Confidential Inspection Report

Residential Property Inspection|PA Report

LOCATED AT:
6130 Poplar Path, Elizabethtown, PA 17022

INSPECTED ON:
6/25/2026 09:00:00 AM

Inspected and Prepared By: Tate Kruszon, Cert./License # 17082931

2575 Eastern Blvd. Suite 210, York, PA 17402

Phone: (717) 764-1920 Email: tate@yourinspectionpeople.com

REPORT NAVIGATION

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International Association of Certified Home Inspectors
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Phone: (303) 223-0861 • Fax: (650) 429-2057 • www.NACHI.org

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PENNSYLVANIA INSPECTOR COMPLIANCE STATEMENT

Client(s):

Propert Inspected: 6130 Poplar Path, Elizabethtown, PA 17022

INSPECTOR ACKNOWLEDGEMENT

I, Tate Kruszon, represent that I am a working or full member in good standing of the National Association of Certified Home Inspectors, and that I will condut a home inspection of the aforementioned property in accordance with the code of conduct and standard of practice of my association, and that I am in compliance with the Pennsylvania Home Inspection Law, and that I and/or my company carries all the required insurance, and that I have passed NACHI's Online Inspector Examination. Verification can be obtained by visiting www.NACHI.org

Inspector Signature: Tate Kruszon Date: 06/25/2026

NACHI Memb or ID #: Cert./License # 17082931

Inspection Company: HOMECHEK®

Company Address: 2575 Eastern Blvd. Suite 210, York, PA 17402

Inspector Phone: (717) 764-1920

The National Association of Certified Home Inspectors (NACHI) is a non-profit and tax-exempt organization with members in all 50 states. NACHI is the only association that requires its PA members to carry Error and Omissions insurance, and the only association that requires its PA members to take a battery of courses and exams. A list of members (inspectors), Code of Ethics, Standard of Practice, membership requirements, and copies of this form are available at no charge by visiting www.NACHI.org.

This document is subject to change without notice. Visit http://NACHI.org for the latest version.

STATEMENT OF LIMITATIONS

The Statement of Limitations provides a comprehensive, though not exhaustive, overview of the standards of practice set forth by ASHI and InterNACHI. For further details, the complete standards from both organizations are available upon request.

Important Note: this is a visual inspection limited to what the inspector can access and see.

GROUNDS

The building inspector shall observe: decks, balconies, stoops, steps, areaways, porches and applicable railings and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls all with respect to their effect on the condition of the structure. The inspector is not required to: inspect or identify geological, geotechnical, hydrological or soil conditions; inspect erosion-control or earth-stabilization measures; inspect underground utilities; inspect underground items; inspect wells or springs; inspect solar, wind or geothermal systems; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); inspect wastewater treatment systems, septic systems or cesspools; inspect irrigation or sprinkler systems; inspect drainfields or dry wells; Presence or condition of buried fuel storage tanks; or Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility,

EXTERIOR

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Eaves, soffits, and fascia; the building inspector shall describe: wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; determine the integrity of multiple-pane window glazing or thermal window seals; inspect items that are not visible or readily accessible from the ground, including window and door flashing

ROOF

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, roof penetrations, and signs of leaks; missing, damaged and/or deteriorating components. The building inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or observe attached accessories, including but not limited to: solar systems, antennae/ satellite, and lightning arrestors. The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in injury or damage to the ceiling, the inspection will be conducted from the access opening only. It highly recommended to ask the current occupant(s) about the age & history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. It is recommended to have an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

STRUCTURAL

The building inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is limited

in size, obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water infiltration or elevated moisture levels. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the building inspector or other persons. The inspector shall describe the condition of installed insulation if visible. It is important to note that fixed walls, fixed ceilings, suspended ceiling tiles, insulation and/or stored materials may prevent a full inspection of these areas.

PLUMBING

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior/ exterior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and location of main water supply shutoff device. The building inspector shall operate all plumbing faucets and fixtures, all exterior faucets attached to the house, except where the faucet is connected to an appliance such as a boiler drain. The building inspector is not required to: State the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: water conditioning systems; fire and lawn sprinkler systems; On-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; Swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

HVAC

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to the building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; the presence of an installed heat source in each room; Solid fuel HVAC units lit, in use and operating(note: inspector will not ignite solid fuel HVAC systems). The building inspector shall describe: the Energy source, heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine building owner maintenance. The building inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; operate wood/coal/ pellet stoves or inserts; or observe: the interior of flues; Fireplace insert flue connections; humidifiers; air purifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms. A heating system's heat exchanger is not fully inspected. The heat exchanger in a furnace and/or boiler is no more than 10% visible at best, and cannot be completely inspected without total system disassembly. Therefore, heat exchangers are outside the scope of the inspection.

ELECTRICAL

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, main panels and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all accessible receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors. The building inspector shall describe: service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central alarm system. The building inspector is not

required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, built-in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system. Whole house generators are not part of the building inspection and will not be inspected and/or tested. It is suggested to contact the current occupant(s) to provide you with any information they might have regarding the whole house generator.

INTERIOR

The building inspector shall observe: Walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The building inspector shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water infiltration or elevated moisture levels. The building inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

VEHICLE STORAGE

Vehicle storage areas are visually inspected for general condition. The inspector will operate accessible garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. Due to the presence of stored materials and personal property, our review of these areas may be limited. The building inspector is not required to observe or operate: garage door operator remote control transmitters.

LAUNDRY

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting. Appliances are operated only to test the plumbing and electrical, not the appliance; and under normal conditions only if there are no belongings in the machines and all hoses and lines are securely installed to prevent leaks or damage to the property. The dryer venting is limited to where it attaches to the dryer and where it exits the structure.

KITCHEN

The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; range, cooktop, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood.. The building inspector is not required to observe: clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or refrigeration units. The building inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

BATHROOM

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general condition. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc. It is important to note many structures do not have access panels installed behind showers and/or bathtubs in order to fully inspect the supply, drain and/or waste piping.

GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

Maintenance

Maintenance means routine servicing, adjustment, cleaning, or upkeep intended to help a system or component continue to perform as intended. Maintenance items are commonly found in both newer and older properties and are considered a normal part of property ownership. It is important to note that maintenance recommendations do not necessarily indicate a defect, but rather an opportunity to help preserve the condition, performance, or expected service life of a system or component.

Monitor

Monitor means a condition was observed that may benefit from periodic observation over time. The condition may not require immediate action but should be watched for changes, deterioration, or further development. It is important to note that monitored conditions may remain unchanged for extended periods; however, changes in the condition may warrant additional evaluation or corrective action.

Upgrade

Upgrade means an improvement that may enhance performance, efficiency, convenience, reliability, or overall operation. Upgrade recommendations are generally optional and are not necessarily associated with a defect or deficiency. It is important to note that an upgrade recommendation reflects an opportunity for improvement and does not imply that the existing system or component is improperly functioning.

PROPERTY INFORMATION

Start Time	06/25/2026 9:00AM
End Time	06/25/2026 11:45AM
Present For Inspection	Client, Clients Agent
Air Temperature (Degrees F)	70,80
Weather Conditions	Sunshine
Ground Conditions	Dry
Structure Type/Structure Inspected	Single Family, 2-Story
Year Built	1999
Structure Age	27
Occupancy	Vacant, Furniture
Utilities Water	On
Utilities Electric	On
Utilities Liquefied Petroleum Gas (LPG or LP Gas) Tank	Present

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

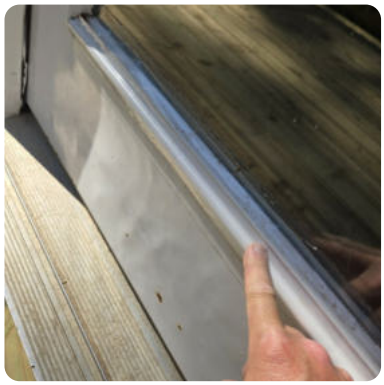
EXTERIOR

Exterior Door(s)

Entry Door Damaged

Location: Rear

Notes : Moisture appears to be entering around the trim, causing core damage and some rusting. Further evaluation and corrections are suggested.



RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Exterior Door Inspector's Remarks

The garage vehicle door jamb is improperly flashed and capped, allowing water intrusion. Visible deterioration and rust corrosion are present on the capping material. Further evaluation and corrections by a qualified specialist are recommended.

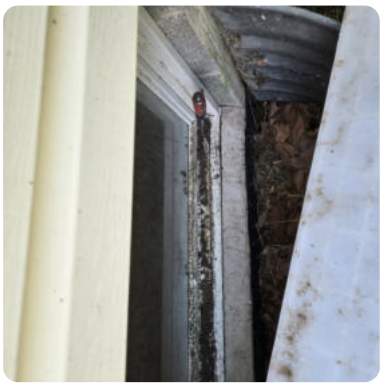

RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Exterior Windows

Moisture Damage Observed

Location: Basement units


RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

ROOF

Penetration Flashing

Roof Pipe Flashing Damaged

Pipe flashing, sometimes referred to as a roof boot, is manufactured to seal tightly around small ventilation pipes, plumbing, and other vents and equipment that protrude from the roof of a home or commercial building. The flashing is necessary to prevent leaks. The base is typically a flexible metal so that it is compatible with virtually any roofing material.

RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Attic

Attic General Conditions

Microbial Growth Observed

Microbial growth, often referred to as mildew or mold, is a family of fungi that is commonly found both indoors and outdoors. Microbial growth indoors occurs when there is high humidity or moisture, low sunlight, oxygen, the right temperature, and organic matter present. Since microbial growth can be found everywhere, and it is constantly reproducing, all of us are exposed from the air we breathe, both indoors and outdoors, daily. It is suggested to have qualified specialist further evaluate and make corrections as needed.

Location: 2nd Floor, Attic, Rear, Right

RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any corrections as needed based on findings.

PLUMBING

Water Supply Piping

Water Supply Pipe Leakage Observed

Location: Right, Basement

RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

COOLING

COOLING #2

Thermostat and/or Wireless Remote

Wireless Remote Not Available To Test The System

A wireless remote control for the mini split system was not available at the time of inspection. As a result, full operation and functionality of the system could not be verified. It is suggested to check with the current occupant(s) as to the whereabouts of the wireless remote and test the system for proper operation once the remote is located.

RECOMMENDATION:

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Inspectors Signature: Tate Kruszon Date: 06/25/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

GROUNDS

Driveway

Satisfactory

Type : Asphalt

Asphalt is a combination of rocks, sand and black sticky asphalt cement that serves as the glue to bind the pavement. It is durable, long lasting, and easy to maintain.

Walkway

Satisfactory

Type : Concrete

Concrete walkways will usually crack somewhat, but if adequately thick, supported on an adequate gravel base and use of control and expansion joints, may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

Common Cracks Observed

It is suggested any cracks sealed or resealed, monitored and maintained to prevent further deterioration as a part of good maintenance.

RECOMMENDATION

Routine maintenance is recommended.

Grading and Landscape

- **Flat Site**
- **Minor Slope**



Improper Soil Slope Toward Foundation

This condition adds to the potential of moisture penetration and/or water entry in basements, crawl spaces, windows and doorways of a structure. It is suggested that proper regrading of the soil adjacent to the foundation at the areas noted in your report be completed. Soils should slope away from the structure at a rate of one inch per foot for at least the first six feet.

Location: Some room for improvements

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Window Well(s) Not Sealed

Notes : Clean and clear wells.

RECOMMENDATION

Routine maintenance is recommended.

Outdoor Structure Location

Front


Outdoor Structure Type

Type : Porch

A porch is defined asa covered area that typically has a roof and adjoins a building''s entrance. Though porches often adorn the street-facing side of a building, that''s not always the case: Many buildings have side or even back porches.

Porch Material Type

Type : Concrete

A popular and affordable option that can be durable and long-lasting if installed properly, and requires minimal maintenance.

Porch-Concrete General Conditions

Satisfactory

Porch Guardrail

Satisfactory

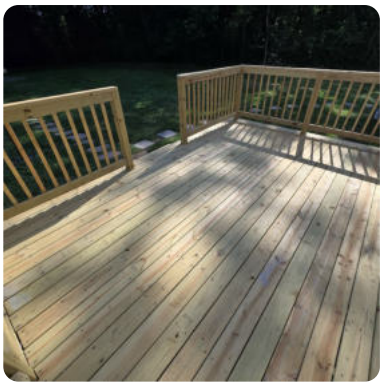
Porch Cover

Satisfactory

OUTDOOR STUCTURE #2

Outdoor Structure Location

Rear



Outdoor Structure Type

Type : Deck

The word deck originally came from the nautical term to describe the horizontal surface that extends along the length of a ship. Speaking in architectural terms, a deck is an elevated structureeither attached to a house or freestanding, that has one or multiple levels and is built for the purpose of enjoying a view and extending living space outdoors.A deck is typically located at the back of a house and overlooks the backyard. It can be accessed through various rooms, but a kitchen, living room or family room are common choices.

Deck Material Type

Type : All Wood Construction

The structure and surface are built with various wood materials, including pressure-treated wood, redwood, and cedar. Regular maintenance, cleaning, and inspections are essential. Ensure you clean and treat not only the visible surfaces but also the underside and internal framework to prolong the deck's lifespan and maintain its appearance.

Deck-Wood General Conditions

Satisfactory

Deck On Grade

Unable to fully inspect. Regular maintenance and inspection suggested.

RECOMMENDATION

Routine maintenance is recommended.

Ledger Flashing Not Visible

Deck ledger flashing is a barrier system that protects a deck''s ledger board and the connection between the deck and house from moisture damage. It''s installed above, behind, and below the ledger board to seal fastener penetrations and direct rainwater away from the house''s cladding. Due to installation of certain materials the ledger flashing was obstructed and was not visible.

RECOMMENDATION

Monitor this condition and address if changes occur.

Deck Guardrail

Satisfactory

EXTERIOR

Wall Coverings Type

Type : Vinyl

Vinyl sidings come in many styles, shapes, thickness and colors. It can be designed to install vertical, horizontal, or as a soffit or ceiling. Vinyl siding can become brittle during cold weather, and can be punctured or cracked. Replacement of damaged pieces can be simply replaced. Vinyl siding expands and contracts at a greater rate than most materials and is purposely not nailed tight to the building to allow for this movement. There are times when section may come loose, open, or walk apart. Suggest regular maintenance and inspection.

Type : Brick

Bricks can come in a variety of shapes, sizes, materials and finishes. Some bricks in older buildings are both visible siding and part of the structure. Some bricks in newer buildings are a siding over the structure of the building. There are even veneer bricks used over building structures; a thinner style that come as individual or as part of panels that interlock during install to create a finished wall. Regular maintenance and inspection suggested monitoring the mortar joints, any cracking or loose bricks.

Wall Coverings Vinyl

Satisfactory

Openings In Siding Observed

Location: Behind air conditioning unit

RECOMMENDATION

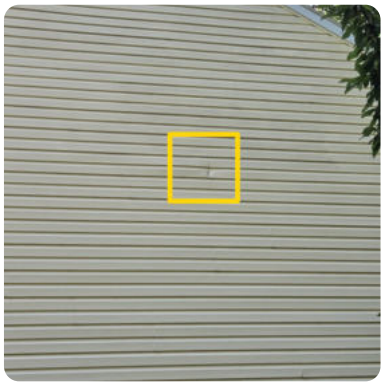
Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Wall Coverings Brick

Satisfactory

Wall Coverings Inspector's Remarks

Observation: Two pieces of siding have shifted and are stuck, resulting in buckling. Corrections are recommended.



Eaves, Soffits & Fascia

Satisfactory

Foundation Exterior Perimeter

Satisfactory

Common Cracks

RECOMMENDATION

Routine maintenance is recommended.

Main Entry Door

Satisfactory

Exterior Door(s)

Entry Door Damaged

Location: Rear

Notes : Moisture appears to be entering around the trim, causing core damage and some rusting. Further evaluation and corrections are suggested.




RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Exterior Door Inspector's Remarks

The garage vehicle door jamb is improperly flashed and capped, allowing water intrusion. Visible deterioration and rust corrosion are present on the capping material. Further evaluation and corrections by a qualified specialist are recommended.


RECOMMENDATION

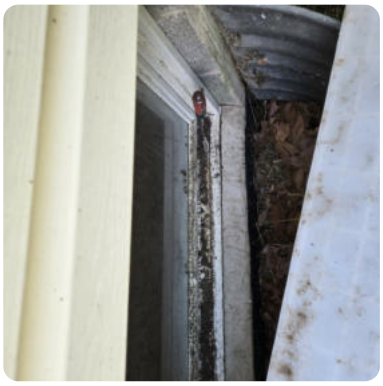
Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Exterior Windows

Satisfactory

Moisture Damage Observed

Location: Basement units



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Switches & Receptacles (Electrical)

Functional

Exterior Light Fixture(s)

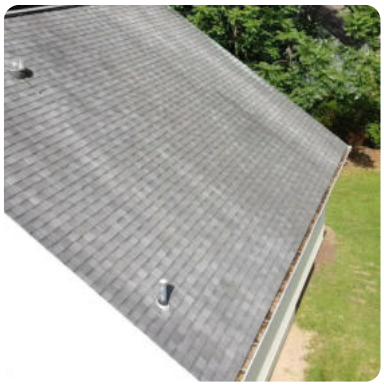
Satisfactory

• Exterior light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, concealed wiring, photocells, timers, motion sensors, low-voltage landscape lighting, and security lighting features were not fully evaluated unless otherwise noted.

ROOF

Roof Location

2nd Floor




Inspection Method

Type : Roof Inspected With An Aerial Camera/Drone

The inspector has determined that an aerial camera (drone) must be used to inspect the roof due to physical or safety limitations that prevent direct access to the roof surface. While drone technology provides valuable visual information, it can be more limited than a direct physical inspection of the roof. Certain conditions may not be visible from the aerial vantage point. Relevant drone images obtained during the inspection will be included in the report.

Roof Style

Type : Gable

A gable roof is one of the most commonly occurring roof structures. It consists of two sloping sections of roof coming together at the top to form the ridge and creates a triangle wall end called a gable end. There are many designs of roof that take their cues from a basic Gable Roof. These can be an A-frame, Saltbox, a Dormer, even two Gables coming together to form an M roof.

Roof Materials

Type : Asphalt Composition Shingles

Asphalt composition shingles are a widely used residential roofing material consisting of an asphalt-coated fiberglass mat with protective mineral granules. Common types include 3-tab, architectural, and luxury shingles. Expected service life can range from approximately 20 to 50 years depending on the product, installation, climate, and maintenance. Typical concerns include granular loss, curling, lifting, cracking, and exposed or deteriorated fasteners.

Asphalt Composition Shingles

Satisfactory

Minor Weathering Observed

Weathering is a general term used to describe the effects on shingles of long-term exposure to the elements. Weathered shingles aren't necessarily damaged shingles, although weathering will eventually damage shingles. Weathering is a natural process that causes shingles to deteriorate over time. The rate at which shingles weather can be affected by a number of factors to include: shingle quality; structure orientation; degree of roof slope, climate, thermal cycling; roof color; elevation, roof structure ventilation and quality of maintenance.

Metal Ridge Vent Installed

Metal ridge vents can be susceptible to leakage with wind, rain, snow and other weather elements. IMPORTANT NOTE: Homechek does not guarantee and/or warrant against wind, rain, snow of other weather related moisture intrusion with regards to metal ridge vents. Continual maintenance will be required in order to prevent moisture intrusion when metal ridge vents have been installed. Yearly inspections by a qualified specialist is suggested.

Flashing Types

Type : Penetration Flashing

Penetration refersto any hole that is made through your roof that is made to install a piece of equipment. Common sources of roof penetration include air, combustion or plumbing vents, skylights, chimneys and AC units. Penetration flashing is installed to keep moisture from getting into the building cavity.

Type : Drip Edge Flashing

Drip edge flashing is installed along the edges of a roof to help direct water away from the roof structure and into the gutter system. Typically manufactured from metal, it helps protect roof decking, fascia boards, and other components from moisture-related damage. Common concerns include missing, damaged, improperly installed, or deteriorated drip edge flashing, which can contribute to water intrusion, wood deterioration, and pest entry. Proper installation and maintenance help protect the roof system and exterior components.

Penetration Flashing

Roof Pipe Flashing Damaged

Pipe flashing, sometimes referred to as a roof boot, is manufactured to seal tightly around small ventilation pipes, plumbing, and other vents and equipment that protrude from the roof of a home or commercial building.
The flashing is necessary to prevent leaks. The base is typically a flexible metal so that it is compatible with virtually any roofing material.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Drip Edge Flashing

Satisfactory

Gutters & Downspouts

Debris Filled Gutter(s)

Debris accumulation was observed within the gutters. Excessive debris can restrict drainage and contribute to overflow conditions.

RECOMMENDATION

Routine maintenance is recommended.

Subsurface Drains Not Tested and/or Inspected

Your inspector does not test and/or inspect sub-surface yard drains. Where downspouts run into underground drains or piping, we are unable to view the underground system, determine its efficiency or locate termination points. They will run to the ground surface, to a seepage pit underground or to a stormwater system in the area. Suggest consulting the current occupant(s) or local municipality on what is proper for your area and specific to this building. Regular maintenance and inspection is suggested to keep the system clean and clear. Some downspouts can or can be fitted with screens to filter debris. If installed, suggest regular cleaning.

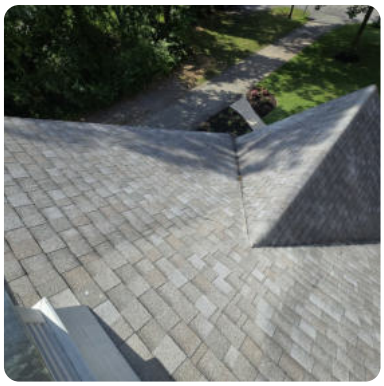
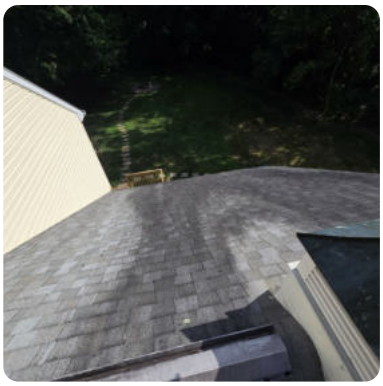
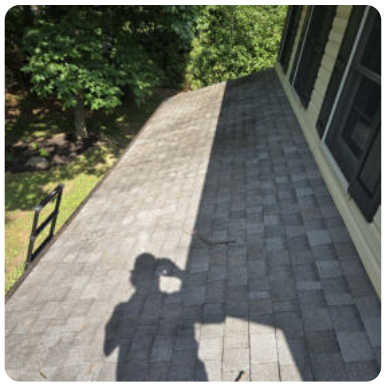
RECOMMENDATION

Monitor this condition and address if changes occur.

ROOF #2

Roof Location

Garage, Front porch

Inspection Method

• Walked The Roof

Same As Primary Roof

Type : Same Construction Type And Condition As Main Roof Section.

The roofing materials, flashings, ventilation components, drainage systems, and general visible condition at this section appear consistent with the primary/main roof area.

Observations and recommendations noted in the primary roof section apply equally to this section unless otherwise stated.

Roof Inspector's Remarks

The cupola requires cleaning and priming with paint.

ATTIC

Attic Location

2nd Floor

Attic Access Location

• Bedroom Closet

How Attic Was Inspected

Type : Viewed Attic From Access Opening (Entire Body Entry)

It is important to note that if the attic does not have flooring the inspector due to safety concerns will not walk across stuctural framing and thru insulation. Viewing the attic from the access opening is a limited inspection.

Roof Framing Type (This is the framework that supports the roof's weight and provides the structure for the roof covering. Key components include rafters, trusses, and ridge boards)

Type : Engineered Trusses

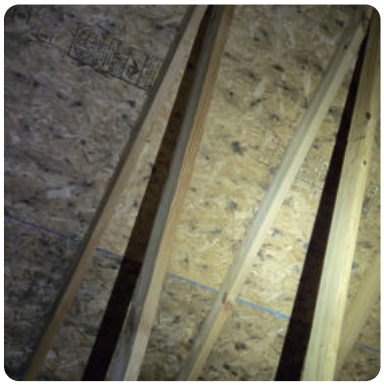
A roof truss isa pre-fabricated, triangular structural framework of timbers designed to support a roof, bridging the space above a room and tying the walls together.

Type : OSB Sheating

Oriented strand board (OSB) isa panel made of wood strands that are bonded together with resin.It's a versatile, engineered wood product used in construction.

Rust/Corrosion On Roof Fasteners

Usually rust and corrosion on roofing fasteners is caused from condensation and frost forming on the nails. You will often see drip stains directly below the rusting nail. Frost can form inside your attic much the same as on a car window in the winter. Warm moist air meets a cold surface and frost appears. This can be from a combination of things, poor ventilation and heat loss. A lack of ventilation in an attic can lead to a buildup of warm moist air. Heat loss is warm house air moving into the attic from around light fixtures, chimneys, vents and exhaust fans and/ or inadequate insulation, etc. This causes condensation to form and freeze creating frost.



RECOMMENDATION

Monitor this condition and address if changes occur.

Roof Vent Types

Type : Ridge Vents

A ridge vent isa ventilation opening at the top of a sloped roof that allows hot air to escape.Ridge vents are a common way to ventilate attics and roofs.

Type : Soffit Vents

A soffit vent isa perforated opening installed in the underside of a roof's eaves (or soffit area) to allow air to flow into and out of the attic, aiding in proper ventilation and preventing heat buildup, moisture issues, and potential roof damage.

Attic General Conditions

Dry Moisture Stain(s)

Stains were observed and checked with a highly accurate moisture meter. The stains were found to be dry at the time of this inspection. It is suggested to consult with the current occupant(s) about their knowledge of the stains, if there were corrective measures taken and if is there any documentation available.

RECOMMENDATION

Monitor this condition and address if changes occur.

Microbial Growth Observed

Microbial growth, often referred to as mildew or mold, is a family of fungi that is commonly found both indoors and outdoors. Microbial growth indoors occurs when there is high humidity or moisture, low sunlight, oxygen, the right temperature, and organic matter present. Since microbial growth can be found everywhere, and it is constantly reproducing, all of us are exposed from the air we breathe, both indoors and outdoors, daily. It is suggested to have qualified specialist further evaluate and make corrections as needed.

Location: 2nd Floor, Attic, Rear, Right

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any corrections as needed based on findings.

Attic Insulation Type

Type : Cellulose

Typically appears as grayish or bluish-gray, shredded paper-like material.Cellulose insulation is made from recycled materials like newspaper and cardboard.Cellulose is known for creating a better air barrier due to its dense, compact installation method.

Loose and/or Displaced Insulation Observed

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Attic Insulation Depth (In Inches)

Type : 8-10

Attic Inspector's Remarks

Observation: A solar tube skylight is installed through the roof but does not extend down into the living space.

ATTIC #2

Attic Location

Garage

Attic Access Location

• Garage Ceiling

STRUCTURE

Foundation Types

- **Utility Basement**
- **Slab On Grade**

UTILITY BASEMENT

Inspection Method

- **Entered Area**




Foundation Material

Satisfactory

Type : Concrete Blocks (CMUs)

Individual concrete masonry units (CMUs) are laid and mortared together to form the wall.

Exterior Wall/Frame (The exterior wall/frame refers to the part of the structure that is supported by the foundation.)

Satisfactory

Type : Wood Frame

A wood-frame exterior wall is a type of construction in which a building's outer wall is built using a skeleton of wooden components called studs. This framework provides structural support and is covered with sheathing, insulation, and an exterior finish.

Floor Joists

Satisfactory

Type : Dimensional Lumber

Dimensional lumber is a finished product, cut and milled to specific, consistent dimensions and ready for use in projects.

Beams

Satisfactory

Type : Steel Girder

A steel girder isa large, load-bearing horizontal beam, often made from rolled steel or welded steel plates, that serves as a primary support structure in buildings to carry significant vertical loads over a span.Key types include I-beams (or H-beams).

Columns

Satisfactory

Type : Steel

A steel column isa vertical structural component, typically made from rolled or fabricated steel sections, that supports compressive loads from a structure and transfers them to the foundation.

Insulation

Satisfactory

Ventilation Inspector's Remarks

Suggest dehumidification

Floor

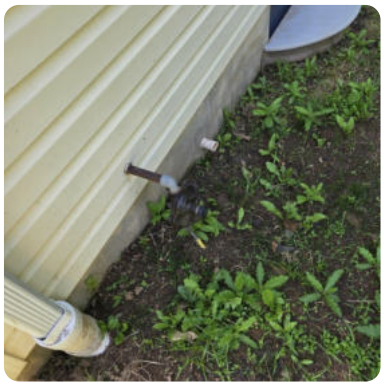
Satisfactory

Sump Pump (Some homeowners assume that if their sump pump backs up, the damages will be covered under the "Sewer and Drain Back-ups" portion of their policy. But most sump pump failure is not covered under regular homeowners insurance policies unless you specifically add the appropriate rider.)

Functional

Sump Pump Discharge Pipe to Close to Structure

It is suggested to extend the discharge pipe away from the structure.



RECOMMENDATION

Routine maintenance is recommended.

Stairway

Satisfactory

Stairway Handrail(s)

Stairway Openings Observed

A handrail was installed, however, no other handrail components were installed. If one or both sides of the stairway are open, or a portion of the stairway is open, a balustrade system is required on the open section to prevent falls. This should be supplemented with a graspable handrail along the full run of the stairs.

RECOMMENDATION

This condition presents a potential safety concern and should be addressed by a qualified specialist.

Handrail(s) Not Installed

If the stairway is less than 44 inches wide and is enclosed on both sides, only one handrail is required, and if one side is open, only a railing on the open side is required. If both sides are open, standard railing components are required on both sides.

Location: Left side

RECOMMENDATION

This condition presents a potential safety concern and should be addressed by a qualified specialist.

SLAB ON GRADE

Location

Garage, Family Room

Inspection Method

• Entered Area

Type : Inspection Limitations

Portions of the structure and related components were not fully visible or accessible at the time of the inspection due to conditions such as limited access, obstructions, or construction design. As a result, a complete evaluation may not have been possible.

Slab Foundation Types

Satisfactory

Type : Slab-On-Grade

A grade slab, also known as a ground slab or slab-on-grade, is a concrete slab that is poured directly on the ground or on a prepared subgrade. It serves as the foundation for buildings and structures, providing a flat surface for construction. It supports walls and other loads directly.

PLUMBING

Water Supply Source

Type : Private/Well

Examination of wells is not included in this visual inspection. It is suggested that you have the well water checked for purity by a qualified specialist, and if possible, a check on the gallons per minute of the well and well recovery time.

Main Water Supply Pipe & Shut Off Valve

Satisfactory

Type : Polyethylene (PE)

From the 195o's through today polyethylene piping has been installed at house service mains. In the past it was used extensively on private (well) water systems, it has since become a popular choice for public water systems. Polyethylene piping is distinguished by its dark color and does not hold a circular shape; therefore, it is held together by plastic fittings and/or stainless steel compression clamps. The common sizes for water entry are 3/4 inch and 1 inch. Polyethylene pipe can last in excess of 100 years under most water quality conditions and service environments.

The Property Was Vacant At The Time Of Inspection

The Inspector will be operating plumbing related items during the course of the building inspection. It is important to note that the property was vacant at the time of the inspection and future water usage and plumbing usage will increase upon your living in the property. Due to the property being vacant it is possible that plumbing pipe leaks, sewer pipe blockages, waste & drain pipe leaks, and/or other plumbing related issues might occur with increased usage.

RECOMMENDATION

Monitor this condition and address if changes occur.

Water Treatment Equipment

Water Treatment Equipment Installed

Water Treatment Installed and Is Outside The Scope Of The Property Inspection

Water Supply Piping

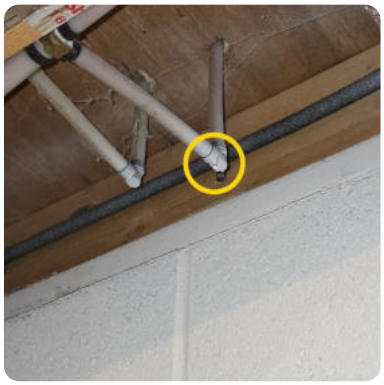
Type : Cross-Linked Polyethylene (PEX)

PEX is a flexible plastic material made from medium- or high-density polyethylene. PEX piping has been used in hot and cold water distribution systems and for hydronic radiant heating in Europe for decades. Introduced into the U.S. in the 1980s, PEX is the most widely used flexible piping for plumbing and radiant floor heating applications. Due to its flexibility, it's often a popular choice for remodels because it can be easily snaked through the walls. PEX tubing is recognized as acceptable for water distribution piping in all major model plumbing codes.

• Inspection Limitations: Portions of the water supply were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Water Supply Pipe Leakage Observed

Location: Right, Basement



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Moderate Water Supply Pipe Rust & Corrosion Observed

Moderate rust and corrosion were observed on portions of the water supply piping. While no active leaks were noted at the time of inspection, the condition indicates ongoing deterioration that may affect pipe integrity over time. Future repairs and/or replacement should be anticipated.

RECOMMENDATION

Monitor this condition and address if changes occur.

Hose Bib/Sillcock

Functional

DWV (Drain-Waste-Vent) Piping

Satisfactory

Type : Poly Vinyl Chloride (PVC)

From the 1950's through today PVC piping has been installed in houses for waste and vent pipe systems. PVCis distinguished by its white color. PVC piping has the distinct advantage of not corroding and have smooth interior surfaces.

• Inspection Limitations: Portions of the DMV (Drain-Waste-Vent) piping were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

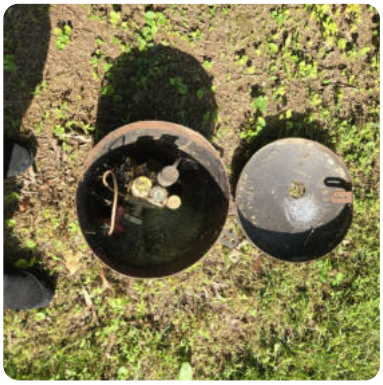
Energy Source

Type : LPG (Liquefied Petroleum Gas)

Some or all the dwellings appliances and/or equipment is fueled by LPGand is stored in a or container(s) manufactured to American Society of Mechanical Engineers standards. An ASME container is a stationary container, filled in place, rather than being replaced with another full container. (see DOT container.) ASME container capacities are measured in water gallons. All 250, 330, 500, 1000 gallon domestic propane storage tanks are ASME containers. Department of Transportation (DOT) container(s) are intended to be returned as an empty container(s) to a central refilling facility. Capacities of DOT containers are measure in pounds of water. Examples of DOT containers are 20: grill cylinders, 30: lift truck cylinders, or 100: through 420: cylinders for domestic use. LPG system distribution pipe length and/or sizes, pressure drop, property line distances or capacity size for dwellings usage are outside the scope of this inspection. Federal, State and local ordinances and regulations should be observed at all times.

LPG (Liquefied Petroleum Gas)

Satisfactory



Inspection Limitations

Portions of the gas lines were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Underground Gas Piping Is Not Visible For Inspection

The inspector was unable to view underground gas piping and is outside the scope of this inspection.

Underground Propane Tank

An underground propane tank exists on the property. Underground propane tanks are outside the scope of this inspection. It is suggested that further evaluation and Cathodic testing be completed by a qualified specialist (I.E. propane supplier). Cathodic testing is a certified test on underground propane tanks to test the tank's capacity to withstand corrosion in the ground. Cathodic testing is done on install, 24-36 months after install and every 36 months for the life of the tank. Please consult with the current occupant(s) as to any information they can provide you regarding the propane tank.

Domestic Hot Water (DHW)

DHW (Domestic Hot Water) Location

Basement

DHW Type

Type : Conventional Storage Tank

This style of water heater features a tank that holds water to be heated. This means that the capacity of the tank determines how much hot water you have available at once. The tank is insulated so that when the water heats up, it remains warm until it is needed.

DHW Energy Source

Type : Electricity

DHW Brand

Type : Rheem

DHW Model # and/or Serial #

DHW General Conditions

Functional

DHW Supply Piping

PEX Piping Directly Connected To The Water Heater

PEX shall not be installed within the first 18 inches of piping connection to a water heater. Due to PEX temperature ratings of 180-200 degrees, some municipalities and plumbing professionals consider connection to electric water heaters acceptable but should not be directly connected to a fueled appliance. Suggest checking with the local municipality on their standards. If acceptable, suggest future monitoring. If not acceptable,

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

DHW Controls

Functional

DHW Valves

Functional

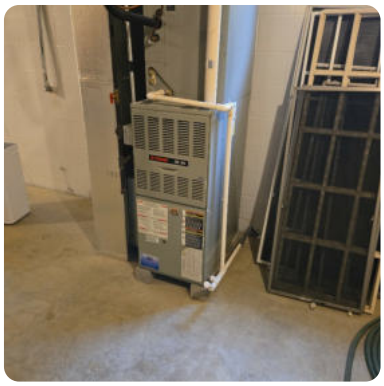
DHW TPR Discharge Pipe

Satisfactory

HEATING

Unit Location

Basement



Heating Type

Type : Forced Air

A forced air heating system uses a furnace or air handler to heat air and distribute it through ductwork. The heat source can be gas, oil, propane, electricity, or another approved fuel type.

A thermostat controls the system. When heat is needed, the furnace heats the air, and the blower fan moves the warm air through the supply ducts to the rooms. After the burner or heating elements shut off, the blower can continue running briefly to move remaining heat out of the furnace or heat exchanger. The cycle repeats when the indoor temperature drops below the thermostat setting.

FORCED AIR

Energy Source

- **Liquefied Petroleum Gas (LPG)**

System Brand

Type : Trane

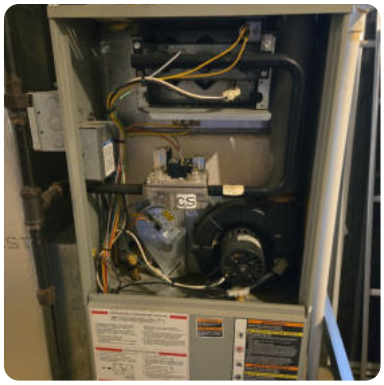
Model # and/or Serial #

General Conditions

Functional

Evidence Of Past Condensate Leakage Observed

Evidence of previous condensate leakage was observed at the heating system, including signs of moisture-related staining, rust, and/or corrosion. No active leakage was observed at the time of inspection.



RECOMMENDATION

Monitor the condition and address if performance declines or conditions change.

Service Switch

Functional

Burners

Functional

Venting

Satisfactory

Combustion Air

Satisfactory

Air Filter

Condensate System

Satisfactory

Distribution

Satisfactory

CO Testing

Satisfactory

Inspector's Remarks

Suggest yearly service

HEATING #2

Unit Location

Room over the garage and rear exterior

Heating Type

Type : Heat Pump

A heat pump is a heating and cooling system that uses refrigeration technology to transfer heat rather than generate it. The system utilizes the same primary components as a conventional air conditioning system, including a compressor, condenser coil, evaporator coil, expansion device, refrigerant, and a reversing valve. The reversing valve changes the direction of refrigerant flow, allowing the system to provide either heating or cooling. During heating operation, heat is extracted from the outdoor air or ground source and transferred indoors. During cooling operation, heat is removed from the indoor air and discharged outdoors. Heat pumps are generally more energy efficient than conventional electric resistance heating systems because they transfer heat rather than create it.

Heat Pump Type

Type : Ductless Mini-Split

A ductless mini-split heat pump is a heating and cooling system that transfers heat between the indoor and outdoor air without the use of ductwork. The system typically consists of an outdoor unit connected to one or more indoor air-handling units installed throughout the structure. Like other heat pumps, a mini-split system uses refrigeration technology to move heat rather than generate it. In cooling mode, heat is removed from the indoor air and discharged outdoors. In heating mode, the refrigeration cycle is reversed, allowing the system to extract heat from the outdoor air and transfer it indoors. Because heat pumps transfer heat rather than create it, they can provide efficient year-round comfort. However, heating performance and efficiency can decrease as outdoor temperatures become extremely cold. Many systems include supplemental heating capabilities or are designed to operate efficiently at lower temperatures.

Ductless mini-split systems are commonly used in homes without existing ductwork, room additions, converted spaces, or areas where individual temperature control is desired. The ability to provide both heating and cooling from a single system can reduce the need for separate HVAC equipment.

HEAT PUMP MINI-SPLIT

System Brand Other

Daiken

General Conditions

High Exterior Temperature (Heat Pump Heating Not Tested)

The exterior air temperature at the time of inspection was too high to safely and effectively evaluate the heat pump in the heating mode. Therefore, the heat pump heating function was not operated or fully tested during this inspection, and proper heating operation could not be confirmed.

HEATING #3

Unit Location

Room over Garage

Heating Type

Type : Unitary

A unitary heating system consists of individual heating appliances that provide heat directly to a room or specific area rather than distributing heat from a central heating system. These systems can be fueled by natural gas, propane, or electricity and are commonly installed as primary heat sources for individual spaces or as supplemental heating for larger structures. Common examples include wall heaters, floor furnaces, room heaters, baseboard heaters, and ductless heating units. Because each appliance operates independently, heating can often be controlled on a room-by-room basis. Some fuel-fired unitary heaters are vented to the exterior, while others are designed as vent-free appliances. Vent-free units require adequate combustion air and should be operated in accordance with the manufacturer's installation and operating instructions. Installation restrictions may apply in certain locations, such as bedrooms and bathrooms, depending on local regulations and manufacturer requirements.

Unitary heating systems can provide an effective heating solution for specific areas but are generally intended to serve only the spaces in which they are installed.

UNITARY (Room Heaters)

Energy Source

- **Liquefied Petroleum Gas (LPG)**

Installation Type

- **Wall Mounted**

Vent Type

- **Direct Vent**

System Brand Other

Empire

Model # and/or Serial #

Thermostat

Functional

General Conditions

Functional

Controls & Regulators

Functional

Burners

Burner Assembly Not Accessible (Unable To Fully Inspect)

The burner assembly was not readily accessible at the time of inspection and could not be fully inspected. Components that are concealed or inaccessible may have conditions that were not visible during this visual inspection.

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Combustion Air

Satisfactory

CO Testing

Satisfactory

Inspector's Remarks

Suggest yearly service

COOLING

Cooling Unit Location

Left, Exterior and basement



Cooling Type

Type : Central Air Conditioning (Central A/C)

Ducted air conditioning, also known as central air conditioning, can be the most efficient in many situations. A ducted system involves a large compressor on the outside of the building, an internal evaporative unit and ducts that bring conditioned air to various rooms through vents.

Shared Heating and Cooling Components

Type : Central Air Conditioning System Shares Several Components With The Forced Air Heating System.

The central air conditioning system shares several components with the forced-air heating system, including the blower, air distribution system, thermostat, and air filtration. These components were described in the heating section of this report and are not repeated here.

CENTRAL A/C

System Brand

Type : Trane

Thermostat

Functional

(Indoor Unit) Model # and/or Serial #

General Conditions

Functional

Condensate System

Satisfactory

Condenser (Outdoor) Unit # and/or Serial #

Condenser (Outdoor) Unit

Outside Unit (Condenser) Coils/Fins Dirty

The most important part of the condenser is a thin coil made of metal--either copper or aluminum. This coil has a series of thin metal fins coming off of it. These fins make an air conditioning compressor look something like an automotive radiator. The purpose of the fins is to increase the surface area of the condenser, making it easier to pass the refrigerant's heat to the surrounding air. As the warm, gaseous refrigerant flows through the condenser, heat makes its way from the inside to the outside of the coil. Once this heat transfer has been accomplished, the refrigerant then flows into the compressor, which pressurizes the cooled gas. The best approach to cleaning AC fins is to use an air conditioner fin comb, or AC fin comb, to gently clean both the condenser and evaporator fins. An AC fin comb is a small tool with soft bristles made for delicately cleaning both the exterior and interior fins of your AC unit.

RECOMMENDATION

Routine maintenance is recommended. Routine maintenance includes normal upkeep such as minor repairs, adjustments, cleaning, or replacement of small components (e.g., caulking, filters, screens). These items are part of homeownership and are not considered significant defects.

Outside Unit (Condenser) Not Level

When the unit isn't level, the oil and refrigerant can become trapped in parts of the tubing, preventing the AC equipment from being properly lubricated. A severely leaning unit can cause liquid to be released into the compressor unevenly, which can cause problems. We recommend you do not attempt to level the outdoor unit on your own. If you try to move or level the AC unit yourself, you risk bending the coolant lines, causing a leak, and allowing refrigerant to escape into the atmosphere.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Condenser (Outdoor) Unit Service Switch

Functional

Refrigerant Line

Satisfactory

Distribution Inspector's Remarks

Suggest pampering down the 1st floor vents to push more to the 2nd floor for cooling. Do the opposite for heating.

Inspector's Remarks

Suggest yearly service

Delta T (Delta T is the difference between two temperatures)

Delta T (degrees F) Value. For this inspection we are taking the difference between the supply and return duct temperatures to determine the Delta T.

17

Delta T Analysis

Type : Standard (between 15-23° F)

The standard temperature for an air conditioner depends on many factors, including comfort level, season, geographic location, and energy costs. While there isn't any perfect temperature you should set your HVAC system to, there is an ideal temperature difference between the supply and return air, which should bebetween 15-23 F.

COOLING #2

Cooling Unit Location

Rear, Exterior and room over garage

Cooling Type

Type : Heat Pump (Cooling Mode)

A heat pump provides both heating and cooling by transferring heat between the interior and exterior of the structure. The system utilizes the same primary components as a conventional air conditioning system, including a compressor, condenser coil, evaporator coil, expansion device, refrigerant, and a reversing valve. When operating in cooling mode, the reversing valve directs refrigerant flow so that heat is absorbed from the indoor air and discharged outdoors. Warm indoor air passes over the evaporator coil, where heat and humidity are removed before the conditioned air is distributed throughout the structure. Heat pumps are generally energy-efficient systems because they transfer heat rather than generate it.

Heat Pump (Cooling Mode)

Type : Ductless Mini-Split

A ductless mini-split heat pump is a heating and cooling system that transfers heat between the indoor and outdoor air without the use of ductwork. The system typically consists of an outdoor unit connected to one or more indoor air-handling units installed throughout the structure. Like other heat pumps, a mini-split system uses refrigeration technology to move heat rather than generate it. In cooling mode, heat is removed from the indoor air and discharged outdoors. In heating mode, the refrigeration cycle is reversed, allowing the system to extract heat from the outdoor air and transfer it indoors. Because heat pumps transfer heat rather than create it, they can provide efficient year-round comfort. However, heating performance and efficiency can decrease as outdoor temperatures become extremely cold. Many systems include supplemental heating capabilities or are designed to operate efficiently at lower temperatures.

Ductless mini-split systems are commonly used in homes without existing ductwork, room additions, converted spaces, or areas where individual temperature control is desired. The ability to provide both heating and cooling from a single system can reduce the need for separate HVAC equipment.

Shared Heating and Cooling Components

Type : Central Air Conditioning System Shares Several Components With The Forced Air Heating System.

The central air conditioning system shares several components with the forced-air heating system, including the blower, air distribution system, thermostat, and air filtration. These components were described in the heating section of this report and are not repeated here.

HEAT PUMP MINI-SPLIT

Cooling Brand Other

Daiken

Thermostat and/or Wireless Remote

Wireless Remote Not Available To Test The System

A wireless remote control for the mini split system was not available at the time of inspection. As a result, full operation and functionality of the system could not be verified. It is suggested to check with the current occupant(s) as to the whereabouts of the wireless remote and test the system for proper operation once the remote is located.

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Condenser (Outdoor) Unit Model # and/or Serial #

Inspector's Remarks

Suggest yearly service

Delta T (Delta T is the difference between two temperatures)

ELECTRICAL

Service Entrance

Type : Underground

An underground service connection is called a Service Lateral.The primary power lines pass through the conduit to the pad transformer input. The secondary power lines connect the transformer output to the electrical service meter. The service lateral is outside the scope of the inspection.

Service Entrance Conductors (SEC) and/or Conduit

Satisfactory

Service Meter

Satisfactory



Service Meter Inspector's Remarks

The meter base has separated from the house wall; however, it remains stable. It is recommended to seal the area around the transition to the wall.

Service Main Disconnect

Satisfactory

- **Part Of Main Service Panel**

Service Amperage & Voltage

- **200 Amps**
- **120/240 Volt Single-Phase**

Main Panel Location

Basement

Brand/Model

- **Murray**

Type

- **Circuit Breaker**

Total Amps

Type : 200

Grounding

Satisfactory

Grounding Inspector's Remarks

Not fully visible

Condition

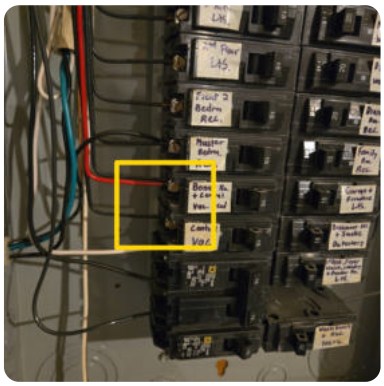
Satisfactory

Circuit Breaker & Wiring Condition

Satisfactory

Multi Wire Branch Circuits (MWBC) Connected To Single Pole Breakers

A MWBC is two or more circuits that is served by a a set of hot wires connected to different phases (all with the same voltage between them) and a common neutral wire (all of the hots also have the same voltage with respect to the neutral). This arrangement saves on wire costs and can also reduce raceway fill. The NEC in paragraph 210.4 (b) requires a means to disconnect all of the hot wires simultaneously. Typically this would be a single multi-pole circuit breaker. The simultaneous disconnect requirement serves to protect against the possibility that someone working on the circuit wouldn't notice that it was a MWBC and would disconnect the neutral while another wire in the circuit was energized.

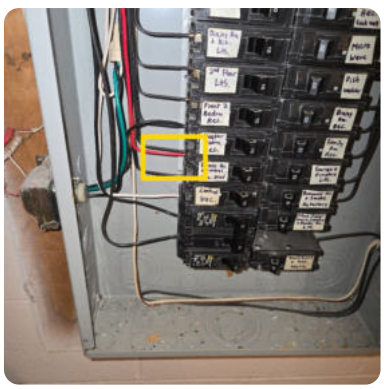


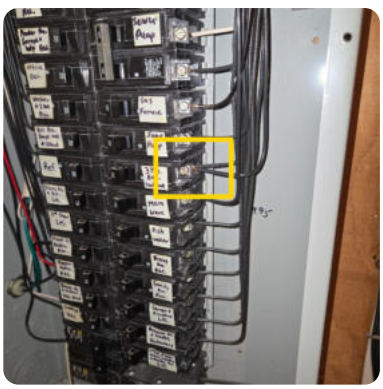
RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Double Taps Observed On Circuit Breaker(s)

The term “double tap” refers to multiple hot or physical wires that are physically connected to a single lug. This is most common on breakers, and is usually done because there are no more slots in the panel to add any new circuits. The only other option is to “tap” into an existing circuit at the breaker’s connection . While this is not usually a serious concern, double tapping is contrary to proper installation.





RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

General Wiring (Visible) Condition

Satisfactory

Lighting, Fan(s) & Fixtures

Functional

• Interior lighting, ceiling fans, and related fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, remote controls, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Switches & Receptacles

Functional

Ground Fault Circuit Interrupter (GFCI)

Functional

Multiple GFCI's Outlets On The Same Circuit

The GFCIs trip when leakage current to ground gets to 5 mA (.005 AMP). If you have one appliance on the circuit and it has a 2mA leakage there probably won't be any issues. With 2 or more GFCI's on the same circuite you may experience nuisance tripping. So long as you have a GFCI outlet at the start of a circuit, the rest can be regular outlets. One GFCI per room is enough, so long as they are on the same circuit. In the future you may want to limit outlet to one GFCI.

Location: Primary, En-Suite, Bathroom prote ts all other bathrooms, garage and exterior

RECOMMENDATION

Monitor the condition and address if performance declines or conditions change.

Smoke Detectors

Functional

Carbon Monoxide (CO) Detector's Remarks

Ensure one on each level

INTERIOR

Door(s)

Functional

Wall Material

Satisfactory

Ceiling Material

Satisfactory

Floors

Satisfactory

Windows

Functional

Type : Dual-Pane

Dual-pane windows consist of two pieces of glass with air or gas between the two panes to create a sealed insulating glass unit. The R-value of a dual-pane window is about 2.5 to 3.

Stairway

Satisfactory

Stairway Handrail(s) & Guardrail(s)

Satisfactory

Fireplace Location

1st Floor

Types Of Fireplace Designs

Type : Direct Vent (DV's)

Direct Vent Gas Fireplaces have become a trendy choice for homeowners because they are efficient, promote healthy air quality, are easy to operate, and visually pleasing. Unlike traditional gas fireplaces, direct vents are highly effective because they expel exhaust gases, either vertically or horizontally, outside a home while using outside air instead of inside for combustion.

Facing Type & Condition

- **Marble**

Mantel Condition

Satisfactory

Firebox Fuel Type

- **Liquefied Petroleum Gas (LPG) Fireplace Logs**

Firebox Type & Condition

Satisfactory

Type : Prefabricated Metal

A "prefabricated firebox" is a complete, factory-built fireplace system made primarily of metal, including the firebox, flue, and other components, essentially meaning a prefabricated firebox is a type of metal firebox that comes as a whole unit ready for installation.

Hearth Condition

Satisfactory

Fireplace Doors and/or Screens

Functional

VEHICLE STORAGE

Vehicle Storage Type

Type : Garage

Garages are enclosed with solid walls, a roof, and at least one door.

Garage Location

- **Attached**

Dwelling-Garage Fire Separation

Satisfactory

Garage-To-Dwelling Entry Door

Functional

Overhead Door(s) Type & General Condition

Functional

Type : Sectional

Sectional garage doors are made up of panel sections that are connected with hinges. As the door opens and closes, wheels at the edge of each panel roll inside a vertical track on each side of the door opening. The hinges between each panel section bend over a curved portion of the track. This feature allows the door to sit parallel to the ceiling when completely open or in line with the walls when completely closed. A pair of high-tension springs above the opening are attached to cables that operate the door and hold it from drifting down when only partially open. These doors are typically made from steel, are low maintenance, and can be customized to include window inserts, hardware, textures, and colors. They come in both insulated and non-insulated models.

Overhead Door(s) Operators

Functional

Overhead Door(s) Safety Reverse System

Functional

Type : Automatic Reverse Mechanism Installed

In 1982, ANSI created a voluntary industry standard (ANSI-UL 325-1982) which requires automatic reversing mechanisms on garage door openers sold in the US.

Garage Floor

Satisfactory

Switches & Receptacles (Electrical)

Functional

LAUNDRY

Location

1st Floor

Supply Pipe(s)

Satisfactory

Inspection Limitations: Portions of the water supply piping were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Supply Pipe(s) Inspector's Remarks

Suggest upgrading from rubber hoses.

Waste Pipe(s)

Satisfactory

Inspection Limitations: Portions of the waste piping were not fully visible or accessible at the time of the inspection due to conditions such as wall and ceiling finishes, insulation, stored items, or limited access. As a result, a complete evaluation may not have been possible.

Switches & Receptacles (Electrical)

Functional

Switches & Receptacles (Electrical) Inspector's Remarks

The cord entering the dryer is missing a clamp. It is recommended to install one.

Dryer Exhaust Duct

Improper Exhaust Duct Material Observed

Improper exhaust duct materials were observed. Flexible plastic or similar materials may contribute to lint accumulation and increased fire risk.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Dryer Exhaust Duct Inspector's Remarks

Suggest regular cleaning.

Dryer Exhaust Duct Inspector's Remarks #2

Termination not visible under deck

KITCHEN

Location

1st Floor

Counter(s)

Satisfactory

Cabinets

Satisfactory

Sink General Condition

Satisfactory

Sink Faucet

Functional

Sink Supply Pipes

Satisfactory

Sink Waste Pipes

Satisfactory

Range Energy Source

Type : Electricity

Range General Condition

Functional

Fan-Ventilation

Functional

Dishwasher

Functional

Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

BATHROOM

Location

2nd Floor, Hallway

Toilet

Functional

Sink

Functional

Counters and Cabinets

Satisfactory

Shower

Functional

Excessive Water Coming Out Of Tub Spout When Tee Diverter Is Activated.

This usually occurs when the O-Ring or control valve starts to deteriorate. It is suggested to repair and/or replace the tub spout. Just a side note. A leaking tub spout may also be caused from high water pressure.

RECOMMENDATION

Routine maintenance is recommended. Routine maintenance includes normal upkeep such as minor repairs, adjustments, cleaning, or replacement of small components (e.g., caulking, filters, screens). These items are part of homeownership and are not considered significant defects.

Bathtub

Functional

Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Light Bulb/Tube Burned Out and/or Missing

One or more light bulbs or tubes were burned out and/or missing at the time of the inspection. The fixture could not be fully evaluated without a functional bulb or tube installed.

RECOMMENDATION

Maintenance is recommended. This condition should be serviced or maintained as part of normal property upkeep.

Mechanical Exhaust Vents

Functional

Mechanical Exhaust Vents Inspector's Remarks

Termination unknown, not visible to exterior, suggested.

HVAC Distribution

Functional

BATHROOM #2

Location

En-Suite

Toilet

Functional

Sink

Functional

Counters and Cabinets

Satisfactory

Shower

Functional

Bathtub

Functional

Bathtub Inspector's Remarks

Holes in tub deck, suggest corrections

Enclosure

Functional

Enclosure Inspector's Remarks

Suggest clean and reseal

Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Light Bulb/Tube Burned Out and/or Missing

One or more light bulbs or tubes were burned out and/or missing at the time of the inspection. The fixture could not be fully evaluated without a functional bulb or tube installed.

RECOMMENDATION

Maintenance is recommended. This condition should be serviced or maintained as part of normal property upkeep.

Mechanical Exhaust Vents

Functional

Mechanical Exhaust Vents Inspector's Remarks

Termination unknown, not visible to exterior, suggested.

HVAC Distribution

Functional

BATHROOM #3

Location

1st Floor

Toilet

Functional

Sink

Functional

Switches & Receptacles

Functional

Light Fixture(s)

Satisfactory

• Light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Mechanical Ventilation Makes Unusual Noise

Excessive or unusual noise was observed during operation of the mechanical ventilation system. Excessive noise may indicate dirt accumulation, loose components, worn bearings, motor issues, or other operational concerns.

RECOMMENDATION

Further evaluation by a qualified specialist is recommended. Address any repairs as needed upon evaluation.

Mechanical Exhaust Vents Inspector's Remarks

Termination unknown, not visible to exterior, suggested.

HVAC Distribution

Functional