



Oct 19th, 2026



Home Inspection Report

PREPARED FOR:



INSPECTED BY:

Mark Bunch / Measure of Confidence In-
spections LLC

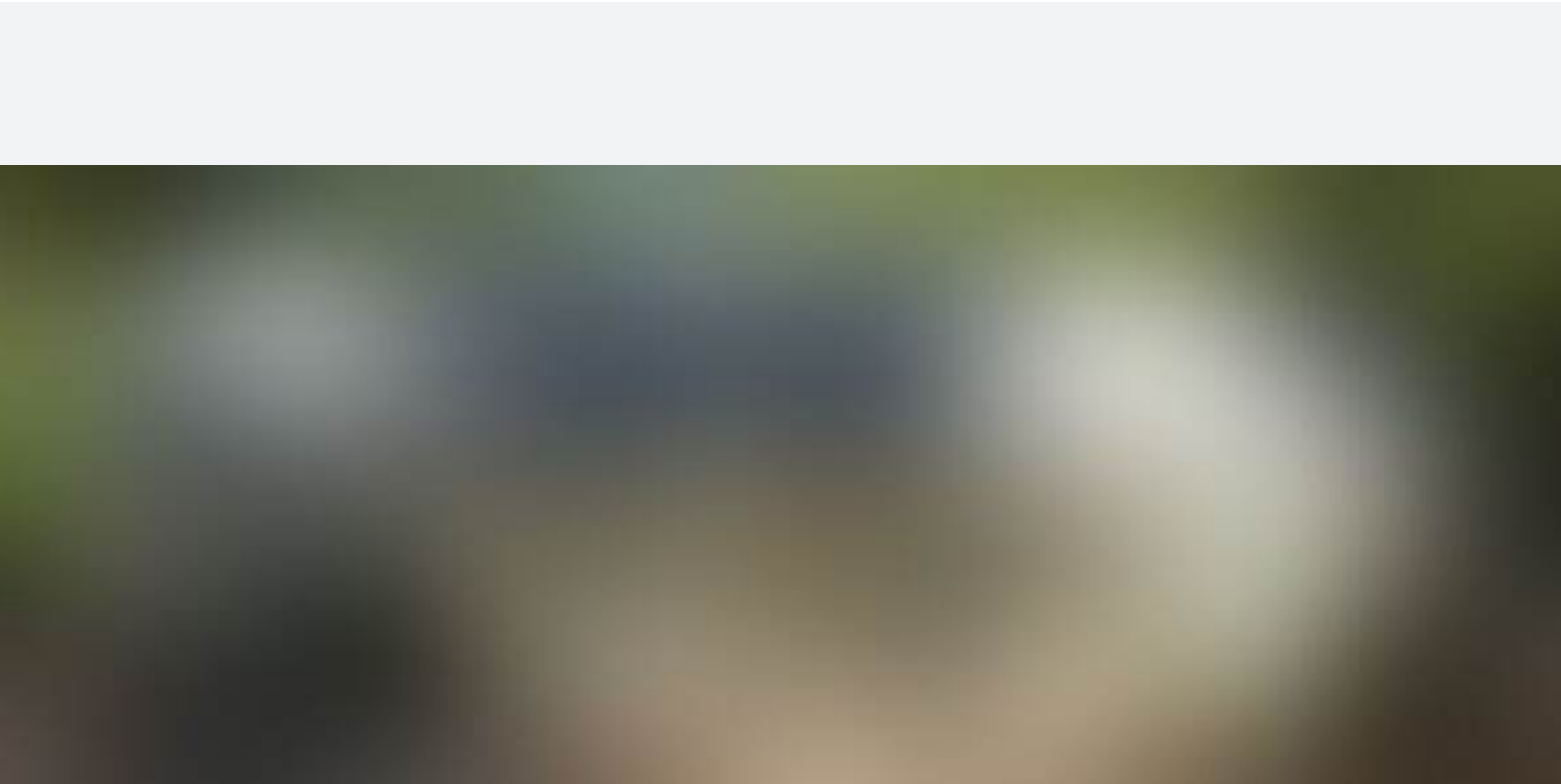


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Inspection Details

INSPECTOR 1

Mark Bunch

Measure of Confidence Inspections LLC

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CLIENT

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BUYERS AGENT

[REDACTED]

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ADDITIONAL INFO

📅 Inspection date Oct 19th, 2026

• Others Present None

• Property Occupied Vacant

• Recent Weather Sunny

• Inspection Weather Sunny

• Temperature 68 °F

• Building Type Single Family

• Year Built 2006

• Utilities on/off Water ON,Electricity ON

• Water Source City

• Sewage/Disposal Septic

HOME INSPECTION REPORT

Definitions

- 

Appears Serviceable
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- 

Monitor
The item or component is functional but should be monitored over time for signs of wear or deterioration.
- 

Observation
The Item or component appears operational. This is noted for the client's awareness; no immediate action is required.
- 

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- 

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.
- 

Not Inspected
Not inspected due to not being present or other reasons as noted

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

This inspection includes the visible and accessible exterior grounds components of the home in accordance with the InterNACHI Standards of Practice. The inspector evaluates driveways, walkways, steps, stoops, grading, surface drainage, porches, patios, decks, balconies, and retaining walls for evidence of damage, deterioration, safety hazards, or moisture-related concerns. Observations reflect visible and accessible conditions at the time of inspection only. Concealed conditions beneath deck surfaces, buried drainage systems, and components obscured by vegetation or stored items cannot be evaluated through visual inspection. A qualified contractor should be consulted for further evaluation of any item noted as deficient.

1.1 GRADING/DRAINAGE

DESCRIPTION: Minor slope

MEDIA:



COMMENTS:

Appears Serviceable

The grading and drainage around the property appear to be in good condition, with no visible issues affecting water runoff. The land is sloped away from the foundation, which is essential for preventing potential water intrusion into the basement or crawlspace. Regular maintenance will help sustain its effectiveness.

☒ Appears Serviceable

1.2 EXTERIOR SURFACE DRAIN

DESCRIPTION: Culvert drain

COMMENTS:

Culvert/ditch drainage not effective

The culvert/ditch drainage area in front of the home was not adequately dug out and does not appear capable of functioning as intended. When this drainage path is too shallow, obstructed, or poorly shaped, stormwater may not flow away efficiently and can pond near the roadway, driveway, or front portion of the property. Poor surface drainage can contribute to saturated soils, erosion, driveway deterioration, ice buildup in cold weather, and increased moisture conditions around the property. This type of drainage feature may be located within a municipal or public right-of-way, and responsibility for maintenance can vary depending on local jurisdiction and property boundaries.

☐ Observation



1.3 DRIVEWAY

DESCRIPTION: Asphalt

MEDIA:



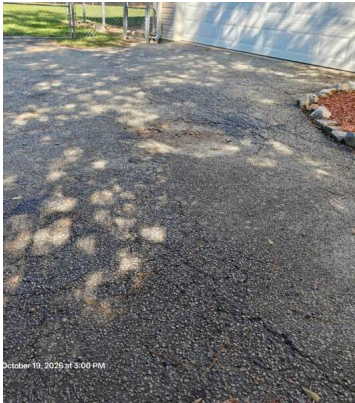
COMMENTS:

Asphalt Driveway Deterioration and Cracking

The asphalt driveway surface showed visible deterioration, including areas of cracking, surface wear/raveling, and prior patching/unevenness. These conditions are commonly associated with age, weather exposure, and movement/settlement of the base material below the driveway. Cracks and low/uneven areas can allow water to penetrate beneath the asphalt, which may accelerate further deterioration, especially during freeze/thaw cycles. Recommend evaluation by a qualified asphalt contractor for repair options. At minimum, cracks should be cleaned and sealed and deteriorated/uneven areas should be patched as needed to help slow further damage. If deterioration is widespread or the base is unstable, resurfacing or replacement may be necessary. Monitor the driveway for continued settlement, ponding water, or worsening cracks.

☐ Monitor

☒ Observation



Erosion; starting at edge of driveway

Erosion is present along the edge of the driveway, indicating soil loss and potential undermining of the driveway surface over time. This condition can lead to further deterioration, edge cracking, and reduced structural support if not addressed. It is recommended to have the affected area evaluated and repaired, which may include adding and compacting fill material, improving grading, and implementing drainage control measures to help prevent further erosion. Regular monitoring and maintenance are advised to ensure the condition does not worsen.

☒ Observation

☐ Monitor



1.4 WALKS

DESCRIPTION: Earth

COMMENTS:

Appears Serviceable

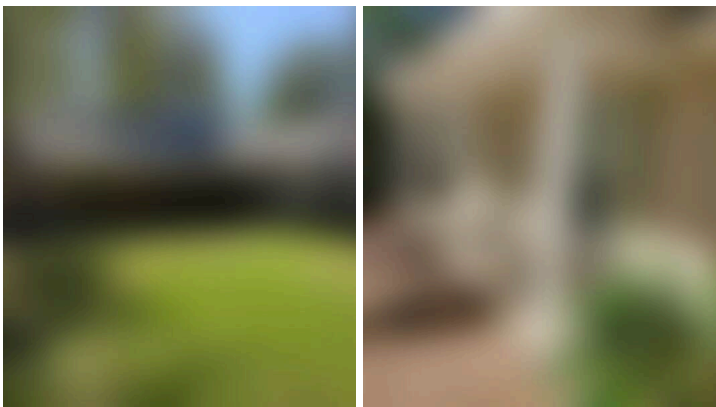
The inspection of the grounds and walkways indicates that they are in a serviceable condition. There are no visible defects or immediate concerns affecting their current functionality. Regular maintenance is advised to ensure ongoing performance and safety.

☒ Appears Serviceable

1.5 PORCH/PATIO

DESCRIPTION: Concrete, Treated wood

MEDIA:



COMMENTS:

Unable to verify porch roof connection to home

The porch roof connection to the home was concealed by finished/closed-in materials, so the method of attachment, flashing, and structural support could not be visually verified during the inspection. This area is important because the connection must properly transfer roof loads to the structure and help prevent water intrusion where the porch roof meets the exterior wall. Concealed connections can hide conditions such as inadequate fastening, missing or improper flashing, wood deterioration, or past water damage. No determination could be made regarding the adequacy or condition of the concealed components based on the visible portions at the time of inspection.

☒ Observation



Porch Wood in Contact With Ground

The porch/deck framing and edge boards were observed to be in direct contact with, or very close to, the soil/sandy grade at the perimeter. This condition can trap moisture against the wood and significantly increases the risk of wood decay, fungal growth, and wood-destroying insect activity. Recommend having the porch evaluated by a qualified deck contractor or car-

penter. Improve grading and drainage in this area so water does not collect at the porch edge, and maintain a visible air gap between wood materials and the ground.

Observation



Cracked Concrete Porch/Patio Slab

The concrete porch/patio slab was observed to have visible cracking extending through the walking surface. While minor cracking is common in exterior concrete due to settlement, shrinkage, and seasonal movement, the crack should be monitored for continued widening, displacement, or water intrusion. No significant vertical displacement was visible; Recommend sealing the crack with an appropriate exterior concrete sealant to help reduce water penetration and further deterioration. If movement continues or the crack becomes uneven, a qualified concrete contractor should evaluate and repair as needed.

Observation Monitor



2. Structure

This inspection includes the visible and accessible structural components of the home in accordance with the InterNACHI Standards of Practice. The inspector evaluates foundations, beams, columns, joists, and floor systems for evidence of movement, deterioration, or damage. Most structural components are concealed by interior finishes, insulation, or stored items and cannot be evaluated

beyond what is visible and accessible at the time of inspection. Concealed or latent structural defects may go undetected without invasive or destructive evaluation. A licensed structural engineer should be consulted for further evaluation of any structural concern noted as deficient or when evidence of movement or settlement is observed.

2.1 FOUNDATION TYPE

 Appears Serviceable

DESCRIPTION: Slab-on-grade

2.2 FLOOR/SLAB

DESCRIPTION: Poured slab

COMMENTS:

Slab not visible; Appears Serviceable

The slab was not visible during the inspection; however, based on accessible areas and other indicators, it appears to be serviceable. No signs of distress or issues were observed in the surrounding structure that would suggest any problems with the slab.

 Appears Serviceable

2.3 BEARING WALLS

DESCRIPTION: Wood frame

COMMENTS:

Framing not accessible, but appears Serviceable

The bearing walls' framing is not directly accessible for a detailed inspection. However, based on visible indicators and the overall condition of the structure, the framing appears to be in serviceable condition at the time of inspection.

 Appears Serviceable

3. Roof

This inspection includes the visible and accessible components of the roofing system in accordance with the InterNACHI Standards of Practice. The inspector evaluates roofing materials, flashing, gutters, downspouts, plumbing vents, chimneys, skylights, and the electrical service mast for evidence of damage, deterioration, or

safety concerns. The roof was inspected from [walked the roof surface / viewed from eave height / viewed from ground level] at the time of inspection. Underlayment, roof decking, and concealed flashing conditions cannot be evaluated through visual inspection. Roof inspections reflect conditions at the time of inspection only — roofing systems can deteriorate rapidly and conditions may change. A qualified roofing contractor should be consulted for further evaluation of any item noted as deficient or for a detailed assessment of remaining service life.

3.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: Ladder at eaves, Ground level with binoculars

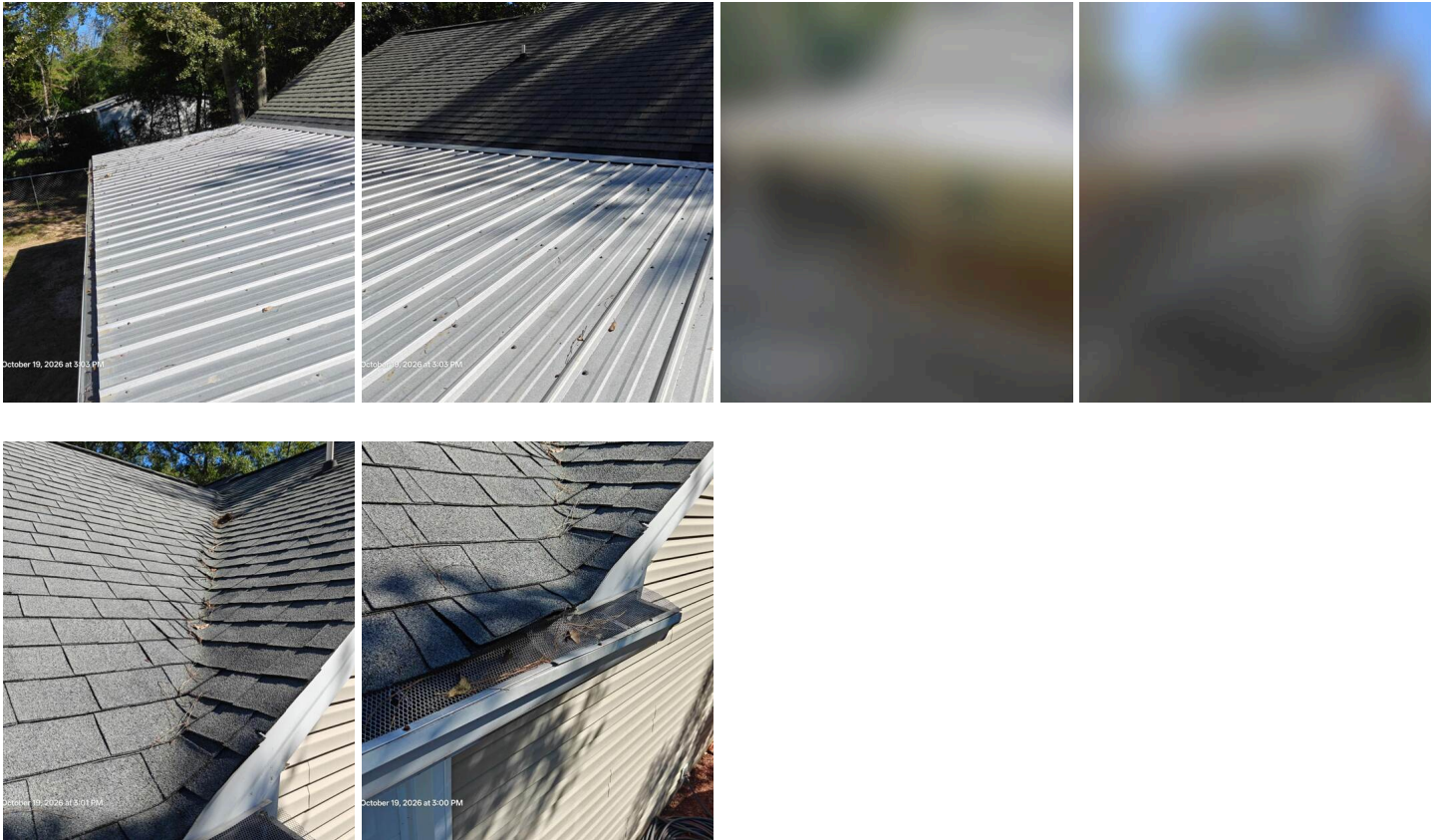
MATERIAL: Asphalt shingle

INFORMATION:

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

MEDIA:





COMMENTS:

Tree limbs over hang the roof

Tree limbs were observed overhanging the roof surface. Overhanging branches can drop leaves, twigs, and other debris onto the roof and into gutters, which may slow drainage and hold moisture against roofing materials. Limbs that contact or rub against the roof can abrade shingles or other roof coverings, especially during wind movement. Shaded areas beneath tree cover may also remain damp longer, creating conditions that can contribute to moss, algae, or accelerated material deterioration.

☒ Observation

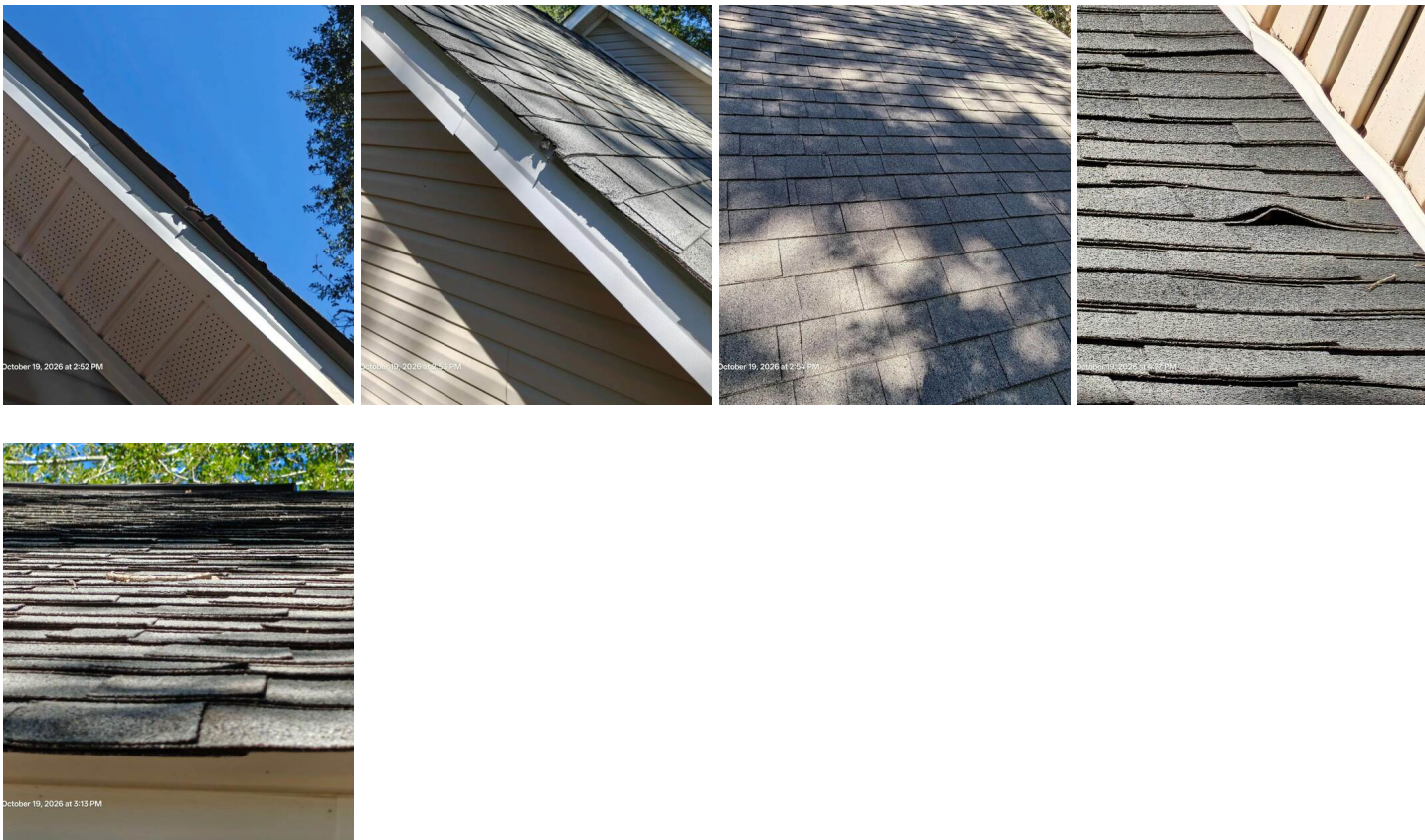


Architectural shingles roof; minor granule loss and the beginning of curling

The architectural asphalt shingles showed minor granule loss and the beginning stages of curling, which are common indicators of normal aging and weather exposure. Granules protect the shingles from UV damage and help shed water, so continued loss can shorten the roof covering's remaining service life. Curling can allow wind-driven rain to get under the shingles and may make them more vulnerable to wind damage over time. Recommend monitoring the roof during routine maintenance and after major storms, keeping gutters and roof surfaces clear of debris, and having a qualified roofing contractor evaluate the roof if deterioration progresses, leaks occur, or shingles become loose or damaged. Budgeting for future roof covering repairs or replacement is advisable as the roof continues to age.

☐ Monitor

☒ Observation



Architectural Shingles observed; 20 to 50 life span depending on thickness, if remaining life span needed contact reputable roofing company

Architectural shingles observed. Typical service life is 20–50 years, depending on thickness/quality. For remaining life estimate, consult a reputable roofing contractor.

☒ Observation

3.2 GUTTERS

DESCRIPTION: Metal

MEDIA:



COMMENTS:

Gutter installed in specific areas only; not full install

During the inspection, it was observed that gutters are installed only in specific areas of the roof rather than a full installation. This partial installation may affect proper water drainage management across the entire roofline, potentially impacting areas without gutter coverage.

Observation

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Metal

COMMENTS:

Unknown termination of leaders

Some downspouts were connected to underground drain piping, and the termination points could not be confirmed during the visual inspection. Because these systems are concealed, their condition, routing, and discharge location are unknown. If underground piping is damaged, clogged, improperly sloped, or discharges too close to the foundation, roof runoff may collect near the building and contribute to soil saturation, basement/crawlspace moisture, foundation movement, or erosion. Properly functioning roof drainage systems are important because they carry a large volume of water away from the structure during rain events.

Observation



Leader(s) do not extend 6 ft. beyond the foundation perimeter

At the time of inspection, the downspout leaders did not extend at least 6 feet away from the foundation. This condition can allow roof runoff to discharge too close to the structure, increasing the risk of water intrusion, soil saturation, and potential foundation movement or basement/crawlspace moisture issues. It is recommended that the leaders be extended to discharge a minimum of 6 feet away from the foundation, using splash blocks or solid extensions that direct water to a proper drainage area. Ensure extensions slope away from the home and are maintained to remain clear of debris.

■ Observation



3.4 FLASHING

DESCRIPTION: Metal

COMMENTS:

Small area of flashing missing at fascia at corner

A small section of flashing was missing at the fascia corner, leaving this area less protected from wind-driven rain and runoff. Flashing is intended to direct water away from vulnerable roof and trim transitions, and gaps can allow moisture intrusion behind the fascia or into adjacent roof/soffit components. Over time, this may lead to wood rot, paint failure, hidden decay, or potential interior moisture damage if water is able to enter the structure. Recommend repair or replacement of the missing flashing by a qualified roofing contractor to provide a continuous, weather-resistant installation, with any concealed moisture damage evaluated during the repair.

■ Requires Attention



Kickout flashing missing

Kickout flashing is missing, which could lead to water intrusion in the walls. Recommend installing kickout flashing at roof-to-wall intersections to prevent potential damage. Consult a licensed contractor for evaluation and installation.

 Requires Attention



3.5 VALLEYS

DESCRIPTION: Asphalt shingle

COMMENTS:

Debris was built up in the valley(s)

During the inspection, debris buildup was noted in the roof valleys. This accumulation can potentially impede proper water flow and may lead to water backup or damage if not addressed. Regular maintenance of these areas is essential to ensure the roof's longevity and effectiveness in water drainage. Monitoring the condition of the valleys will help prevent potential issues.

 Monitor



3.6 PLUMBING VENTS

DESCRIPTION: PVC

MEDIA:



COMMENTS:

Boot fasteners missing

The plumbing vent boot was observed with missing fasteners, which can allow the boot or flashing to lift, shift, or fail to remain properly sealed against the roof surface. This condition increases the potential for wind-driven rain, moisture intrusion, and hidden roof decking or interior ceiling damage over time. Vent boots are a common roof penetration and depend on proper fastening and sealing to maintain a watertight roof assembly. Recommend repair by a qualified roofing contractor, including installing appropriate corrosion-resistant fasteners and verifying the boot/flashings is properly sealed and in serviceable condition.

 Requires Attention



4. Exterior

Inspection of the home exterior typically includes exterior wall covering materials, window and door exteriors, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

4.1 TYPE

DESCRIPTION: Vinyl siding

TRIM: Vinyl

COMMENTS:

Impact damage: minor

Minor impact damage was observed on the exterior. It's recommended to monitor the area for any signs of worsening damage or water intrusion. Consider repairing to maintain the integrity and appearance of the exterior.

☒ Observation



4.2 SOFFITS/FASCIA

DESCRIPTION: Vinyl

MEDIA:



COMMENTS:

Appears Serviceable

Soffits and fascia are in good condition, showing no signs of damage or wear.

☒ Appears Serviceable

4.3 WINDOWS EXTERIOR

☒ Appears Serviceable

DESCRIPTION: Vinyl, Single hung

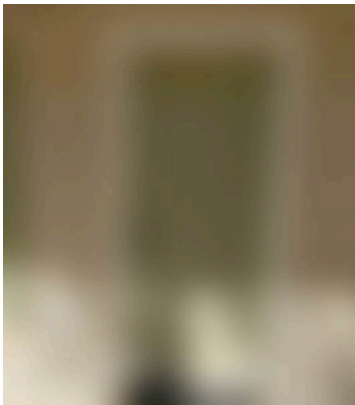
MEDIA:



4.4 EXTERIOR DOORS

DESCRIPTION: Metal

MEDIA:



COMMENTS:

Cosmetic damage noted

Cosmetic damage was noted at the bottom edge of the door frame, consisting of minor scraping. This type of wear is commonly associated with normal use, incidental contact, moving items through the doorway, or minor friction at the lower portion of the frame. The observed condition appeared limited in nature and was not indicative of a structural concern at the time of inspection. If left exposed, scraped finishes can be more susceptible to moisture absorption or further surface deterioration, especially at exterior locations where weather exposure is present.

☒ Observation



Appears Serviceable

Exterior doors appear serviceable with no visible defects noted.

☒ Appears Serviceable

4.5 HOSE BIBS

☒ Appears Serviceable

DESCRIPTION: Gate

MEDIA:



5. Kitchen

This inspection includes the visible and accessible components of the kitchen in accordance with the InterNACHI Standards of Practice. The inspector evaluates plumbing fixtures, faucets, drain function, cabinetry, countertops, visible floor surfaces, lighting, ventilation, and GFCI protection where applicable. Permanently installed appliances including ranges, cooktops, wall ovens, built-in microwaves, and dishwashers are inspected for basic operational function and installation integrity at the time of inspection. Freestanding and plug-in appliances are outside the scope of this inspection. Observations reflect visible and accessible conditions at the time of inspection only and do not include determination of code compliance, concealed systems, or appliance performance beyond basic operational testing. A qualified technician should be consulted for further evaluation of any appliance or system noted as deficient.

5.1 COUNTERTOPS

Appears Serviceable

DESCRIPTION: Laminate

MEDIA:



5.2 CABINETS

■ Appears Serviceable

DESCRIPTION: Wood

5.3 SINK

■ Appears Serviceable

DESCRIPTION: Double, Stainless steel

MEDIA:



5.4 PLUMBING/FIXTURES

■ Appears Serviceable

DESCRIPTION: PVC

MEDIA:

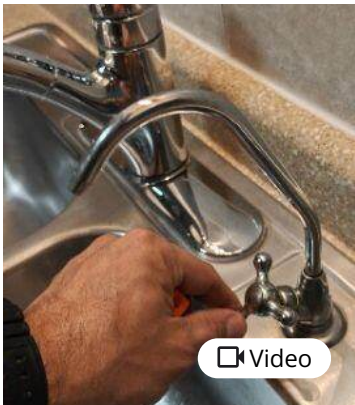


COMMENTS:

Filter water faucet is loose from sink

The filtered water faucet is loose at the sink and should be secured or repaired by a qualified plumber to prevent leaks and ensure proper operation.

■ Requires Attention

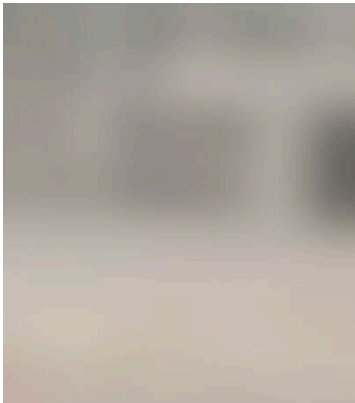


5.5 DISHWASHER

DESCRIPTION: Tappan

NAMEPLATE:

Model number - TDB210RFS4
Serial number - [REDACTED]



MEDIA:



COMMENTS:

Inoperative at time of inspection

 Requires Attention



5.6 RANGE/OVEN

DESCRIPTION: General Electric

FUEL SOURCE: Electric

MEDIA:

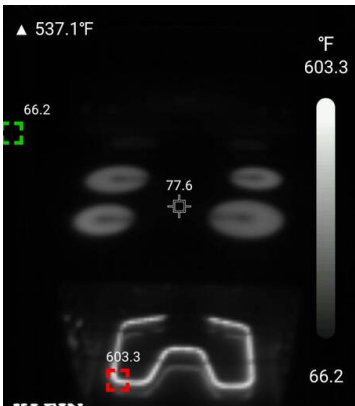


COMMENTS:

Appears Serviceable

The kitchen range/oven is in working condition with no visible issues noted.

■ Appears Serviceable



5.7 MICROWAVE - BUILT-IN

DESCRIPTION: General Electric

MEDIA:



COMMENTS:

Microwave Exhaust Vent Improperly Configured

The built-in microwave exhaust fan was configured for exterior venting, but no exterior duct or termination was observed. In this setup, cooking exhaust may be directed into an enclosed cabinet, wall cavity, or other unintended area rather than being discharged outdoors or filtered back into the kitchen. This can allow heat, moisture, grease, and cooking odors to accumulate in concealed spaces, which may contribute to staining, odors, cabinet deterioration, or microbial growth over time. Many over-the-range microwaves are designed to be convertible between exterior venting and recirculating operation, but the blower orientation and filter setup must match the actual installation.

 Requires Attention



6. Laundry

This inspection includes the visible and accessible components of the laundry area in accordance with the InterNACHI Standards of Practice. The inspector evaluates water supply connections, drain connections, dryer exhaust venting, GFCI protec-

tion where applicable, and visible surface conditions, including evidence of moisture intrusion at floors, walls, and ceilings. Washers and dryers are freestanding appliances and are not operated or tested as part of this inspection; however, the supply, drain, and venting infrastructure serving these appliances is evaluated where visible and accessible. Observations reflect conditions at the time of inspection only and do not include concealed plumbing, electrical load calculations, or code compliance verification. A qualified technician should be consulted for further evaluation of any item noted as deficient.

6.1 LOCATION

Appears Serviceable

DESCRIPTION: Utility

6.2 DRYER VENT

DESCRIPTION: Rigid metal

INFORMATION:

The dryer exhaust duct connection was installed in the laundry room. A visual examination will not detect the presence of lint accumulated inside the duct at a location not visible from the ends, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

MEDIA:



COMMENTS:

Dryer Vent Maintenance

It's recommended to clean it upon move-in and monitor its condition regularly. This maintenance is crucial to ensure optimal performance and prevent potential fire hazards. Consider

scheduling routine inspections and cleanings as needed to maintain the system's efficiency and safety.

☐ Monitor

6.3 WASHER HOSE BIB

DESCRIPTION: Ball

MEDIA:



COMMENTS:

The hose(s)/valve(s) was inspected visually and was not tested

☐ Appears Serviceable

6.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

MEDIA:



COMMENTS:

Inspected visually and was not tested

 Appears Serviceable

6.5 FLOOR DRAIN/PAN

DESCRIPTION: Not visible

COMMENTS:

Recommend installing drain pan

It is recommended to install a drain pan under the laundry appliances to prevent potential water damage. This addition can help channel any leaks or overflows safely into the plumbing system. Consider hiring a professional for proper installation.

 Observation

7. Bathroom(s)

This inspection includes the visible and accessible components of bathrooms in accordance with the InterNACHI Standards of Practice. The inspector evaluates plumbing fixtures, including toilets, sinks, tubs, and showers, for operational function, drainage, and evidence of leakage or moisture intrusion. Ventilation, ground-fault circuit interrupter (GFCI) protection, and visible surface conditions at floors, walls, and ceilings are evaluated for signs of damage, deterioration, or safety concerns. Observations reflect visible and accessible conditions at the time of inspection only and do not include destructive testing, concealed systems, or code compliance verification. A qualified contractor or licensed plumber should be consulted for further evaluation of any item noted as deficient.

7.1 COUNTER/CABINET

DESCRIPTION: Laminate, Wood

MEDIA:



COMMENTS:

Cabinet door has crack in stile at hinges

The cabinet door stile is cracked at the hinge locations, which can weaken the hinge attachment and affect the door's alignment and operation. This type of damage often occurs from repeated stress, loose hardware, moisture exposure, or over-tightened hinge screws. If not repaired, the crack may worsen and the door could become loose, sag, or detach from the cabinet. Recommend repair or replacement of the damaged door/stile by a qualified cabinet or finish carpenter, and the hinges should be re-secured as needed to restore proper function.

 Requires Attention



7.2 SINK/BASIN

DESCRIPTION: Single

MEDIA:



COMMENTS:

Appears Serviceable

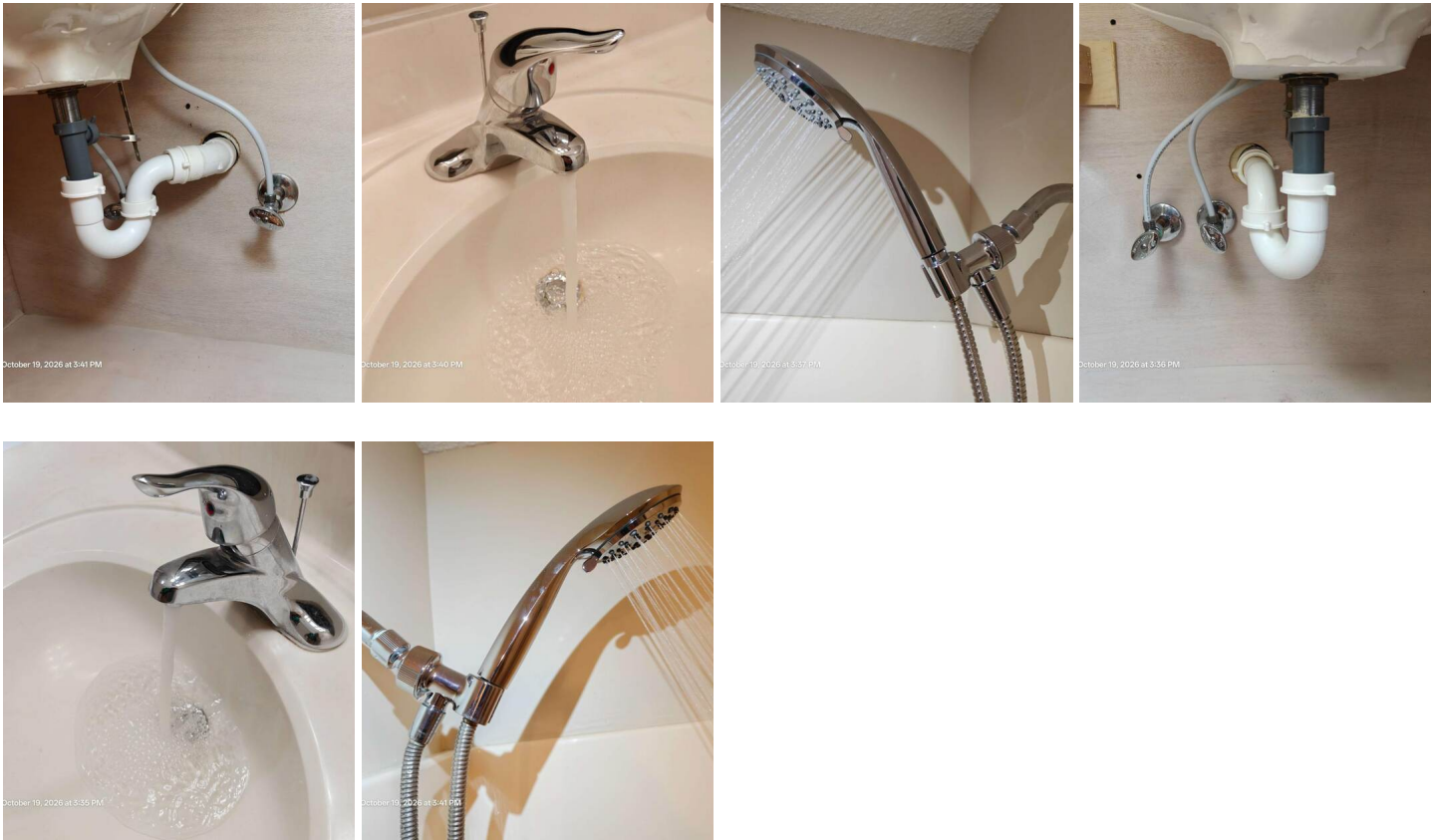
The bathroom sink/basin was inspected and appears to be in serviceable condition at the time of inspection. No visible defects were noted, and it functions properly, with drains clear and faucets operating as expected. Regular maintenance is suggested to ensure continued good performance.

 Appears Serviceable

7.3 FAUCETS/TRAPS

DESCRIPTION: PVC

MEDIA:



COMMENTS:

Appears Serviceable

Bathroom faucets and traps appear serviceable; no issues detected at time of inspection.

☒ Appears Serviceable

7.4 TOILETS

DESCRIPTION: Glacier Bay, Western

MEDIA:



COMMENTS:

Appears Serviceable

The toilet is functioning properly with no visible defects or issues noted during inspection.

☒ Appears Serviceable

7.5 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub, Fiberglass surround

MEDIA:



COMMENTS:

Faucet and/or handles not sealed to wall

The tub/shower faucet and/or handles are not properly sealed to the wall, which could lead to water intrusion and potential water damage. I recommend having a qualified contractor assess and properly seal these components to prevent future issues.

 Requires Attention



Showerhead is leaking when in use

The showerhead is leaking when in use. Recommend replacing the washer or showerhead to prevent water waste and potential damage. Consider consulting a plumber if the issue persists after attempting these repairs.

 Observation



7.6 VENTILATION

 Appears Serviceable

DESCRIPTION: Electric fan

MEDIA:



8. Heating/Cooling

This inspection includes the visible and accessible components of the heating and cooling systems in accordance with the InterNACHI Standards of Practice. The inspector evaluates heating and cooling equipment, thermostats, visible supply and return ductwork, condensate drain systems, flue and venting connections, electrical disconnects, and safety controls for observable deficiencies at the time of inspection. Equipment is operated through normal thermostat controls to observe basic operational response — this does not constitute performance testing, efficiency evaluation, or certification of equipment condition. Many HVAC components are concealed within walls, ceilings, attic spaces, or mechanical enclosures and cannot be evaluated beyond what is visible and accessible. Annual service by a qualified HVAC technician is recommended regardless of inspection findings, and a qualified technician should be consulted for further evaluation of any item noted as deficient.

8.1 THERMOSTAT(S)

☒ Appears Serviceable

DESCRIPTION: Individual

MEDIA:



8.2 HEATING / COOLING SYSTEM

■ Appears Serviceable

DESCRIPTION: Heat pump

MANUFACTURER: Trane

FUEL TYPE: 220 VAC

CAPACITY: 2.5 ton

MEDIA:



Cool Discharge



Cool intake



Heat discharge



Heat intake



COMMENTS:

Year of Manufacture 2006 (19 YRS OLD)

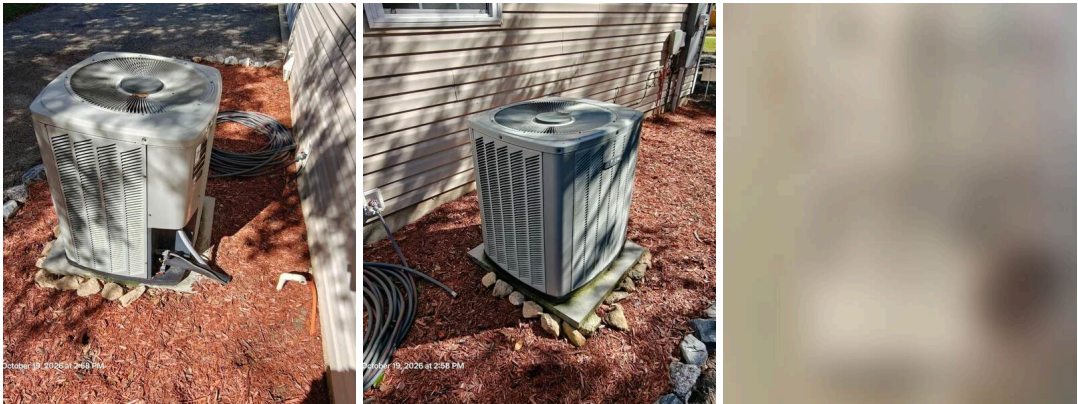
The heating/cooling system was manufactured in 2006, making it approximately 19 years old at the time of inspection. This places the equipment at or beyond the typical expected service life for many HVAC systems, which is often around 15–20 years depending on installation quality, maintenance history, usage, and operating conditions. Older systems are more likely to experience declining efficiency, increased operating costs, reduced reliability, and more frequent component failures. Replacement parts may also become harder to obtain as equipment ages, and performance may not meet current efficiency standards.

■ Observation

8.3 EXTERIOR UNIT

DESCRIPTION: Pad mounted

MEDIA:

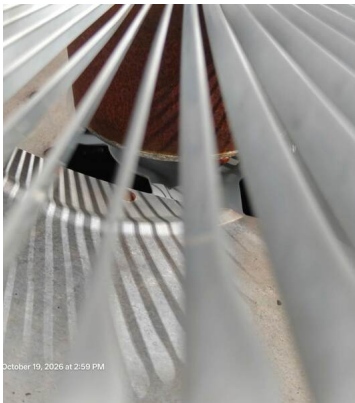


COMMENTS:

Rust observed

Rust was observed on the exterior unit components, including the fan shroud, fan motor housing, and portions of the internal piping. This condition indicates ongoing exposure to moisture and environmental elements and may contribute to deterioration of the affected components over time. Corrosion can reduce efficiency, impact system performance, and potentially shorten the service life of the equipment if it progresses.

Observation



8.4 SERVICE AND SAFETY CONTROLS

DESCRIPTION: Service disconnect switch Present

INFORMATION:

Your HVAC system is equipped with several safety controls, electrical disconnects, and emergency shutoffs designed to protect the equipment and occupants. These include safety switches that monitor temperature, pressure, and venting conditions, electrical disconnects that allow the sys-

tem to be safely de-energized, and emergency shutoffs including a manual gas valve and emergency power switch. Functional testing of safety switches is outside the scope of a general home inspection. A qualified HVAC technician should evaluate all controls, safety devices, and system operation as part of routine service, which is recommended at least annually.

MEDIA:



COMMENTS:

Disconnect switch missing dead front cover

The HVAC disconnect switch is missing its dead front cover, leaving internal electrical components exposed. This condition presents a safety hazard due to the increased risk of accidental contact with energized parts and potential electrical shock. It also allows debris and moisture to enter the enclosure, which can lead to premature equipment failure or further safety concerns. Recommend having a qualified electrician install an appropriate cover or replace the disconnect assembly as needed to restore proper protection and ensure safe operation.



8.5 DISTRIBUTION

Appears Serviceable

DESCRIPTION: Insulflex duct, Insulated duct

MEDIA:



8.6 FILTERS

DESCRIPTION: Disposable filter

COMMENTS:

Air filter maintenance

The air filter requires maintenance; as it gets dirty it and can restrict airflow. I recommend replacing the filter to ensure optimal HVAC performance and improve indoor air quality. Regular maintenance every 1-3 months is advisable.

☐ Monitor



8.7 CONDENSATE REMOVAL

☒ Appears Serviceable

DESCRIPTION: PVC, Primary Condensate Drain Line

MEDIA:



9. Electrical

The electrical inspection covers accessible service panels, branch wiring, outlets, switches, and fixtures to identify visible safety concerns or deficiencies. In accordance with the InterNACHI Standards of Practice, covers are not removed and concealed wiring is not inspected. As much of the electrical system is hidden within walls or ceilings, the inspection is limited to what is visible and accessible on the day of inspection. Observations may include the presence of GFCI and AFCI protection, grounding and bonding, and signs of overheating or improper installation. Certain issues may go undetected or develop over time, and further evaluation by a qualified electrician may be recommended.

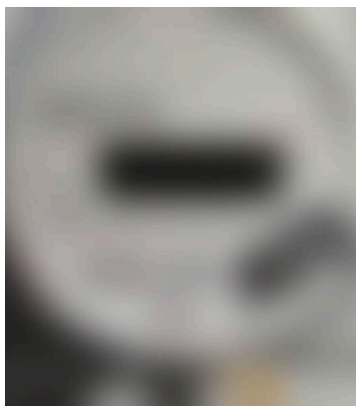
9.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 240v @ 200amps

GROUND: Rod in ground only

MEDIA:





COMMENTS:

Multiple Service Disconnects: not labled

Multiple service disconnects were present, but they were not clearly labeled to identify the equipment or areas they control. Proper labeling is important so occupants, service personnel, or emergency responders can quickly shut off power when needed without confusion or delay. Unlabeled disconnects can create a safety concern during maintenance, troubleshooting, or emergency situations, and may also indicate that the electrical system has not been fully documented after changes or additions. Recommend having a licensed electrician evaluate the service equipment, verify that the disconnects are properly configured, and provide clear, permanent labels for each disconnect.



9.2 MAIN PANEL

Appears Serviceable

DESCRIPTION: Murray

CAPACITY: 200 amps

MEDIA:



9.3 GFCI/AFCI

■ Appears Serviceable

DESCRIPTION: At GFCI receptacle(s) only, Kitchen, Bathroom(s), Exterior, Garage, AFCI present

MEDIA:



9.4 BRANCH CIRCUITS

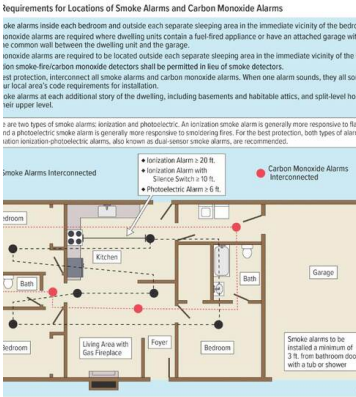
■ Appears Serviceable

DESCRIPTION: Copper

9.5 SMOKE / CARBON MONOXIDE DETECTORS

DESCRIPTION: Battery operated

MEDIA:



COMMENTS:

Smoke Detectors Nearing/Past Manufacturer Recommended Lifespan

Smoke detectors observed in the home appear to be approaching or have reached the end of their typical manufacturer-recommended service life, which is commonly around 10 years from the date of manufacture. Aging detectors may not respond as effectively to smoke or fire conditions due to sensor degradation over time. The units were present at the time of inspection; however, their exact age could not be fully verified in all cases.



10. Interior

This inspection includes the visible and accessible interior components of the home in accordance with the InterNACHI Standards of Practice. The inspector evaluates ceilings, walls, floors, doors, windows, stairs, handrails, and guardrails for evidence of damage, deterioration, moisture intrusion, or safety concerns. Cosmetic conditions, including but not limited to paint, surface finishes, minor scuffs, and aesthetic wear, are outside the scope of this inspection and are not reported — this limitation is communicated verbally to all clients at the time of inspection. Observations reflect visible and accessible conditions at the time of inspection only. Concealed conditions within wall, ceiling, or floor assemblies cannot be

evaluated through visual inspection. A qualified contractor should be consulted for further evaluation of any item noted as deficient.

10.1 INTERIOR COMMENTS

MEDIA:



COMMENTS:

Closet Door not latching; misaligned

The closet door was misaligned and did not latch properly at the time of the inspection. This condition can occur from normal settlement, loose or shifted hinges, an out-of-square door frame, or movement of the strike plate. When a door does not latch, it may not remain securely closed and can swing open unintentionally, which may affect normal use and convenience. Continued

rubbing or misalignment can also cause wear to the door edge, latch hardware, or frame over time.

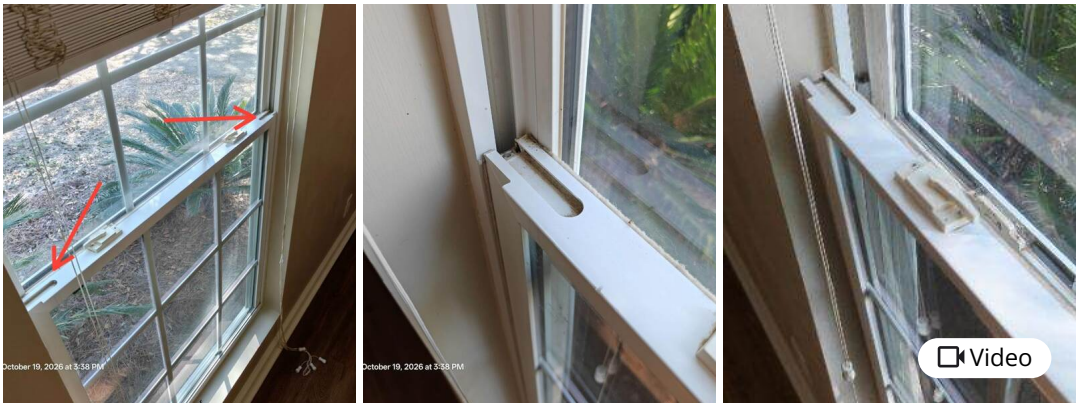
Observation



Window tilt mechanism not present

The window tilt mechanism was not present, and the sash would not remain securely in position unless the lock was engaged. Tilt mechanisms are designed to help support, guide, and secure the sash during normal operation and cleaning. When this hardware is missing or nonfunctional, the window may drop, shift, or become difficult to operate, which can create a safety concern and increase the chance of damage to the sash or frame. This condition also indicates that the window is not functioning as intended by the manufacturer.

Requires Attention



Bedroom Fan making noise

The bedroom fan was making noise during operation, and evaluation/repair by a qualified contractor is recommended.

Requires Attention



11. Plumbing

The plumbing inspection assesses visible and accessible supply lines, drains, fixtures, and water heaters to identify leaks or deficiencies. Since much of the plumbing system is concealed within walls or underground, the inspection is limited to what is accessible on the day of inspection, and certain issues may go undetected or develop over time.

11.1 SERVICE LINE

DESCRIPTION: Unknown

COMMENTS:

Service line buried; not visible for inspection; Appears Serviceable

The plumbing service line is buried and not visible for inspection at the time. Based on available information, the service line appears to be in serviceable condition. Regular monitoring is advised to ensure continued functionality and to address any potential issues that may arise.

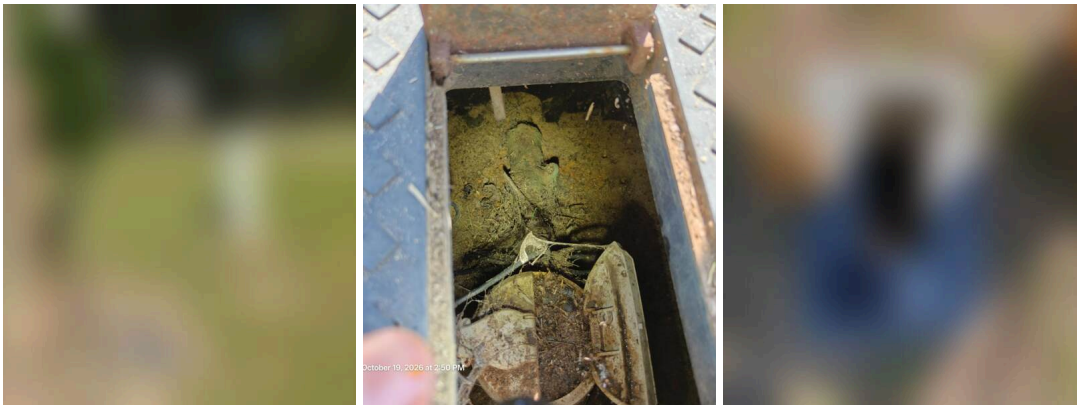
☒ Appears Serviceable

11.2 MAIN WATER SHUTOFF

☒ Appears Serviceable

DESCRIPTION: Front of house

MEDIA:



11.3 WATER LINES

DESCRIPTION: Copper

MEDIA:



COMMENTS:

Finishes block visual inspection of water line(s)

During the inspection, visibility of the water lines was obstructed by finishes. Although a comprehensive visual inspection could not be completed, the portions that were accessible appear to be in serviceable condition.

■ Appears Serviceable

11.4 DRAIN PIPES

DESCRIPTION: PVC

COMMENTS:

Finishes block visual inspection of drain line(s); appears serviceable

The drain lines in the inspected area are partially blocked from view by finishes, which limits the ability to fully assess their condition. However, based on the visible areas, the drain lines appear to be in serviceable condition at the time of the inspection.

☒ Appears Serviceable

11.5 VENT PIPES

DESCRIPTION: PVC

MEDIA:



COMMENTS:

Finishes block visual inspection of vent line(s)

During the inspection, visual assessment of the plumbing vent lines was obstructed by finishes. As a result, a complete evaluation of the vent lines could not be performed.

☒ Appears Serviceable

11.6 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: A.O. Smith

CAPACITY: 50 gal

FUEL: Electric

LOCATION: First floor

THERMAL EXPANSION TANK: Not Present

ISOLATION VALVES: Present

PRESSURE REDUCING VALVE: Not Present

INFORMATION:

Your home's water supply system includes several components that protect the plumbing, water heater, and appliances from pressure-related damage. Not all homes will have every component, as installation requirements have changed over time and vary by municipality.

A pressure-reducing valve (PRV) is installed on the incoming water supply line to reduce the municipal water pressure to a safe level for household use. Municipal supply pressure can exceed what residential plumbing and appliances are designed to handle. Not all homes require one, as some areas deliver water at an already acceptable pressure, and older homes may have never had one installed.

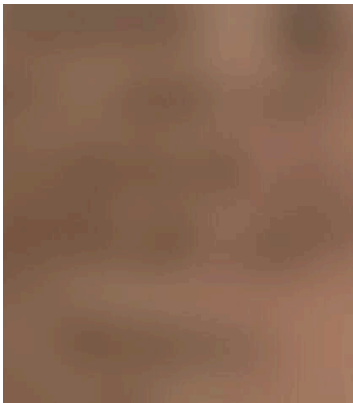
A thermal expansion tank (TET) is a small pressurized tank connected to the cold water supply line near the water heater. When water is heated it expands, and in systems where water cannot push back against the supply line the pressure must go somewhere. The expansion tank absorbs that pressure, protecting the water heater, plumbing joints, and appliances from repeated pressure spikes. Its presence is most critical when a PRV or backflow preventer is installed, creating what is known as a closed system. In older homes or open systems, it may not have been required at the time of construction.

An isolation valve is a shutoff valve that allows a single fixture, appliance, or section of plumbing to be turned off without shutting down the entire water supply. Common locations include the water heater cold supply line, toilets, sinks, and appliances. Their presence makes repairs and maintenance significantly easier and limits water damage in the event of a failure. Older homes frequently lack isolation valves at individual fixtures as they were not always required.

If you have questions about any of these components or would like a full evaluation of your water supply system, contact a licensed plumber for further assessment.

NAMEPLATE:

Model number - ECT52200
Serial number - [REDACTED]



MEDIA:



11.7 TPRV AND DRAIN TUBE

■ Appears Serviceable

DESCRIPTION: PVC

12. Garage

The garage inspection covers visible and accessible components, including walls, ceilings, doors, floors, electrical systems, and any installed mechanical or safety features. In accordance with the InterNACHI Standards of Practice, the inspector evaluates structural surfaces, automatic door operation, electrical outlets, lighting, and fire separation between the garage and living space. Due to storage, personal items, or coverings, some areas may be obscured; therefore, findings are limited to what is observable on the day of inspection. Concealed conditions may go undetected, and issues may arise over time that were not present or visible during the inspection.

12.1 TYPE

■ Appears Serviceable

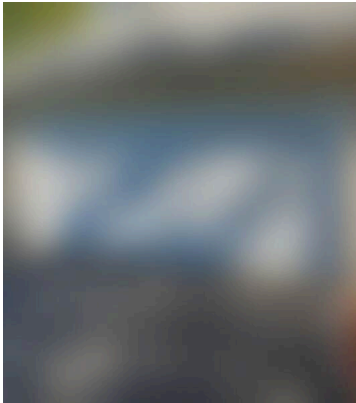
DESCRIPTION: Attached

12.2 GARAGE DOORS

■ Appears Serviceable

DESCRIPTION: Metal

MEDIA:



12.3 DOOR OPENER

DESCRIPTION: LiftMaster

MEDIA:

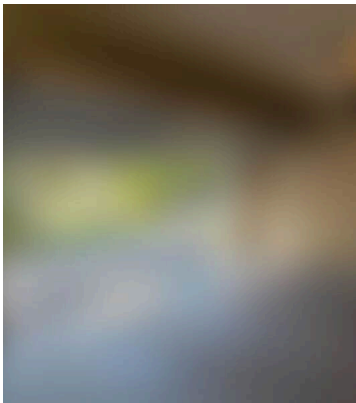
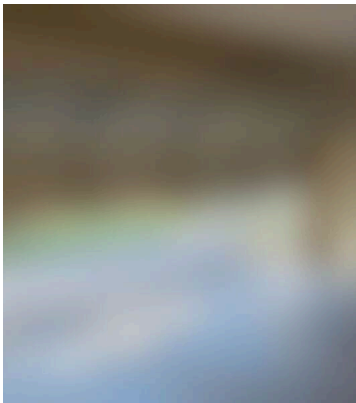


COMMENTS:

Appears Serviceable

The garage door opener appears serviceable with no visible defects or operational issues noted at the time of inspection. Regular maintenance, such as lubricating moving parts and testing safety features, is recommended to ensure continued functionality and safety.

☒ Appears Serviceable



12.4 SERVICE DOORS

DESCRIPTION: Metal, Fire Rating Plate absent / painted

INFORMATION:

The door between an attached garage and the living space is required to be fire-rated to slow the spread of fire and gases from the garage into the home. This door is typically required to be a minimum 20-minute fire-rated solid wood, solid steel, or honeycomb steel door. The fire rating is confirmed by a label or stamp from the manufacturer, typically located on the door edge or hinge side, indicating the rating and listing agency.

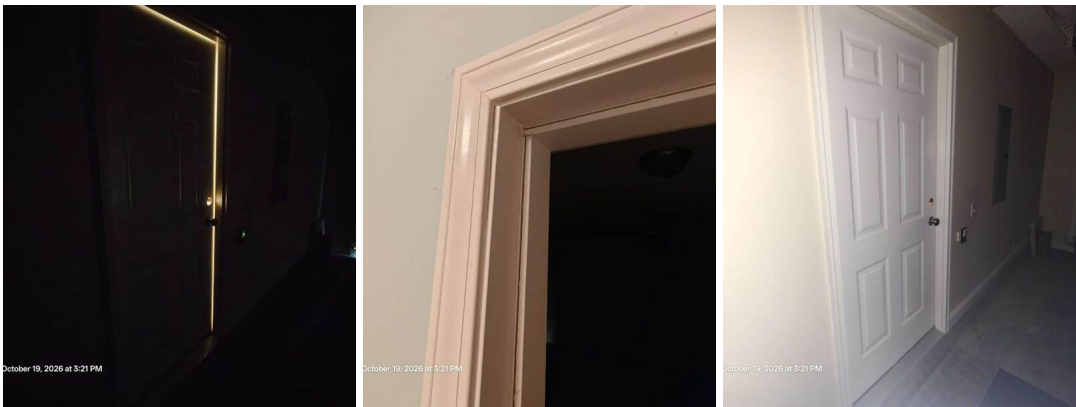
Absence of the label does not always confirm the door is non-compliant, as labels can be painted over or worn, however it cannot be verified without the stamp and should be evaluated further or replaced to ensure compliance.

COMMENTS:

Door missing weatherseals

The garage service door was missing weatherseals at the perimeter. Weatherseals help limit air leakage, wind-driven rain, dust, insects, and small pests from entering the garage. Gaps around the door can also contribute to drafts and temperature fluctuations, which may affect comfort and energy efficiency in adjacent areas. If this door separates the garage from the living space, missing seals can also reduce the effectiveness of the separation intended to help limit the movement of vehicle exhaust, odors, and other garage-related contaminants.

 Requires Attention



Missing Lock assembly (open hole)

The garage service door was observed with the lock assembly missing, leaving an open hole through the door. This condition can reduce the door's ability to provide proper security and may allow unauthorized access, depending on the door's location and use. The opening may also permit air movement, moisture, insects, or debris to enter the garage. Where the garage is

attached to the home, gaps or openings in service doors can also affect the intended separation between the garage and living space.

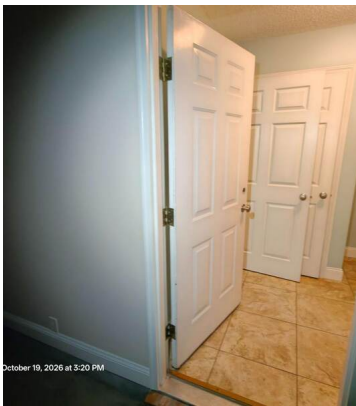
 Requires Attention



Garage entry door does not have fire rated plate;

During the inspection, it was noted that the garage entry door lacks a visible fire-rated plate, making it difficult to verify if it meets the required fire-rating standards. It's recommended to consult a qualified contractor or door specialist to assess the door's compliance and, if necessary, replace it with a certified fire-rated door to ensure proper safety measures are in place.

 Observation



12.5 FLOOR/FOUNDATION

DESCRIPTION: Slab-on-grade

MEDIA:



COMMENTS:

Appears Serviceable

Garage floor and foundation appear to be in serviceable condition with no major issues.

☒ Appears Serviceable

13. Attic

The attic inspection focuses on visible and accessible areas to evaluate insulation, ventilation, moisture intrusion, and structural components such as rafters, trusses, and sheathing. In accordance with the InterNACHI Standards of Practice, the inspector assesses the condition and installation of insulation, the adequacy of airflow, and signs of leaks or structural deficiencies. Due to limited access, stored items, or concealed areas, observations are based solely on what is visible at the time of inspection. Some defects may go undetected or develop over time without invasive evaluation.

13.1 METHOD OF INSPECTION

☒ Appears Serviceable

DESCRIPTION: Attic fully entered and walked (if Safe)

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 10%

MEDIA:

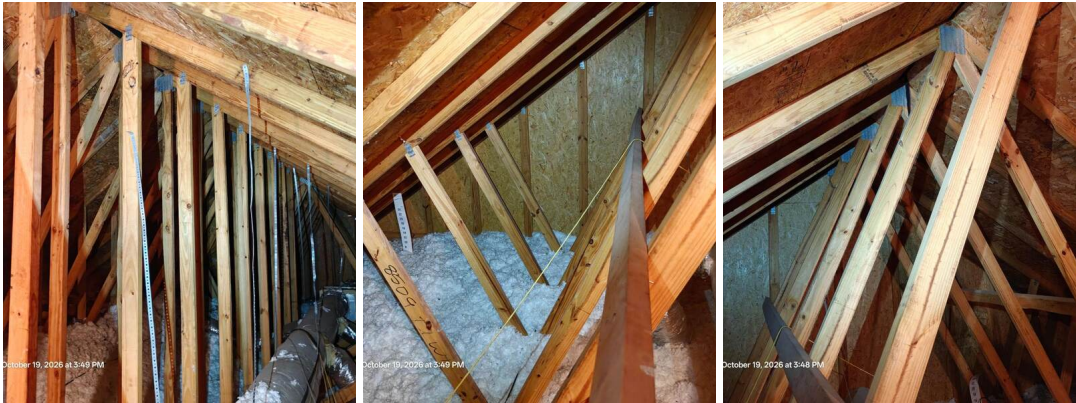


13.2 ROOF FRAMING

■ Appears Serviceable

DESCRIPTION: Truss, 2 x 4

MEDIA:



13.3 INSULATION

■ Appears Serviceable

DESCRIPTION: Blown in, Fiberglass

DEPTH: 10 inches, 8 inches

MEDIA:



13.4 VENTILATION

Appears Serviceable

DESCRIPTION: Continuous Ridge / Soffit Vents

INFORMATION:

The Inspector disclaims confirmation of adequate attic ventilation year-round performance but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

13.5 MOISTURE PENETRATION

DESCRIPTION: Previous water penetration noted

COMMENTS:

Small hole near the edge of ridge vent; appears to either be new or allows very little water in, discolor insulation only

A small hole was observed near the edge of the ridge vent, with localized discoloration of the insulation below indicating minor moisture entry or a relatively recent leak. No widespread staining or significant damage was visible at the time of inspection, but even small roof penetrations can allow water intrusion during wind-driven rain and may worsen over time if not corrected. The ridge vent area is vulnerable because it is exposed to weather and relies on proper installation and intact roofing materials to shed water. Recommend having a qualified roofing contractor evaluate and repair the hole and surrounding ridge vent materials, then monitor the attic insulation and roof sheathing for any further signs of moisture after heavy rain.

Requires Attention



Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.

- 

Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- 

Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

3. Roof

3.4 FLASHING

COMMENTS:

Small area of flashing missing at fascia at corner

A small section of flashing was missing at the fascia corner, leaving this area less protected from wind-driven rain and runoff. Flashing is intended to direct water away from vulnerable roof and trim transitions, and gaps can allow moisture intrusion behind the fascia or into adjacent roof/soffit components. Over time, this may lead to wood rot, paint failure, hidden decay, or potential interior moisture damage if water is able to enter the structure. Recommend repair or replacement of the missing flashing by a qualified roofing contractor to provide a continuous, weather-resistant installation, with any concealed moisture damage evaluated during the repair.

 Requires Attention



Kickout flashing missing

Kickout flashing is missing, which could lead to water intrusion in the walls. Recommend installing kickout flashing at roof-to-wall intersections to prevent potential damage. Consult a licensed contractor for evaluation and installation.

 Requires Attention



3.6 PLUMBING VENTS

COMMENTS:

Boot fasteners missing

The plumbing vent boot was observed with missing fasteners, which can allow the boot or flashing to lift, shift, or fail to remain properly sealed against the roof surface. This condition increases the potential for wind-driven rain, moisture intrusion, and hidden roof decking or interior ceiling damage over time. Vent boots are a common roof penetration and depend on proper fastening and sealing to maintain a watertight roof assembly. Recommend repair by a qualified roofing contractor, including installing appropriate corrosion-resistant fasteners and verifying the boot/flashing is properly sealed and in serviceable condition.

 Requires Attention



5. Kitchen

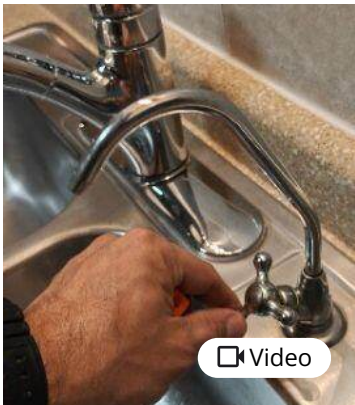
5.4 PLUMBING/FIXTURES

COMMENTS:

Filter water faucet is loose from sink

The filtered water faucet is loose at the sink and should be secured or repaired by a qualified plumber to prevent leaks and ensure proper operation.

 Requires Attention



5.5 DISHWASHER

COMMENTS:

Inoperative at time of inspection

 Requires Attention



5.7 MICROWAVE - BUILT-IN

COMMENTS:

Microwave Exhaust Vent Improperly Configured

The built-in microwave exhaust fan was configured for exterior venting, but no exterior duct or termination was observed. In this setup, cooking exhaust may be directed into an enclosed cabinet, wall cavity, or other unintended area rather than being discharged outdoors or filtered back into the kitchen. This can allow heat, moisture, grease, and cooking odors to accumulate in concealed spaces, which may contribute to staining, odors, cabinet deterioration, or microbial growth over time. Many over-the-range microwaves are designed to be convertible between exterior venting and recirculating operation, but the blower orientation and filter setup must match the actual installation.

 Requires Attention



7. Bathroom(s)

7.1 COUNTER/CABINET

COMMENTS:

Cabinet door has crack in stile at hinges

The cabinet door stile is cracked at the hinge locations, which can weaken the hinge attachment and affect the door's alignment and operation. This type of damage often occurs from repeated stress, loose hardware, moisture exposure, or over-tightened hinge screws. If not repaired, the crack may worsen and the door could become loose, sag, or detach from the cabinet. Recommend repair or replacement of the damaged door/stile by a qualified cabinet or finish carpenter, and the hinges should be re-secured as needed to restore proper function.

 Requires Attention



7.5 TUB/SHOWER/SURROUND

COMMENTS:

Faucet and/or handles not sealed to wall

The tub/shower faucet and/or handles are not properly sealed to the wall, which could lead to water intrusion and potential water damage. I recommend having a qualified contractor assess and properly seal these components to prevent future issues.

 Requires Attention



8. Heating/Cooling

8.4 SERVICE AND SAFETY CONTROLS

COMMENTS:

Disconnect switch missing dead front cover

The HVAC disconnect switch is missing its dead front cover, leaving internal electrical components exposed. This condition presents a safety hazard due to the increased risk of accidental contact with energized parts and potential electrical shock. It also allows debris and moisture to enter the enclosure, which can lead to premature equipment failure or further safety concerns.

Recommend having a qualified electrician install an appropriate cover or replace the disconnect assembly as needed to restore proper protection and ensure safe operation.



9. Electrical

9.1 SERVICE

COMMENTS:

Multiple Service Disconnects: not labled

Multiple service disconnects were present, but they were not clearly labeled to identify the equipment or areas they control. Proper labeling is important so occupants, service personnel, or emergency responders can quickly shut off power when needed without confusion or delay. Unlabeled disconnects can create a safety concern during maintenance, troubleshooting, or emergency situations, and may also indicate that the electrical system has not been fully documented after changes or additions. Recommend having a licensed electrician evaluate the service equipment, verify that the disconnects are properly configured, and provide clear, permanent labels for each disconnect.



9.5 SMOKE / CARBON MONOXIDE DETECTORS

COMMENTS:

Smoke Detectors Nearing/Past Manufacturer Recommended Lifespan

Smoke detectors observed in the home appear to be approaching or have reached the end of their typical manufacturer-recommended service life, which is commonly around 10 years from the date of manufacture. Aging detectors may not respond as effectively to smoke or fire conditions due to sensor degradation over time. The units were present at the time of inspection; however, their exact age could not be fully verified in all cases.



10. Interior

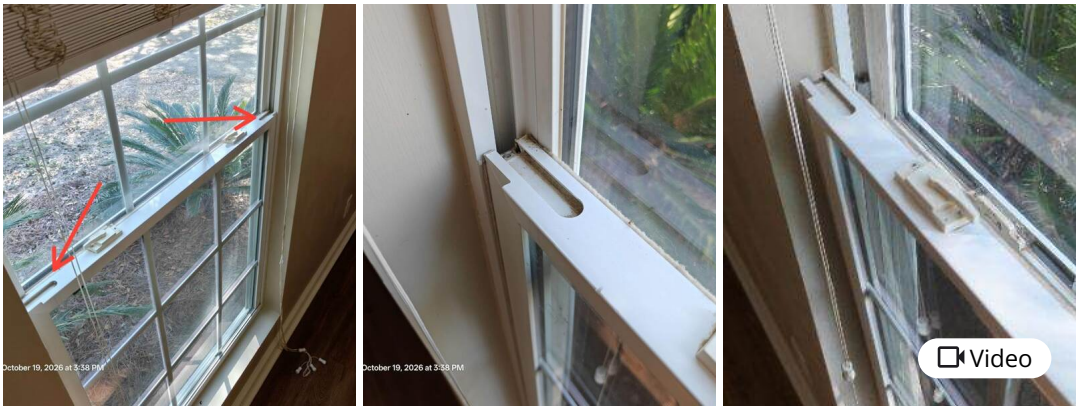
10.1 INTERIOR COMMENTS

COMMENTS:

Window tilt mechanism not present

The window tilt mechanism was not present, and the sash would not remain securely in position unless the lock was engaged. Tilt mechanisms are designed to help support, guide, and secure the sash during normal operation and cleaning. When this hardware is missing or nonfunctional, the window may drop, shift, or become difficult to operate, which can create a safety concern and increase the chance of damage to the sash or frame. This condition also indicates that the window is not functioning as intended by the manufacturer.





Bedroom Fan making noise

The bedroom fan was making noise during operation, and evaluation/repair by a qualified contractor is recommended.

 Requires Attention



12. Garage

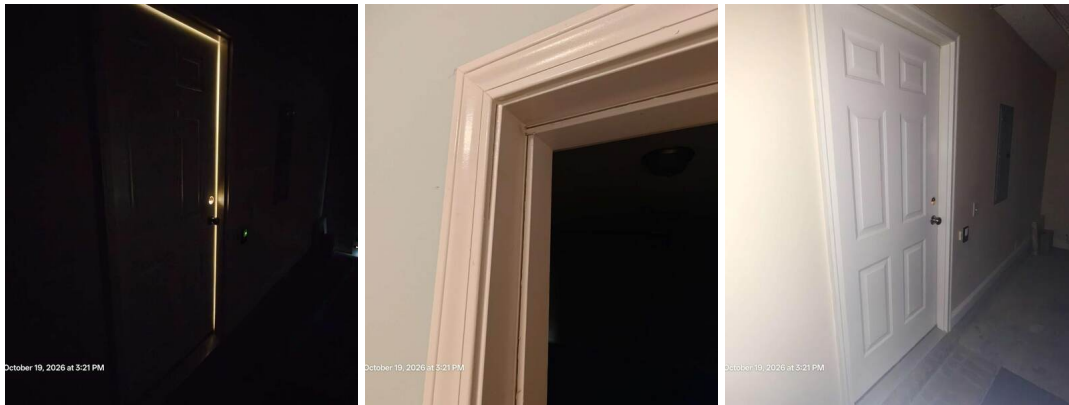
12.4 SERVICE DOORS

COMMENTS:

Door missing weatherseals

The garage service door was missing weatherseals at the perimeter. Weatherseals help limit air leakage, wind-driven rain, dust, insects, and small pests from entering the garage. Gaps around the door can also contribute to drafts and temperature fluctuations, which may affect comfort and energy efficiency in adjacent areas. If this door separates the garage from the living space, missing seals can also reduce the effectiveness of the separation intended to help limit the movement of vehicle exhaust, odors, and other garage-related contaminants.

 Requires Attention



Missing Lock assembly (open hole)

The garage service door was observed with the lock assembly missing, leaving an open hole through the door. This condition can reduce the door's ability to provide proper security and may allow unauthorized access, depending on the door's location and use. The opening may also permit air movement, moisture, insects, or debris to enter the garage. Where the garage is attached to the home, gaps or openings in service doors can also affect the intended separation between the garage and living space.

 Requires Attention



13. Attic

13.5 MOISTURE PENETRATION

COMMENTS:

Small hole near the edge of ridge vent; appears to either be new or allows very little water in, discolor insulation only

A small hole was observed near the edge of the ridge vent, with localized discoloration of the insulation below indicating minor moisture entry or a relatively recent leak. No widespread staining or significant damage was visible at the time of inspection, but even small roof penetrations can allow water intrusion during wind-driven rain and may worsen over time if not corrected. The ridge vent area is vulnerable because it is exposed to weather and relies on proper installa-

tion and intact roofing materials to shed water. Recommend having a qualified roofing contractor evaluate and repair the hole and surrounding ridge vent materials, then monitor the attic insulation and roof sheathing for any further signs of moisture after heavy rain.

 Requires Attention

