCI (ground fault circuit interrupter) protection was noted to be installed where needed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SFTY GFCI protection was not found at all countertop receptacles or those within six feet of a sink. We recommend upgrading in compliance with current standards.



KITCHEN FLOOR

The finish floor in this kitchen is sheet vinyl.

The floor appeared to be properly installed and is in serviceable condition at the time of inspection.

CABINETS

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

COUNTERTOPS

The countertop is a plastic laminate.

WINDOWS

FIX The winding mechanism on one window is defective. We recommend it be replaced to make the window operable.



VENTILATION

UPGR Kitchen ventilation is provided by a range hood over the stove. The fan was tested and found functional. This fan does not vent to the exterior venting to the exterior is a recommend upgrade.

STOVE

Manufacturer: GE

The stove was turned on with the normal operating controls and found to be in satisfactory working condition, with minor exceptions.

SFTY The oven is not properly attached to the wall or cabinet. We recommend that it be secured using an 'anti-tip device' and/or attached according to the manufacturer's installation instructions.



DISPOSAL

The disposal was turned on with normal user controls and functioned.

DISHWASHER

Manufacturer: Bosch

FIX The dishwasher is not properly attached to the cabinets. We recommend it be attached according to the manufacturer's installation instructions.



MICROWAVE

Manufacturer: GE

The microwave oven was tested using a microwave test light and found operational at the time of the inspection.

REFRIGERATOR

Manufacturer: Frigidaire

The refrigerator was operating at the time of the inspection and internal temperature was within the acceptable range.

Laundry Area

The laundry area is inspected to determine adequate connections are available for appliances. When possible appliances will be tested, however, if the appliances are in use or have items in them we will not run the appliance. Some modern washers have sensors requiring items to be placed in the washer, these washers will not be tested.

BASIC INFORMATION

Location: First floor

Connections for water, drain, & electric: Noted

Vented to: Interior

Dryer power: Electric

Dryer vent material: Mylar foil

Operated washer: Operated

Operated dryer: Operated



RECEPTACLES

SFTY Laundry area outlet was not GFCI protected. This is a safety hazard.



Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

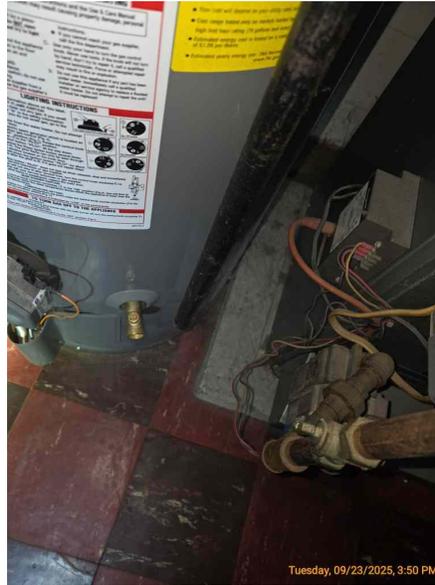
BASIC INFORMATION

Manufacturer: A.O. SMITH

Age: Estimated to be manufactured in 2020
Unit type: Free standing tank
Energy source: Natural gas
Location: In the basement
Capacity: 40 gallons
Supply valve: Noted

T/P RELEASE VALVE

SFTY Noted the safety extension is not within 6 inches of the floor. This is a safety hazard.



GAS SUPPLY

FIX Noted grease packed gas valve. These are no longer used as they are prone to leaking. No leak was detected at the time of inspection. It is recommended these be replaced with modern ball valves.



WATER CONNECTORS

MIN Noted plumbing supply connections to the hot water heater are PEX (cross-linked polyethylene) within 18 inches of the tank. PEX is not an acceptable connection material.



GENERAL COMMENT

The water heater operated as designed at the time of inspection.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

Manufacturer: Bryant

Manufactured: 2020

Type: Central

Method of cooling: Gas compression

Number of units: 1

Location of equipment: Split or remote system

Condenser location: Exterior

Electrical disconnect location: Adjacent to condensing unit

A/C support pad: Plastic

EXTERIOR A/C DEFECTS

MIN The A/C compressor is out of level. This can lead to unbalanced loads for any motors or fans, Possibly causing the premature wear of belts an/or bearings in the compressor motor.



MIN Refrigerant line insulation is deteriorated.



SFTY Electrical wiring is installed in such a manner that it is prone to damage.



Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged. It is recommended to obtain the most recent service documents on the heating and cooling appliances. If they have not been serviced this season it is further recommended to have them serviced prior to purchase.

Forced Hot Air

BASIC INFORMATION

Manufacturer: Goodman

Age: 2012

Furnace location: Basement

Energy source: Natural gas

Filter size: 16 x 25 x 1 inch

Vent type: Category 4

SYSTEM NOTES

MAIN Noted the furnace is equipped with a whole house humidifier. Humidifiers are excluded from inspection. If this unit is turned off we recommend checking for leaks when turned on. We do not turn on shut down humidifiers. Whole house humidifiers should be cleaned according to the manufacturer's recommended schedule. Furnace mounted humidifiers have a life of about ten year. Old humidifiers should be updated or removed.



REFRIGERANT LINES

The accessible refrigerant lines appear to be insulated.

REGULATOR & CONTROL

The gas pressure regulator and control valve appear to be properly installed and in functional condition.

BURNERS

The burners were inspected and found to be functional.

HEAT EXCHANGER

The heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.

VENT

The heating system vent is properly installed and appears in functional condition where seen.

COMBUSTION AIR

There is adequate combustion air for this heating unit.

DUCTS

Duct work was primarily made of metal

DUCT INSULATION

UPGR The ducts are uninsulated. This will result in energy inefficiency and unnecessarily high energy costs. As an upgrade, we recommend insulating the ducts in accordance with present standards.



THERMOSTAT

The thermostat appears to be functional and the unit responded to the user controls.

HVAC DISCONNECT

The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect was noted.

GENERAL COMMENT HEAT

The heating system responded to normal operating controls. Routine maintenance according to the manufacturer's instructions is recommended.



GENERAL COMMENT AC

Noted the air conditioning system was tested and a 10 degree differential was noted between the air return and supply in the conditioned space.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire. Electrical defects in inaccessible areas may go unreported. Electrical construction requirements have changed greatly over the past decades. We will note areas of upgrade that are common but not all current requirements will be noted on homes constructed prior to those changes.

BASIC INFORMATION

Service entry into building: Overhead service drop
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 200 amperes
System grounding source: Water supply piping
System grounding source: Driven rod
Branch circuit protection: Circuit breakers
Wiring method: Flexible conduit
Wiring method: Non-metallic sheathed cable or 'romex'

ELECTRIC METER

The electric meter is outside on the front of the building.

MAIN SERVICE

The main electrical service panel is in the basement.

MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.

MAIN DISCONNECT

The ampacity of the main disconnect is 200 amps.

CB MAIN PANEL

SFTY There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates.



UPGR The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

MAIN CIRCUITRY

SFTY We found over-fusing in the main service panel, meaning breakers or fuses are not rated for their connected wires. This is a potential fire hazard. We recommend circuits be equipped with properly rated overcurrent protection devices.



MIN One or more neutrals are double tapped, where 2 or more white wires are clamped in one terminal or a white and ground wire are in the same terminal. This method of wiring is common but no longer acceptable. It is not acceptable to have the neutral connection and the ground connection under the same screw since disconnecting the neutral would also disconnect the ground. The intent is that the ground, including the grounding electrode connection, always remain solidly connected. Recommend having a licensed electrician evaluate and repair.



SERVICE CONDUCTOR

The service entrance conductors appear to be #4/0 Aluminum providing an ampacity of 200.

SERVICE GROUNDING

The system and equipment grounding was noted.

The system ground was connected to the main water supply.

The system ground was connected to a driven rod.

EV CHARGING SYSTEM

The house is equipped with a Level 2 EV (electric vehicle) charging system. These are used to charge an electric vehicle at home.

Location: garage

Type J1772

Amps: 40

The EV charger was on a plug connected to a dedicated outlet. This is an acceptable installation. This increases the likelihood the charger will not remain with the home. If the charger is desired, recommend confirming with the seller it will remain.

Noted the charging station was located in the garage. Charging an electric vehicle in the garage is not recommended. Electric vehicle fires are known to burn longer than code required garage walls and doors to contain a fire. This increases the risk of a fire reaching the house before it can be extinguished. Recommend the charging station be relocated outside away from the house.

DETECTORS: OVERALL

Smoke and/or CO Detector(s) were noted in the home. We do not test for functionality or report on proper type or placement of these devices. It is recommended that they be installed according to the National Fire Prevention Association's guidelines, or that of the local authority having jurisdiction. Detectors should be tested according to the manufactures instructions.

Plumbing

The visually accessible plumbing was inspected to identify material and defects including leaks. In many buildings a significant part of the plumbing can be hidden below floors, above ceilings, and in walls. Material and defects hidden may go unreported and may not become evident until issues arise. All hidden plumbing is excluded from inspection.

BASIC INFORMATION

Domestic water source: Public supply

Waste disposal: Municipal

Main water line: Copper

Location of water meter: Basement

Supply piping: Copper where seen

Waste piping: Plastic where seen

Main waste line cleanout: Not noted

Vent pipe observed: On roof

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is on the front wall in the basement.

INTERIOR SUPPLY

FIX Noted active leak in supply pipes or fittings at the time of inspection.



MIN Noted missing valve handle.

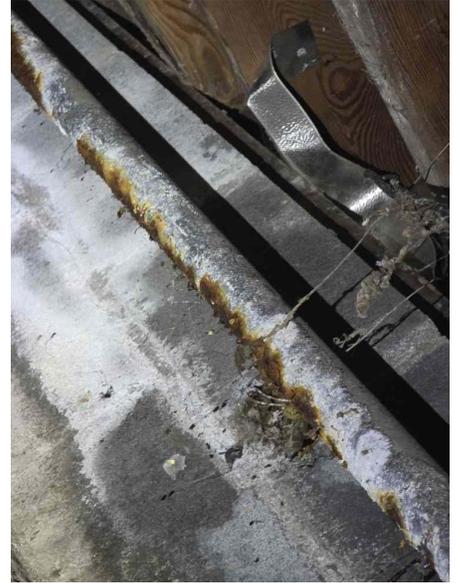
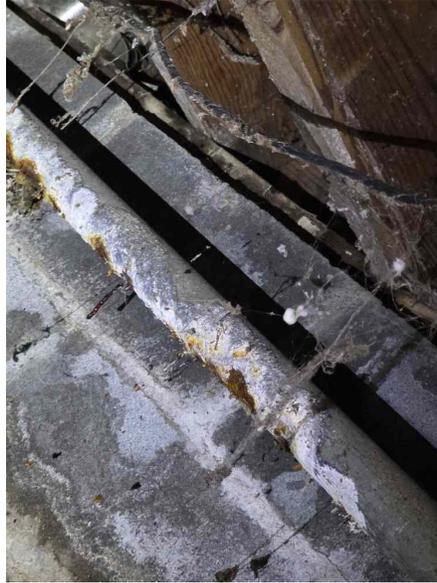


MON Noted areas of excessive corrosion on pipes or fittings. Recommend monitoring these pipes for leaks.



DRAIN LINES

FIX Noted active leak in drain and/or waste pipes or fittings at the time of inspection.



MIN Noted a sanitary tee was used where a plumbing wye should be used. Sanitary tees can not be used in a horizontal position because the drain can flow in the wrong direction.



CLEANOUT

FIX Noted plumbing clean out used as a drain. This is not an acceptable method for draining waste or grey water. Clean outs should be readily accessible.



SEWER CLEANOUT

The sewer cleanout is located in the basement.

Foundation

The foundation was inspected including but not limited to the foundation walls, foundation, under house framing, support post, and interior drainage if any. Basements often contain the house mechanical

system, plumbing, duct work, and electrical which can limit a full inspection. Basements that have been finished into habitable space will limit a full inspection.

BASIC INFORMATION

Foundation Type: Basement

Stairs from interior

Foundation walls: Exposed to view

Ceiling framing: Exposed to view

Foundation material: Poured concrete

Mudsill: Present

Basement Floor: Concrete

Water stains noted on: Ceiling

Water stains noted on: Walls

Water stains noted on: Floor

General area dampness: Some signs of moisture

Ventilation: Windows

Support post material: Steel

Sump pump: None noted at the time of inspection

Beam material: Built up wood

Floor structure: Wood joists

Chimney in basement: Brick

ACCESS DEFECTS

SFTY The basement steps were out of level. This is a safety hazard.



SFTY Steps are a non-standard size or spacing. This is a safety hazard.



SFTY Solid tread risers were missing. This is a safety hazard.



SFTY Handrail was non-standard. This is a safety hazard.

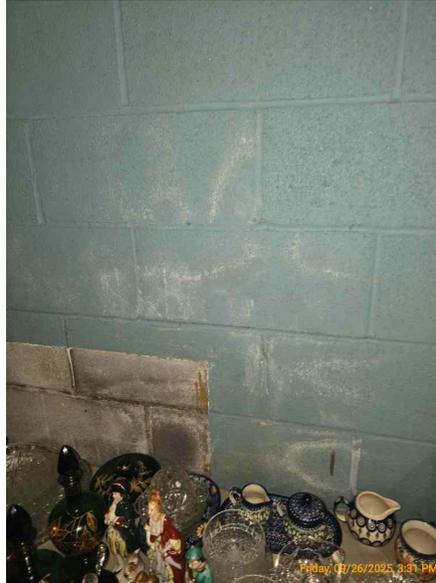


SFTY Noted missing guardrail on basement steps. This is a safety hazard.



FOUNDATION DEFECTS

Noted efflorescence on foundation walls. This is due to minerals being pulled through the concrete by water. This is typical for masonry walls. Improvements to the gutter system and drainage can help mitigate efflorescence.



FRAMING AND SUBFLOOR DEFECTS

MIN Beam lacks proper air gap at the foundation wall. This could allow for deterioration of the beam.



SUPPORT POST DEFECTS

FIX Noted rusted beam supports. If left as is further deterioration could occur. This could compromise the structural integrity of the supports.



FIX Noted non-standard supports. This could compromise the structural integrity of the support and the floor structure above.

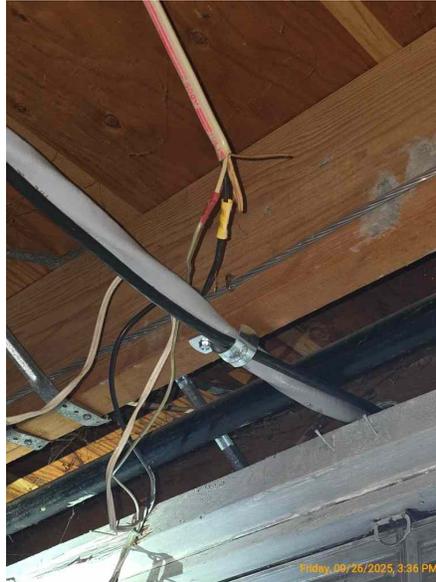


MIN Supports are not properly attached to the beam. This could compromise the structural integrity of the supports.



ELECTRICAL DEFECTS

SFTY Noted exposed electrical wiring. This is a safety hazard.

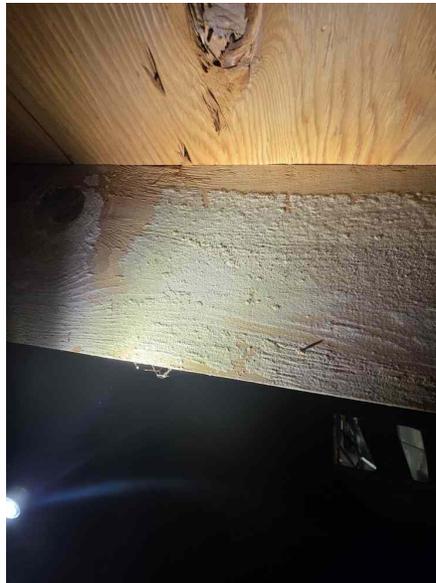


SFTY Electrical wiring was installed incorrectly. Non-metallic wiring should be installed in such a manner that it is not prone to damage. This is a safety hazard.



MOLD

FIX Mold like substance noted in the basement. Mold is often a sign of insufficient ventilation and/or moisture presence. Recommend contacting a mold remediation company to remove the mold and correct the underlying cause.



Radon

TEST LOCATION

Unfinished basement

DEVICE USED

Device used: Radon Eye Pro

TO BE UPDATED

Results will be updated and sent separately.

Wood Destroying Insects

A visual inspection for wood destroying insects was conducted, however some areas were blocked by items such as but not limited to; clutter, fixed ceilings, insulation, siding, duct work, plumbing, appliances, vegetation, and other limited access issues. Removal of items, renovation, or destructive investigation may reveal pest infestation not noted in this report. Pest inspections are valid for 90 days. The inspector is a Licensed Commercial Pesticide Technician. If form NPMA-33 is needed for closing, please contact our office.

BASIC INFORMATION

The inspector is a licensed pesticide technician. If form NPMA-33 is required for your lender please contact our office for a copy.

Infestation Evidence: Damaged wood

Type of Infestation: Carpenter bees

WDI DEFECTS

MAIN **MON** Conditions are conducive to pest infiltration. Recommend yearly inspection to insure house is not infested with wood destroying insects.

MAIN Noted apparent carpenter bee damage to the fascia. Carpenter bees are a seasonal pest. Recommend treatment if needed and yearly pest inspections.

Sewer Scope

A sewer scope was performed as part of the inspection. Sewer Scopes require use of a camera to perform the inspection. Every effort is made to identify material and defects however not every section of pipe is always visible and materials can be obstructed by water or items in the drain. Material type and defects noted are based on the visual inspection and interpretation of the inspector.

LOCATION

Inspected from: Basement clean out

DISTANCE

Distance: 78 feet

City connection was reached

MATERIAL

Drain Material: Clay tile

DEFECT

FIX Noted roots in the drain system. Roots are a common maintenance problem with many drain systems. Recommend a qualified dream cleaner be hired to remove the roots and clean the drain.



OVERALL CONDITION

MAIN The sewer drain was in need of cleaning to be considered serviceable. Sewer cleaning may need to be a part of this homes routine maintenance schedule.

Chimney Inspection

An interior chimney inspection was completed on the requested chimney. The National Fire Prevention Association (NFPA) recommends that chimneys attached to wood burning appliances such as fireplaces, wood stoves, wood furnaces and such be inspected and cleaned yearly and when a property is sold. This section includes the interior flue of the chimney that was inspected. Other areas of the chimney inspection can be found in other sections of this report including but not limited to the roof, exterior, attic, and basement.

BASIC INFORMATION

Inspected from: Fireplace

Chimney used by: Fireplace

Flue Material: Clay tile

DEFECTS

FIX Noted areas of missing mortar in the flue. This could compromise the integrity or function of the chimney. Recommend a qualified mason repair as necessary.



FIX Flue liner in the chimney has softened, cracked, or otherwise deteriorated so that it no longer has the continued ability to contain the products of combustion, (i.e., heat, moisture, creosote, and flue gases), the liner shall be either removed and replaced, repaired, or relined with a listed liner system or other approved material that will resist corrosion, softening, or cracking from flue gases at temperatures appropriate to the class of chimney service. This repair should be performed by a qualified chimney liner professional.



Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC METER

ELECTRICAL SYSTEM

The electric meter is outside on the front of the building.

MAIN SERVICE

ELECTRICAL SYSTEM

The main electrical service panel is in the basement.

MAIN DISCONNECT

ELECTRICAL SYSTEM

The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF LOCATION

PLUMBING

The domestic water supply main shut-off valve is on the front wall in the basement.

SEWER CLEANOUT

PLUMBING

The sewer cleanout is located in the basement.

Disclaimers

Many other ideas and opinions exist as to what or how something should be done, installed, or operated. The buyer or client is free to consult whomever they choose after the inspection, but the inspector is in no way bound to the opinions or advice of others when they differ from the opinion of the home inspector

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a snapshot in time. Only areas specifically mentioned in this report have been inspected, and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components except when applicable and noted. Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of the inspection. Any and all visual problems observed should be verified with the appropriate qualified contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence or possible presence of rodents, bats, wild animals, or other types of pests not associated with WDI.

No check is made for building/housing code and conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and cite, as per their judgment. There's often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official.

The inspector always recommends having a qualified professional examine every item in this report and make the needed repairs and examination of said items and should be done prior to finalizing the purchase. It is the responsibility of the buyer or building owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the buyer or building owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the buyer or building owner to make the repairs themselves.

No cost estimates, guarantees or life expectancies are given or implied by this report or by the inspector.

If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection, which is based on a visual only inspection under our standards of practice.

Unless otherwise indicated, the inspection and report do not address and are not intended to address, the possible presence of or danger from any potentially harmful substances and environmental hazards, including, but not limited to radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals and hot water or airborne hazards.