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INSPECTION REPORT BY NORTHERN NECK HOME INSPECTIONS

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10/13/2026



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1: INSPECTION DETAIL

Information

General Inspection Info: Occupancy
Occupied, Furnished

General Inspection Info: Weather Conditions
Sunny, Dry, Recent Rain, Warm

General Inspection Info: Type of Building
Single Family

General Inspection Info: In Attendance
Client, Client's Agent

If possible, I enjoy having my clients with me during my inspection so that we can discuss concerns, and I can answer all questions.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Your Job As a Homeowner: What Really Matters in a Home Inspection
Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.
Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important. Don't let minor maintenance and routine repairs turn into expensive disasters later.
Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.
Important Information / Limitations: Comment Key - Definitions
This report places deficiencies into three categories; Safety Defects, Repair or Replace Defects, and Monitor.
Safety Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.
Repair or Replace Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.
Monitor - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components.
These categorizations are based on my professional judgement and experience and based on what I observed at the time of inspection. These categorizations should not be construed as to mean that items designated as "Monitor defects" or "Repair or Replace Defects" do not need repairs or replacement. The recommendations made in each comment is more important than the categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.
Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.
And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

2: EXTERIOR

Information

General: **Exterior Was Inspected**

I inspected the exterior of the house.

Exterior Doors: **Exterior Doors Inspected**

I inspected the exterior doors.

General: **Homeowner's Responsibility**

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: **Eaves, Soffits and Fascia Were Inspected**

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.

Wall-Covering, Flashing & Trim: **Type of Wall-Covering Material Described**

Vinyl, Masonry Block

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Vegetation, Surface Drainage, Retaining Walls & Grading: **Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

GFCIs & Electrical: **Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Walkways & Driveways: **Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

Stairs, Steps, Stoops, Stairways & Ramps: **Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Porches, Patios, Decks, Balconies & Carports: **Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

Railings, Guards & Handrails: **Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

Windows: **Windows Inspected**

A representative number of windows from the ground surface was inspected.

Limitations

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. InterNACHI's SOP is to inspect a representative number of windows.

Recommendations

2.2.1 Eaves, Soffits & Fascia

Repair or Replace

WOOD ROT AT FASCIA

I observed that there was wood rot at the rear corner side of the house (screened in porch) at the fascia board.

I recommend a qualified carpenter evaluate and repair, this could include evaluation and correction of proper flashing (z-flashing and kickout flashing).

Recommendation

Contact a qualified carpenter.





2.3.1 Wall-Covering, Flashing & Trim

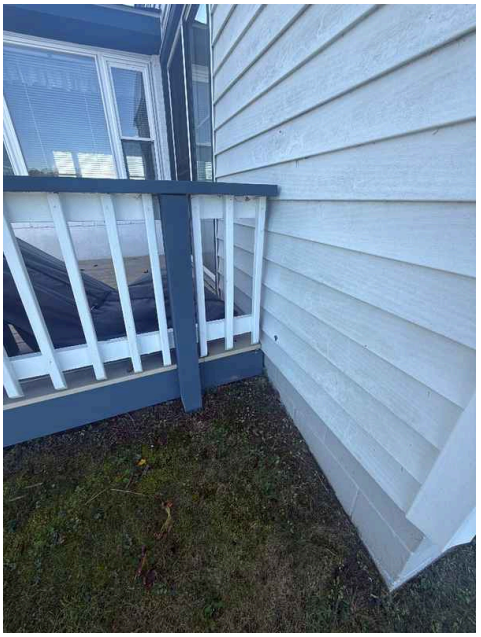
Monitor

DAMAGED VINYL SIDING

Small cracks, holes and a missing piece were observed in the vinyl siding during exterior inspection, caused by a low mower/weed eater (small rocks) or wind. These openings can allow water infiltration behind the siding, potentially leading to moisture damage. The damaged sections should be repaired or replaced by a siding contractor to restore the protective barrier and prevent water-related issues.

Recommendation

Contact a qualified siding specialist.

2.3.2 Wall-Covering, Flashing & Trim

Monitor

CRACKING - MINOR

Siding showed cracking in one or more places. Recommend monitoring.

Recommendation

Recommended DIY Project




2.10.1 Windows

Repair or Replace

WORN PAINTED SURFACES

I observed worn painted wooden surfaces at the window trim. I recommend all wood surfaces being annually maintained and evaluate all areas that need to be painted and caulked and sure that gets done on either spring or fall maintenance.

Recommendation

Recommended DIY Project





2.11.1 Exterior Doors

Monitor

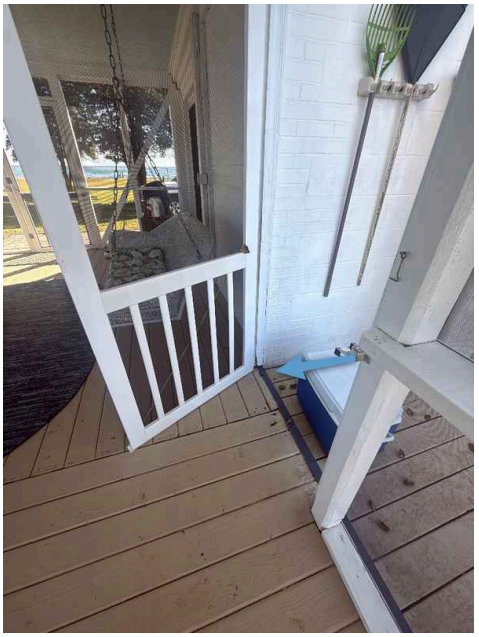
WOOD ROT AT DOOR

I observed wood rot at the exterior door on the hinge side of the door trim at the rear deck.

Correction of the wood rot and further evaluation to prevent water being trapped in the door frame is recommended.

Recommendation

Contact a qualified professional.



3: ELECTRICAL

		IN	NI	NP	R
3.1	Electric Meter & Base	X			
3.2	Service-Entrance Conductors	X			
3.3	Main Service Disconnect	X			
3.4	Electrical Wiring	X			X
3.5	Panelboards & Breakers	X			
3.6	Service Grounding & Bonding	X			
3.7	Electrical Defects	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

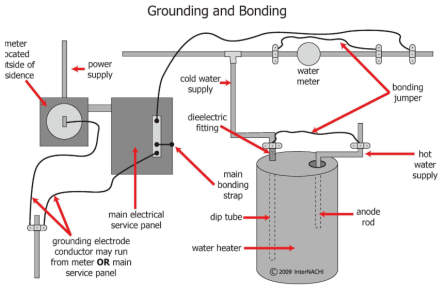
Information

Service-Entrance Conductors: **Inspected Service-Entrance Conductors**

I inspected the electrical service-entrance conductors.

Service Grounding & Bonding: **Inspected the Service Grounding & Bonding**

I inspected the electrical service grounding and bonding.



Main Service Disconnect: **Inspected Main Service Disconnect**

I inspected the electrical main service disconnect.

Electrical Wiring: **Type of Wiring, If Visible**

NM-B (Romex), Aluminum stranded, Copper stranded, Stranded Aluminium Service Entrance Wire

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.





Main Service Disconnect: Homeowner's Responsibility

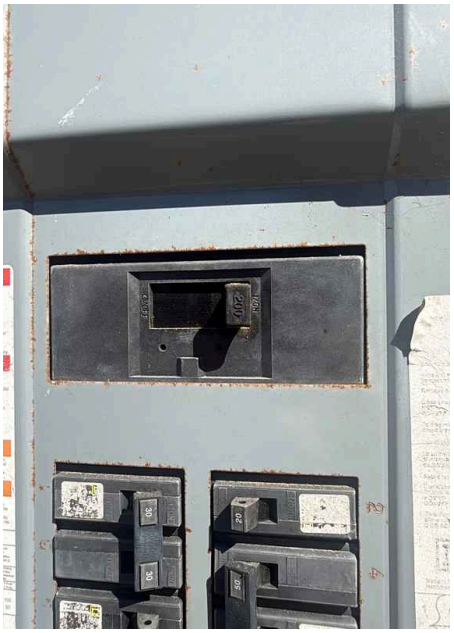
It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.



Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



Limitations

Service-Entrance Conductors

UNDERGROUND SERVICE.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING

I was unable to confirm proper installation of the system grounding. Grounding systems are either buried underground or are encased withing the foundation and beyond a visual inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Recommendations

3.4.1 Electrical Wiring

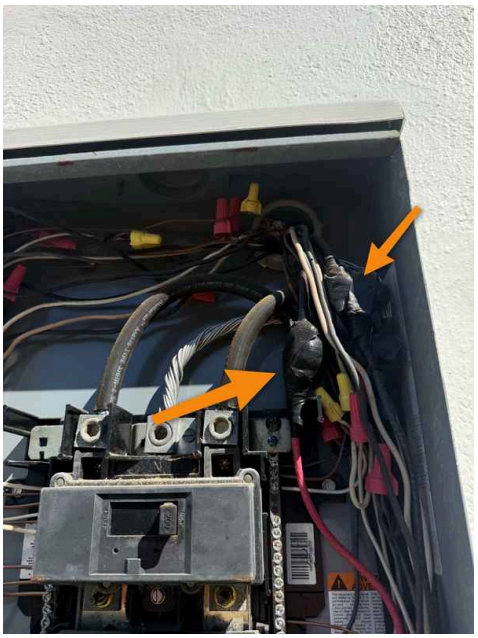
Repair or Replace

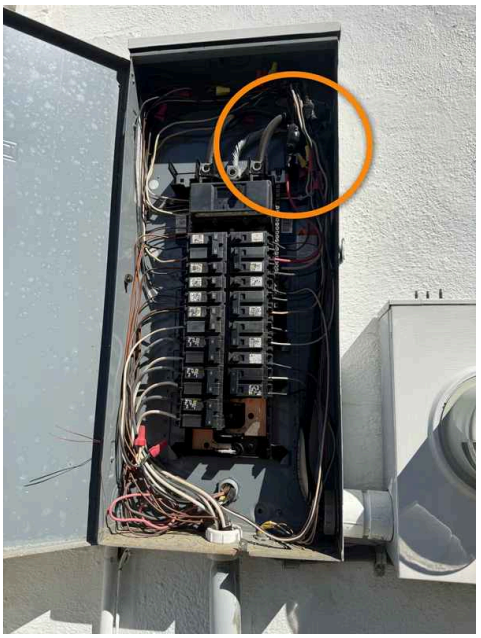
INADAQUATE COPPER TO ALUMINUM CONNECTION

I observed that on the undersized wire leading to the range in oven, there was what appeared to be an inappropriate connection between copper and aluminum. In addition to upgrading the correct wire size, I recommend having the electrician wether or not the transition is correct if going from copper to aluminum.

Recommendation

Contact a qualified electrical contractor.





4: HEATING & COOLING

		IN	NI	NP	R
4.1	General	X			
4.2	Normal Operating Controls	X			
4.3	Distribution System	X			
4.4	Ductless Mini-Split	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Normal Operating Controls:

Thermostat Brand

Mini split remotes

Distribution System:

Configuration

Mini splits

General: Ductless Mini-Split

Both heating and cooling were through a ductless mini split system. The systems have the indoor air handler as the same as the vent and return. They are usually mounted on the wall, but sometimes are mounted on the floor or ceiling.



Normal Operating Controls: Cooling Temperature - Satisfactory

The temperature was taken from noted source using an IR thermometer; both register and ambient temps are measured. Temps differentials are within norms. Temps from register should be within at least 15 degrees or lower from ambient room temps.







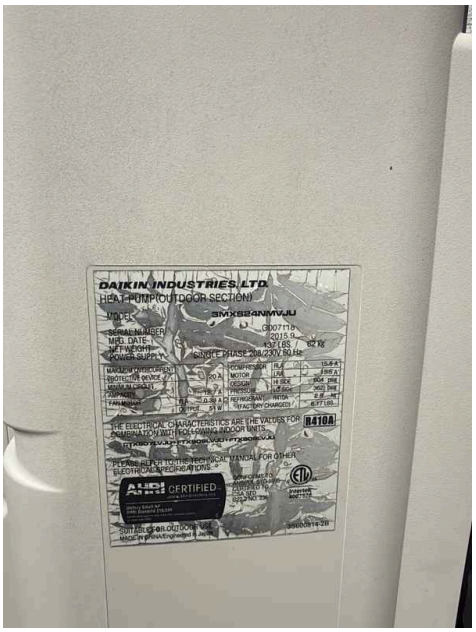
Normal Operating Controls: Heating Temperature (Heat Pump) - Satisfactory

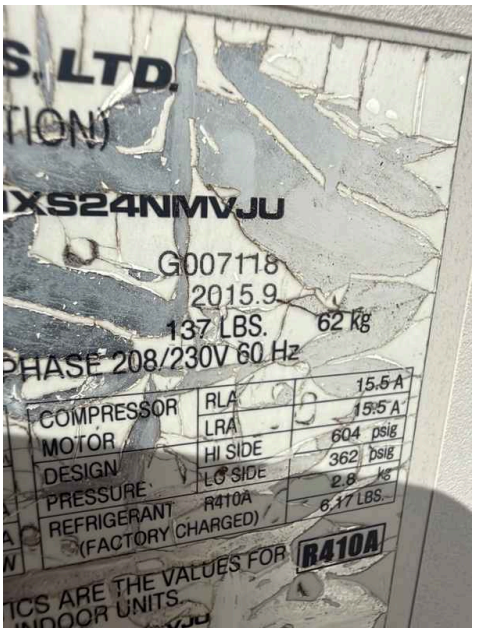
Temperature was taken from noted source using an IR thermometer; both register and ambient temps are measured. Temps are within norms. Temps from register should be within at least 15 degrees or higher from ambient room temps.

Ductless Mini-Split : Ductless Mini-Split Tested - Satisfactory

Iii had a ductless, mini-split-system heat pump installed which are normally installed to provide augmented cooling/heating where extending or installing distribution ductwork is not feasible. System was tested for function and for basic cooling and heating depending on time of year.







5: ROOF

		IN	NI	NP	R
5.1	Roof Covering	X			X
5.2	Flashing	X			X
5.3	Plumbing Vent Pipes	X			
5.4	Gutters & Downspouts			X	X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Roof Covering: Roof Was Inspected

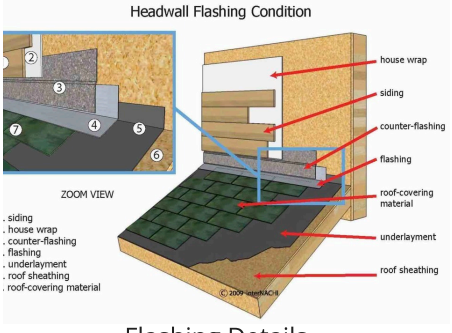
Roof

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing Details

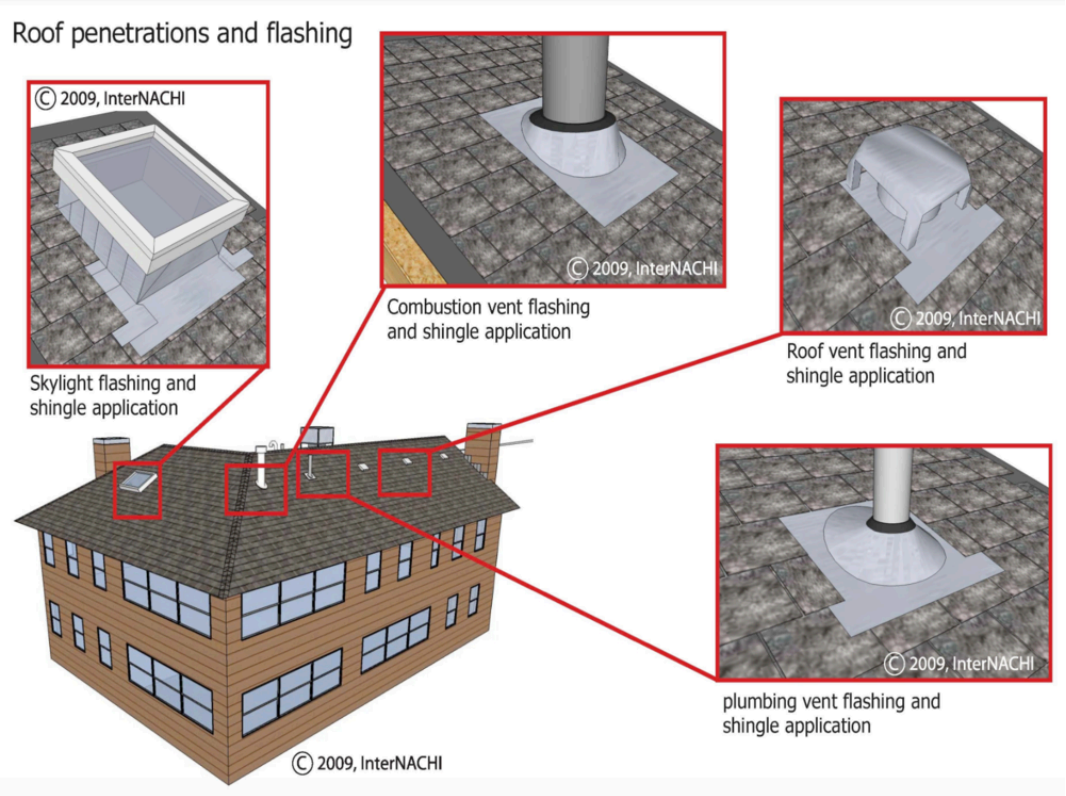
Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

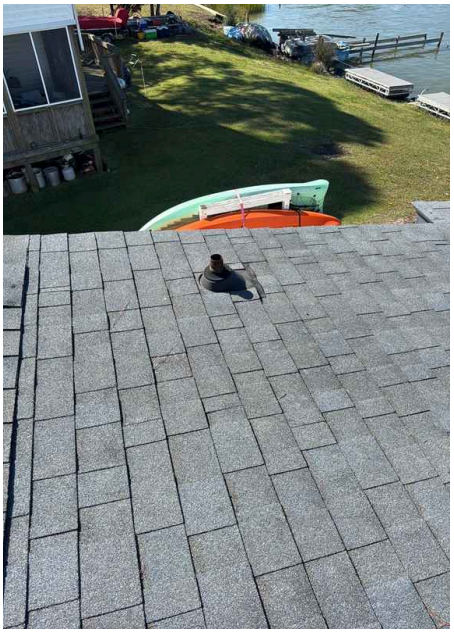
Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it is not possible to see everything. A home inspection is a limited visual-only inspection.

Recommendations

5.1.1 Roof Covering

Monitor

EXPOSED FASTENERS

I observed indications of exposed fasteners at the roof-covering materials. Fasteners should not be exposed. Potential water entry - nails that are either popped up or completely exposed should be either nailed down or removed. After correction these nails should be covered with roof sealant.

I recommend further evaluation and correction by a qualified roofer.

Recommendation

Contact a qualified roofing professional.






5.1.2 Roof Covering

Monitor

LOW SLOPE ROOF

I observed a low slope roof. A low slope roof is between a 4/12 and 2/12 slope roof. These roofs require additional installation requirements from the manufacturer. These include two layers of ice and water membrane overlapping under the shingles. Once the roof is installed this is not possible to verify, however no leaks were found likely indicating correct installation.







5.4.1 Gutters & Downspouts

Monitor

MISSING GUTTERS

Gutters are absent from the roofline. Without gutters, rainwater runs directly off the roof edge onto the ground and foundation perimeter, potentially causing water infiltration, foundation damage, and erosion. Install gutters and downspouts to direct water away from the foundation.

Recommendation

Contact a qualified gutter contractor

6: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	R
6.1	Masonry Chimney	X			
6.2	Fireplace	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Masonry Chimney: Masonry Chimney Exterior Was Inspected

The chimney exterior was inspected during my home inspection.

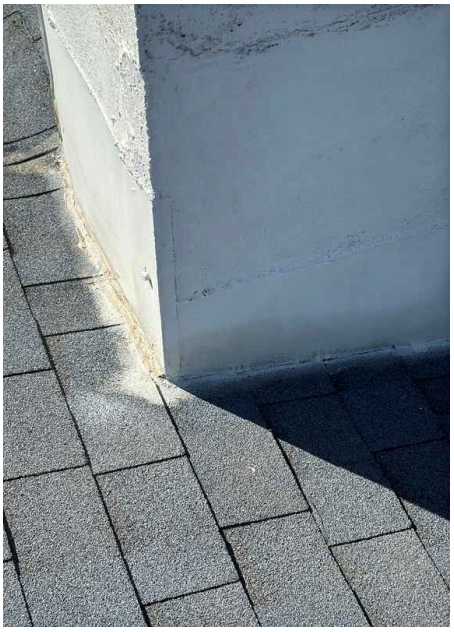




Masonry Chimney: Masonry Chimney Flashing Was Inspected

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

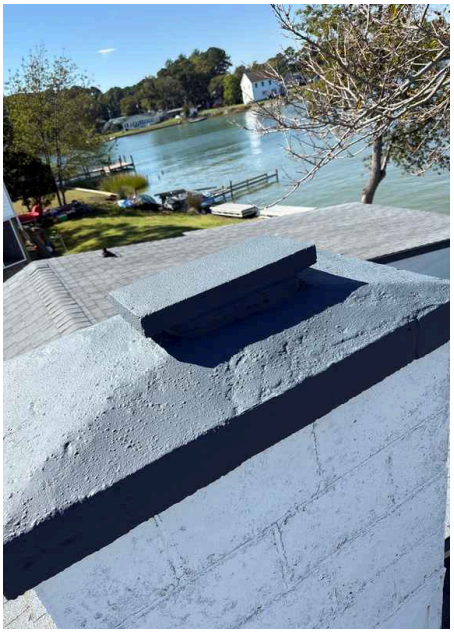




Masonry Chimney: Masonry Chimney Hood or Cap Installed

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.



Fireplace: Fireplace Type

Propane Gas Logs

Fireplaces are classified by their fuel source and construction method, including wood-burning, gas, electric, and pellet-burning models. Each type operates differently, requires specific maintenance, and has distinct safety considerations. Understanding the fireplace type helps determine proper inspection protocols, cleaning requirements, and potential repair needs. All solid fuel burning fireplaces should be inspected and cleaned (chimney sweep) by a qualified chimney contractor prior to use.

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

7: KITCHEN

		IN	NI	NP	R
7.1	Range/Oven/Cooktop	X			
7.2	Kitchen Sink	X			
7.3	Refrigerator	X			
7.4	GFCI	X			X
7.5	Exhaust Fan	X			
7.6	Countertops & Cabinets	X			
7.7	Floors, Walls, Ceilings	X			
7.8	Lighting	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink.

Exhaust Fan: Inspected Exhaust Fan (recirculating)

I inspected the exhaust fan in the kitchen.

Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.

GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.

Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.

Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

Recommendations

7.4.1 GFCI

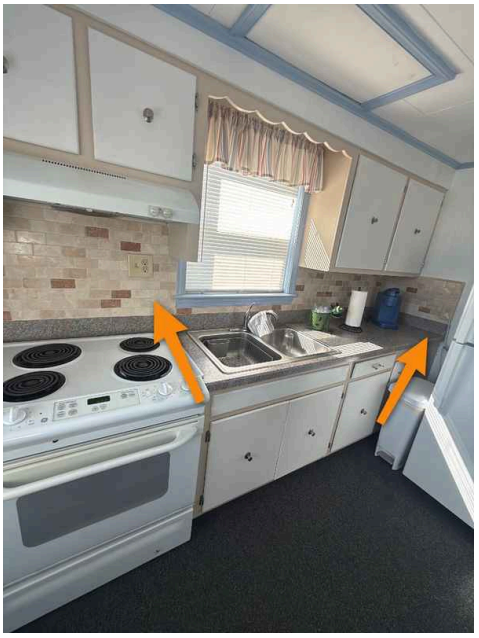
MISSING GFCI PROTECTION

Repair or Replace

I observed indications of missing GFCI protection in the kitchen. All kitchen counter receptacles are required to be GFCI protected.

Recommendation

Contact a qualified electrical contractor.



8: HALLWAY BATHROOM

		IN	NI	NP	R
8.1	Bathroom Toilets	X			
8.2	Sinks, Tubs & Showers	X	X		X
8.3	Bathroom Exhaust Fan / Window	X			
8.4	GFCI & Electric in Bathroom	X			
8.5	Heat Source in Bathroom	X			
8.6	Cabinetry, Ceiling, Walls & Floor	X			
8.7	Door	X			
8.8	Lighting	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Bathroom Toilets: Toilets Inspected

I flushed all of the toilets.

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).



Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.

Bathroom Exhaust Fan / Window: Inspected Bathroom Window (ventilation)

I inspected the bathroom window to ensure the window opened. Older homes may only have a window in the bathroom to exhaust humid air. At the time of construction, this is adequate, however, modern standards show that mechanical exhaust in the bathroom is more effective at removing humidity. The bathroom window function fine and for the age of the home is acceptable, however, I would recommend installing mechanical ventilation in the bathroom.

GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

Recommendations

8.2.1 Sinks, Tubs & Showers

Monitor

DEFECT AT S-TRAP - MISSING VENT

I observed indications of a defect at the sink drain trap. It is an S-trap (unvented) which are not permitted by modern standards. It should be a P-trap (that is vented often with an Air Admittance Valve or vent loop). Please see illustration for details.

I recommend changing this out if you have issues with poor drainage (gurgling), sewer gas smells, or evidence of sewer flies).

Recommendation

Contact a qualified plumbing contractor.



9: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
9.1	Doors	X			
9.2	Windows	X			X
9.3	Switches, Fixtures & Receptacles	X			
9.4	Floors, Walls, Ceilings	X			
9.5	Presence of Smoke and CO Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Doors: Doors Inspected

I inspected a representative number of doors according to the Home Inspection Standards of Practice by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

Windows: Windows Inspected

I inspected a representative number of windows according to the Home Inspection Standards of Practice by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

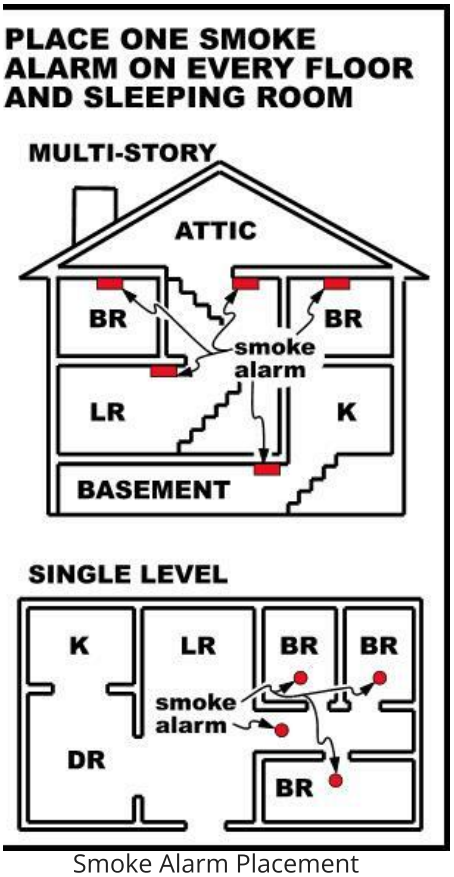
Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the Home Inspection Standards of Practice.

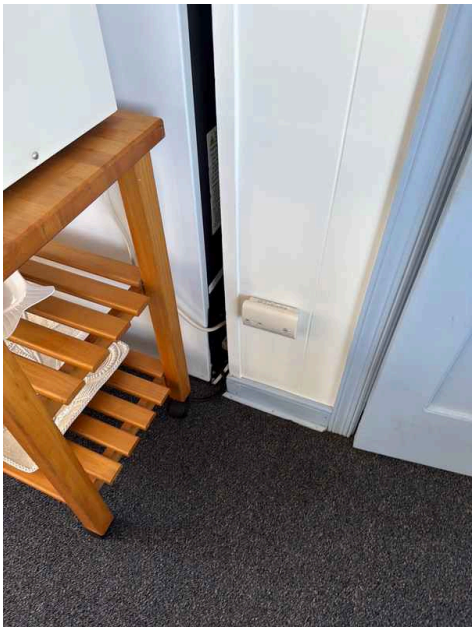
Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

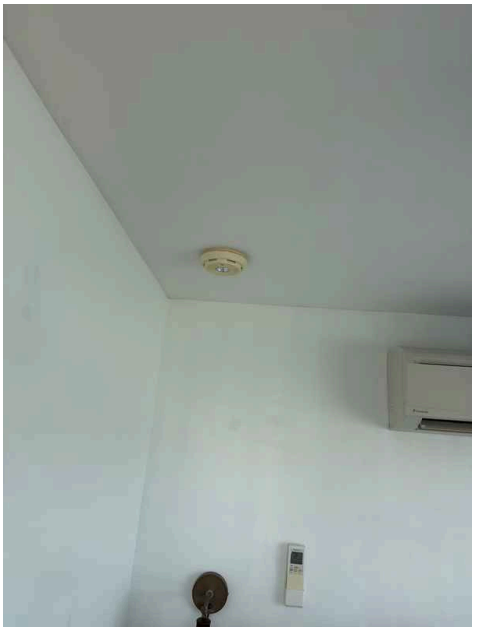
I inspected for the presence of smoke alarms and used the press to test function.

It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.



Smoke Alarm Placement





Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

Not all smoke and carbon monoxide detectors could be tested during the inspection. Some detectors may have been inaccessible, obscured, or their test functions unavailable. Homeowners should manually test each detector following manufacturer instructions to verify proper operation and battery condition.

Recommendations

9.2.1 Windows

Monitor

WINDOW SEAL DETERIORATION

The rubber/butyl seal around the window is showing signs of failure, with evidence of inward movement observed during inspection. Although the seal remains intact and has not shifted since the last inspection.

Monitor the seal regularly for further movement or moisture infiltration.

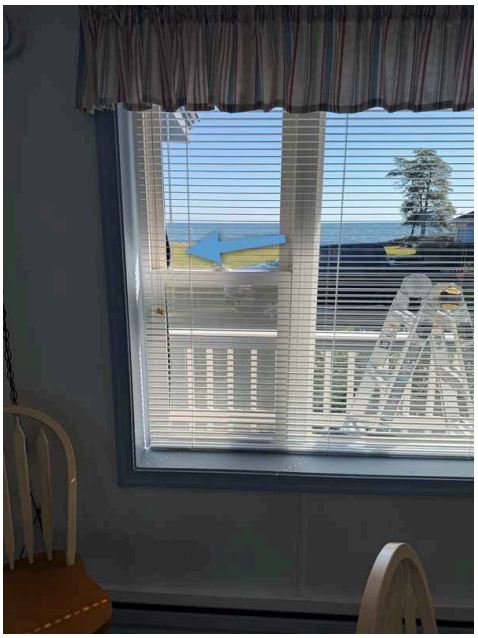
Recommendation

Contact a qualified window repair/installation contractor.









10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
10.1	Structural Components & Observations in Attic	X			
10.2	Insulation in Attic	X			
10.3	Ventilation in Attic	X			

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Information

Insulation in Attic: Type of Insulation Observed

Blown in insulation

Structural Components & Observations in Attic: Structural Components

Attic

Structural components are the fundamental load-bearing elements that provide support, stability, and integrity to a building's overall framework. In an attic, these typically include rafters, trusses, joists, beams, and supporting walls that transfer structural loads from the roof to the foundation. Understanding these components is crucial for assessing a home's structural health, potential stress points, and long-term durability. Proper inspection of these elements helps identify any potential weaknesses, signs of deterioration, or modifications that might impact the building's structural performance.

Insulation in Attic: Insulation Was Inspected

Attic insulation plays a critical role in home energy efficiency and comfort. It helps regulate indoor temperatures by creating a thermal barrier between the living spaces and the attic environment. Proper insulation reduces heat transfer, minimizes energy consumption, and can significantly lower heating and cooling costs. Different types of insulation materials include fiberglass batts, blown-in cellulose, spray foam, and mineral wool, each with unique thermal performance characteristics and installation methods. The effectiveness of attic insulation is typically measured by its R-value, which indicates the material's resistance to heat flow.

Insulation in Attic: Approximate Average Depth of Insulation

6-9 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Ventilation in Attic: Ventilation Inspected

Attic ventilation is a critical component of a home's thermal and moisture management system. Proper ventilation helps regulate temperature and humidity levels in the attic space, preventing potential issues such as heat buildup, moisture accumulation, and premature deterioration of roofing materials. Effective ventilation typically involves a balanced system of intake vents (like soffit vents) and exhaust vents (such as ridge vents or powered attic fans) that create continuous air circulation. This process helps reduce heat in summer, prevents ice dam formation in winter, and mitigates potential moisture-related problems like mold growth and wood rot.

Limitations

Structural Components & Observations in Attic

LOOSE FILL INSULATION - COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited. Loose fill insulation covered all floor joists. This made my inspection limited because I could not walk across the attic to all parts of the attic because there is no way to see where to step.

Structural Components & Observations in Attic

LIMITED ACCESS

There was limited access to the attic due to limited space and loose fill insulation. I was unable to see everything in the attic due to these limitations.

11: PLUMBING

		IN	NI	NP	R
11.1	Main Water Shut-Off Valve	X			
11.2	Water Supply	X			
11.3	Hot Water Source	X			
11.4	Drain, Waste, & Vent Systems	X			
11.5	Water Supply & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Main Water Shut-Off Valve:

Location of Main Shut-Off Valve

Well pump circuit breaker, Well pump house

Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water shutoff valve is located. And be sure to keep an eye out for any water and plumbing leaks.

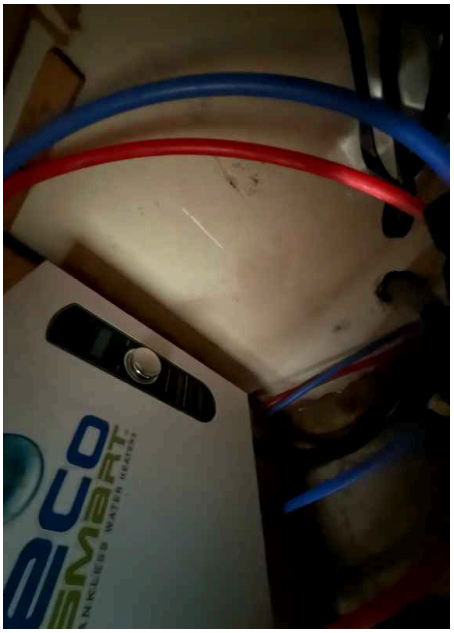
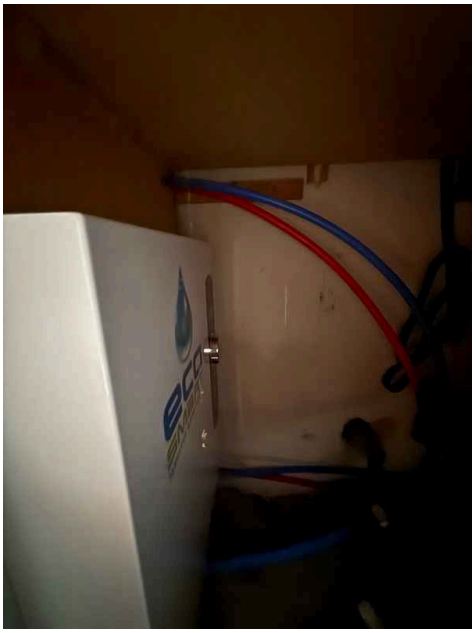
Water Supply : Water Supply Is Private

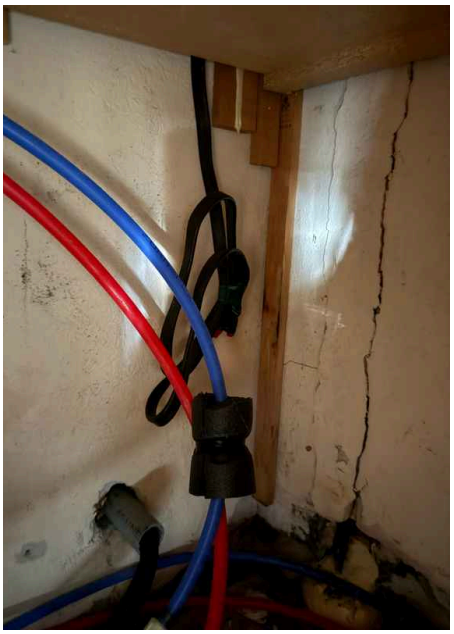
The water supply to the house appeared to be from a private water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Electric tankless water heater

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the Home Inspection Standards of Practice.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

Water Supply & Distribution Systems: **Water Line Types**

Copper

Water supply lines are the pipes that deliver potable water throughout a home from the main water meter or well. Common materials include copper, PVC, PEX, galvanized steel, and cast iron. Each material has different lifespan expectations, corrosion resistance, and performance characteristics that may affect water quality and system reliability over time.

Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

Not all drain, waste, and vent pipes were accessible for inspection during the evaluation. Some portions of the system may be concealed behind walls, under floors, or located in areas that could not be safely reached. This limits the ability to assess the complete condition of all piping, identify potential leaks, blockages, or deterioration in inaccessible sections, or confirm proper venting and slope throughout the entire system.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

Not all water supply and distribution pipes were accessible or visible during the inspection. This limitation may prevent identification of potential issues in concealed or inaccessible sections of the plumbing system. A more comprehensive evaluation of hidden piping may be warranted if concerns arise after occupancy.

12: FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
12.1	Slab foundation	X			

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STANDARDS OF PRACTICE

Inspection Detail
Please refer to the Home Inspection Standards of Practice while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Exterior
Please refer to the Home Inspection Standards of Practice related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Heating & Cooling
What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidfiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; examine electrical current, coolant fluids or gases, or coolant leakage.

Roof
Please refer to the Home Inspection Standards of Practice related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Chimney, Fireplace, or Stove
I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Kitchen
The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Hallway Bathroom
The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior
The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Attic, Insulation & Ventilation
The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;

3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Foundation, Crawlspace & Structure
I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.