

INSPECTION REPORT

XpertHomeInspectorLLC



Inspector: Brandon L Tidwell

**Brandon L Tidwell HI-2255
XpertHomeInspectorLLC**

**123 American Dream RD.
Inspection Prepared For: Wise Investor
Agent: Jenny Realtor - 80s Realty Company**

**Date of Inspection: 4/8/2026
Year Built: 1958 Size: 2169
Weather: Sunny**

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds

Page 26 Item: 3	Steps/Stoop	<ul style="list-style-type: none"> • There are one or more missing railings on the exterior steps. This presents a potential fall concern. Recommend a licensed contractor install proper railings.
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Kitchen

Page 41 Item: 4	Plumbing	<ul style="list-style-type: none"> • Drains in the kitchen show signs of leakage, recommend a licensed plumber repair.
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Page 42 Item: 8	Appliances	<ul style="list-style-type: none"> • The stove receptacle was located in a lower cabinet and was missing a protective cover. I recommend having cover installed for added safety.
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Bathroom 2

Page 47 Item: 8	Receptacles	<ul style="list-style-type: none">• GFCI receptacles are not installed within six feet of water in bathroom 2, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
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Fireplace

Page 54 Item: 6	Fireplace	<ul style="list-style-type: none">• There is soot built up in the fireplace flue. Potential safety hazard. Recommend a licensed chimney sweep clean and examine the fireplace flue.
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Stairs, Steps, Hallways

Page 55 Item: 1	Stairs, Steps, Hallways	<ul style="list-style-type: none"> • The handrail is loose to the second floor, which is a potential safety hazard. Recommend securing/repair.
		

Water Heater

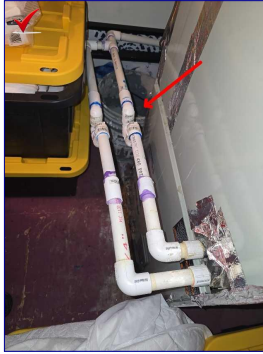
Page 59 Item: 1	Brand Name	<ul style="list-style-type: none"> • The water heater was not observed at the time of inspection. Based on the layout and visible plumbing components, it is suspected that the unit may be concealed behind a fixed/finished wall in the lower bathroom; however, this could not be confirmed. <p>The inability to locate and access the water heater is a significant limitation, as the unit could not be inspected for proper installation, condition, safety features (such as temperature and pressure relief valve and discharge piping), or overall functionality.</p> <p>Recommend confirming the exact location of the water heater with the seller or builder and providing proper access. If the unit is concealed, further evaluation by a qualified professional is advised to ensure it is safely installed and accessible for maintenance and future inspections.</p>
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Electric - Sub Panel

Page 63 Item: 5	Branch Wire	<ul style="list-style-type: none"> • The ground and neutral wires are not separated at the sub panel, which is a safety concern. I recommend a licensed electrician repair.
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Cooling System - Interior

Page 64 Item: 5	Secondary Condensate Line	<ul style="list-style-type: none"> • There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.
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Overview

1. Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces north.

3. State of Occupancy

• Unoccupied, but furnished

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Dry

7. Approximate Age

• 60+years

8. Overview comments

Observations:



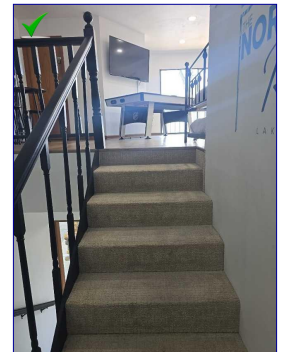
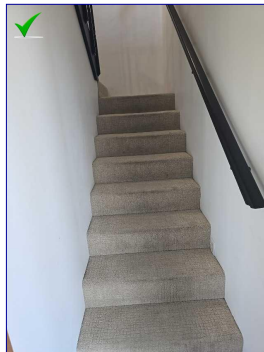
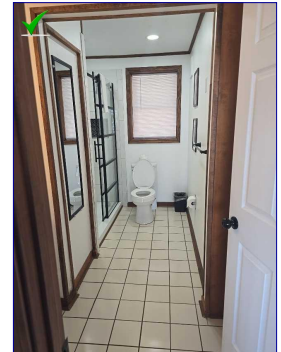
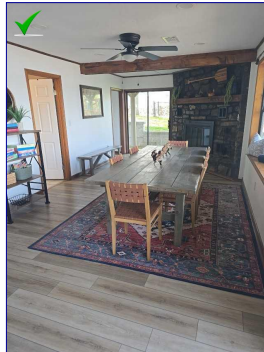
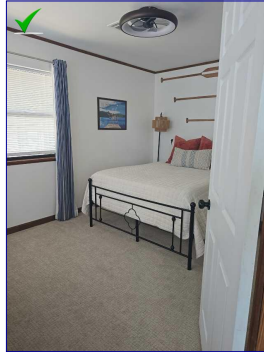
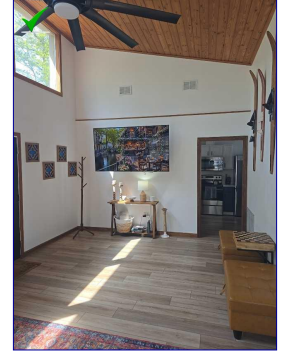
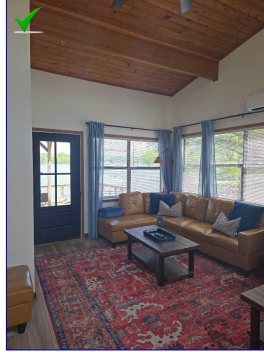
• The home had a few areas where the tape joists are coming loose. I recommend having evaluated and repaired.



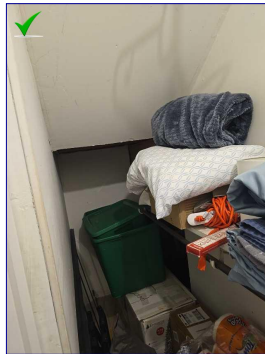
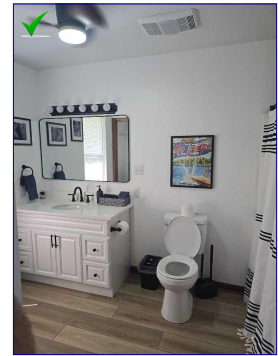
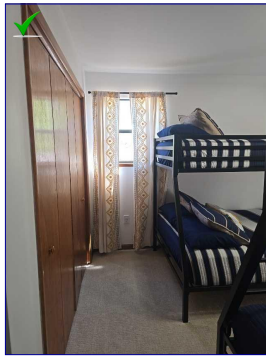
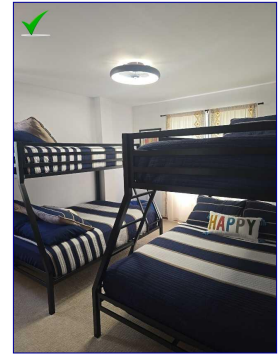
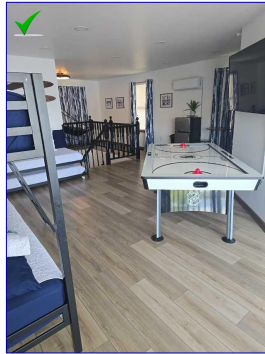
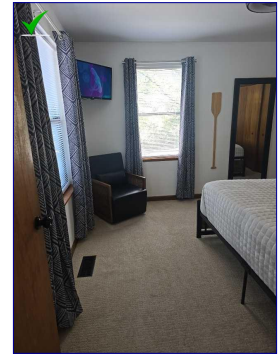
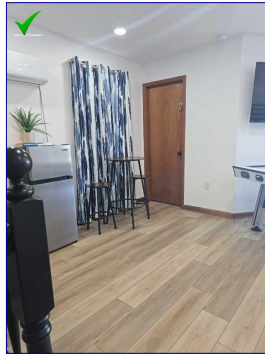
Interior Photos

1. Photos

Satisfactory



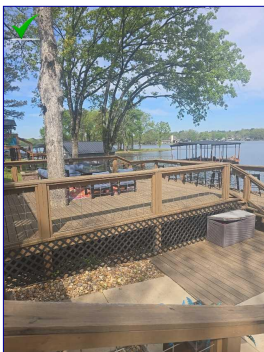
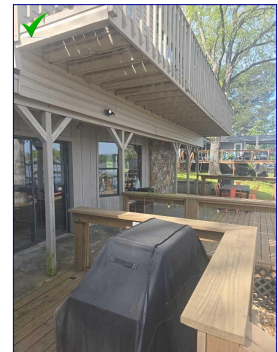
Interior Photos (continued)



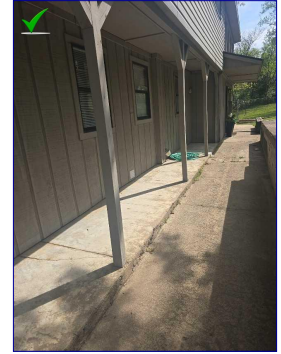
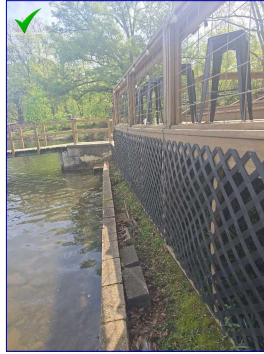
Exterior Photos

1. Photos

Satisfactory



Exterior Photos (continued)



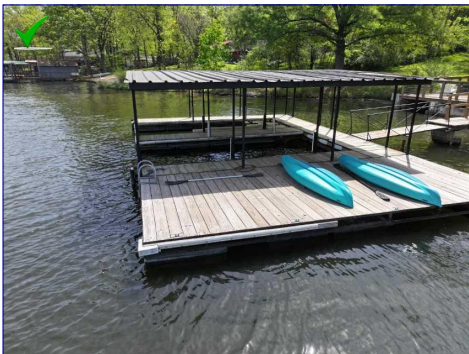
Boat Dock

1. Dock Overview



Materials:

- Double Stall
- Floating dock



Dock View



Dock View



Dock View

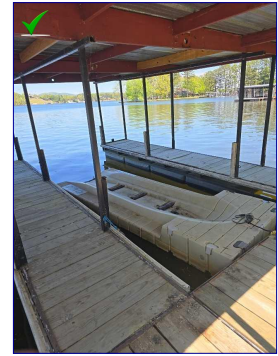
Boat Dock (continued)



Gangway View



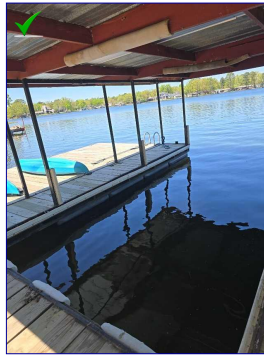
Dock View



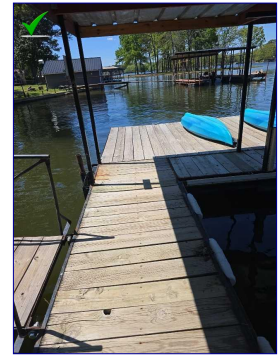
Dock View



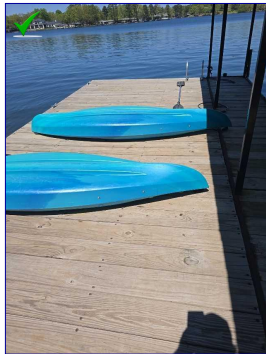
Dock View



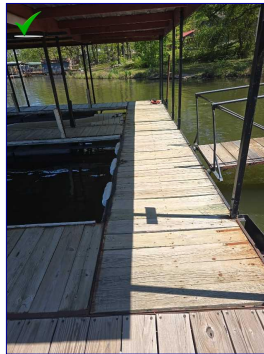
Dock View



Dock View



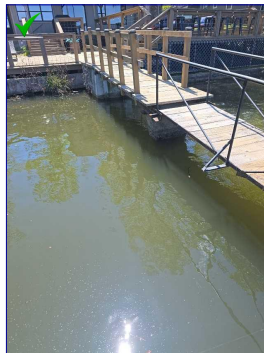
Swim Dock View



Dock View



Gangway View



Gangway View

Boat Dock (continued)

2. Agent



Materials:

- **Buyers agent:** Jenny Realtor
Jenny4U@realtor.com
8675309

- **Buyers:** Wise Investor
Wiseinvestor@investor.com
555-555-6264

3. Decking Condition

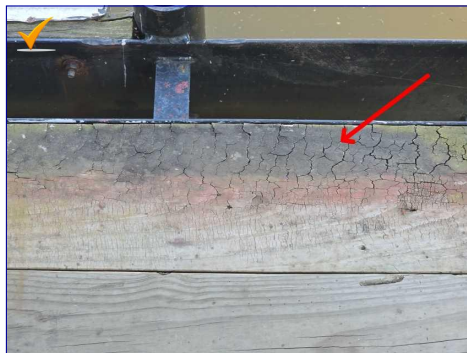


Materials:

- Wood

Observations:

- The decking boards on the dock had signs of aging. There were warped boards, minor moisture damage, and rust on portions of the metal dock frame. I recommend having evaluated and repaired by a licensed dock contractor.



4. Roof type



Materials:

- Metal
- Color: Grey

Observations:

- The boat dock roof had damage and has been patched several times. I recommend having a licensed roofer evaluate and make repairs before closing. Contact entergy shoreline for permitting.

Boat Dock (continued)



Roof View



5. Lift type




6. Seawall

 Materials:
• Present



Seawall view

7. Flotation/Anchorage

 Materials:
• Floating Dock

Boat Dock (continued)

8. Irrigation Pump

N/A

9. Storage Lockers/ Sidewalls

N/A

10. Electrical/Breakers

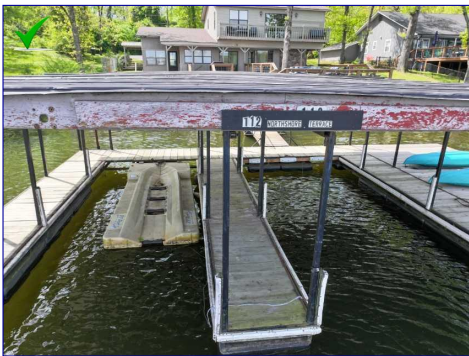
N/A

11. Signage

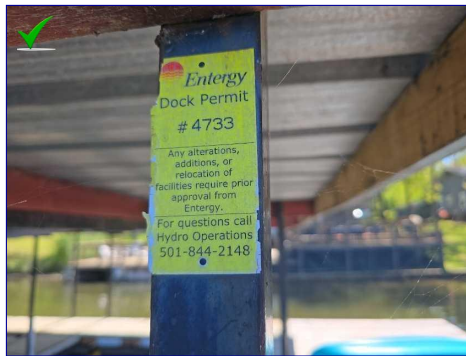
Observations:



- Address sign present: Yes



Address Sign



Energy permit sign g t of Clean-
outs ft 5t g



Safety signage

12. Overall Condition

Observations:



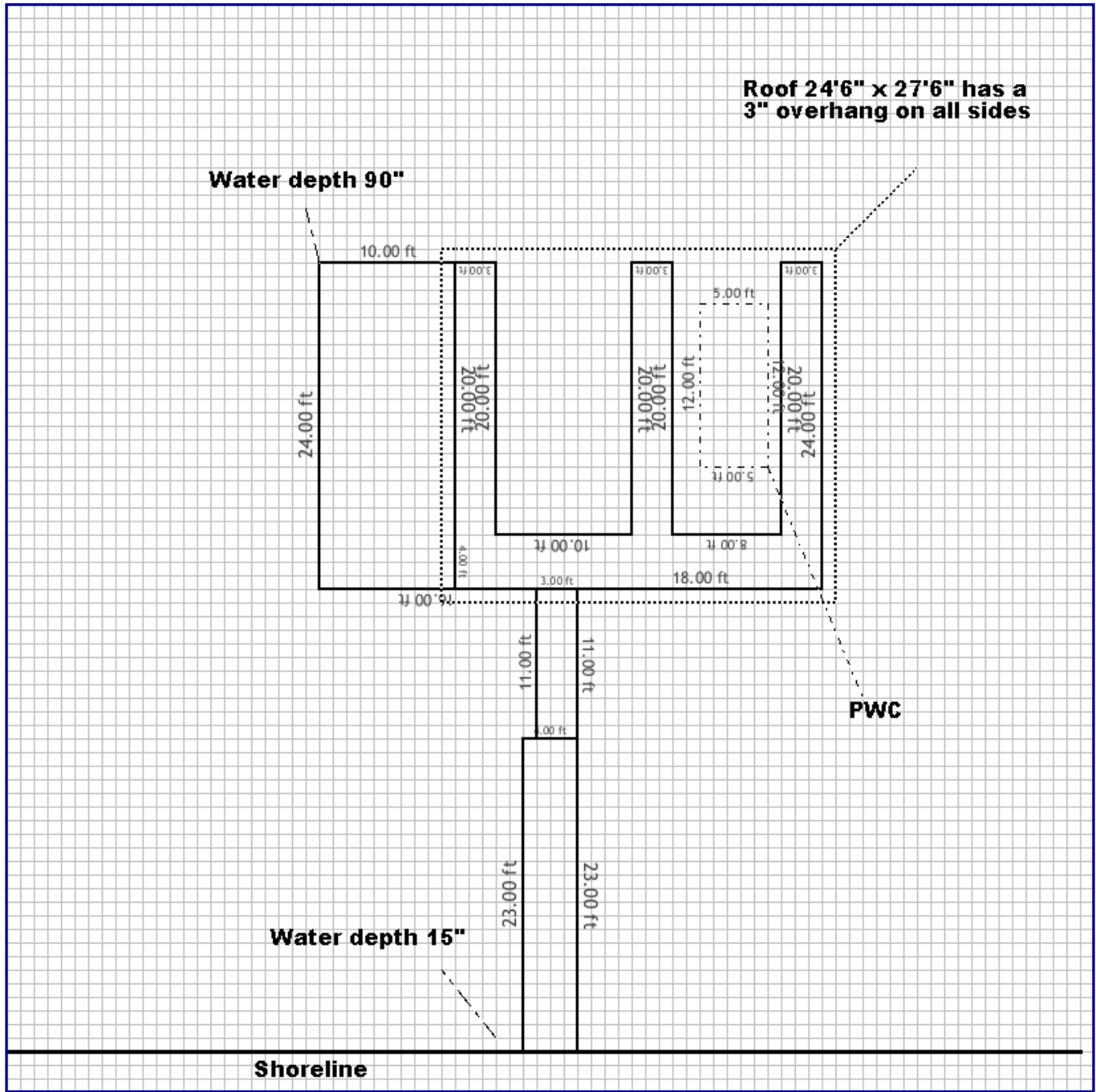
- The wood on the dock had peeling paint and deferred maintenance. I recommend having evaluated and repaired before closing.

Boat Dock (continued)



Boat Dock (continued)

13. Dock Sketch



Dock Sketch View

Spa

1. Pool View



Spa View



Spa operating

2. Type



3. Lights



4. Tiling/Liner



5. Water

 Materials:
• Clear

6. Electrical



7. Pump type



Mold

1. Mold/ Fungal Growth Observations

Observations:



- There was 3 air samples taken. 1 in lower bathroom, 1 in upper bathroom room, and 1 outdoors for comparison, 1 bio-tape sample taken from inside the lower vent register. I will email the results as soon as they return from the laboratory.

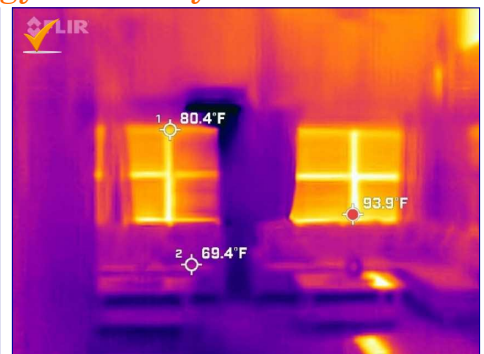
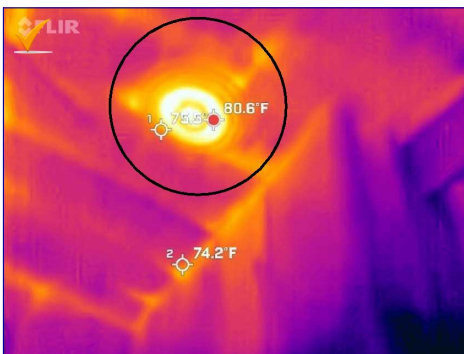
Thermal Imaging Photos

1. Photos

Observations:

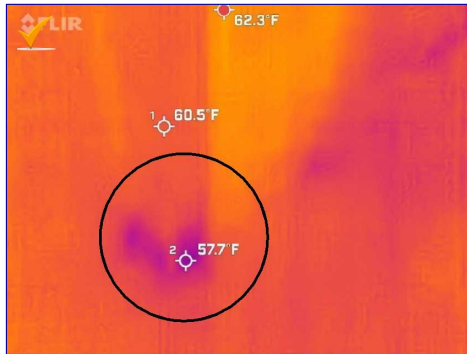
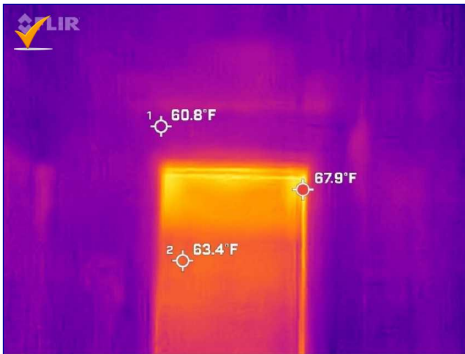
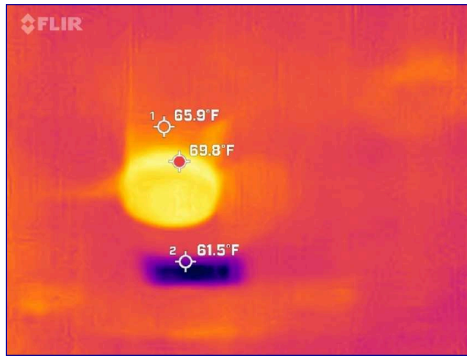
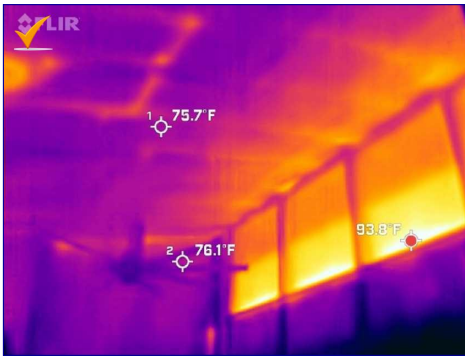


- The windows were single pane metal windows. These are considered to be outdated. The thermal scans showed heat signatures around all the windows. I recommend upgrading for better energy efficiency.

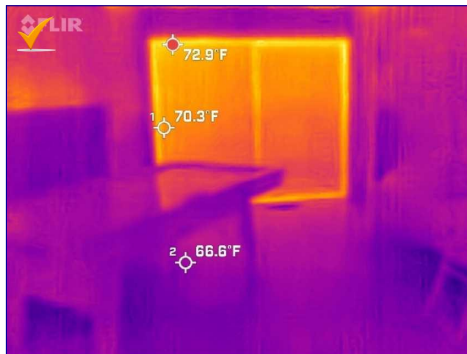


There is a metal plate installed in the living room ceiling. This is allowing heat to transfer into home. I recommend repair to help be more energy efficient.

Thermal Imaging Photos (continued)



This is the moisture staining in the lower bathroom. It shows minor moisture presents. I recommend having evaluated and repaired.



Sewer Scope Imaging

1. Materials



Materials:

- Location of Clean-outs - Front sidewalk

Observations:

- Cast Iron
- PVC

• A sewer camera inspection of the accessible drain line was performed at the time of inspection. The system is configured with PVC piping from the cleanout toward the sewer holding tank and cast iron piping from the cleanout toward the home.

The PVC section appeared generally smooth-walled and in functional condition at the time of inspection, with no significant defects observed in the visible portions.

The cast iron section, however, exhibited moderate to heavy internal corrosion, scaling, and buildup along the pipe walls. In several areas, this buildup is substantial enough to reduce the effective diameter of the pipe, which can impede proper wastewater flow. Organic material and debris were observed adhering to the interior surfaces, consistent with aging cast iron piping.

These conditions are considered deficient and increase the likelihood of:

Recurring blockages or slow drainage

Wastewater backup into the home

Progressive deterioration and eventual failure of the pipe

Recommendation

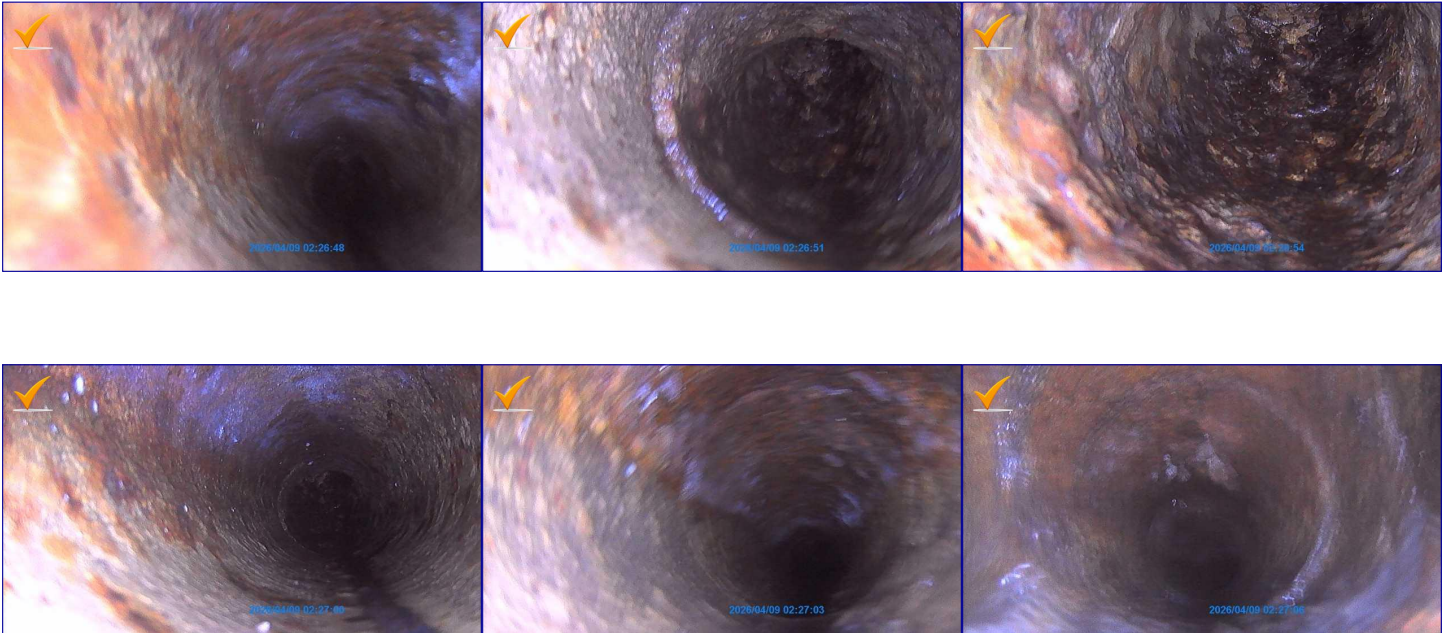
It is recommended that the cast iron portion of the drain line be evaluated by a licensed plumber or sewer specialist. Cleaning (such as hydro-jetting) may provide temporary improvement; however, due to the level of corrosion and buildup observed, repair or replacement of the cast iron piping should be anticipated.



Sewer Scope Imaging (continued)



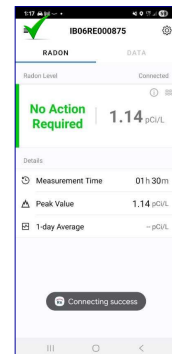
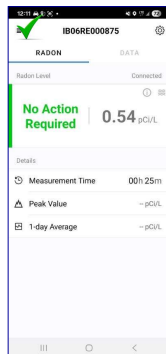
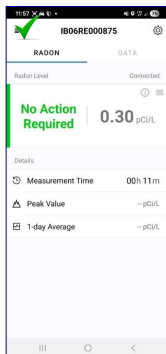
Sewer Scope Imaging (continued)



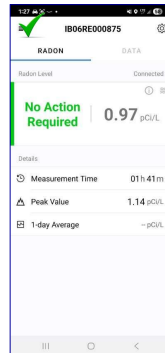
Radon Gas Measurements

1. Radon Gas Measurements

Satisfactory Observations:
• The radon gas measurements were in an acceptable range. There is no action needed at this time.



Radon Gas Measurements (continued)



Grounds

1. Service Walks



Materials

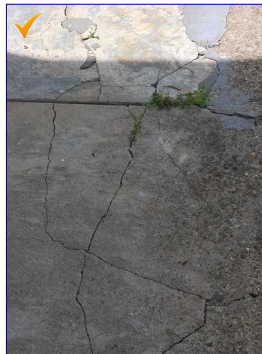
- Concrete

Condition

- Typical cracks
- Settling cracks

Comments

- The walkway had some typical cracking/chipping but is usable. Recommend a professional contractor seal the cracks to help prevent additional damage.



2. Driveway/Parking



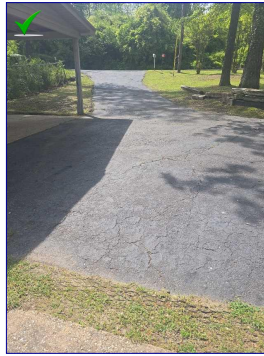
Materials:

- Asphalt

Condition:

- Typical cracks

Grounds (continued)



The Driveway View

3. Steps/Stoop



Materials:

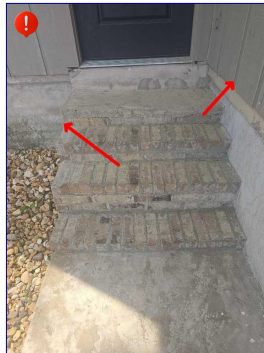
- Concrete

Condition:

- Railing recommended

Observations:

- There are one or more missing railings on the exterior steps. This presents a potential fall concern. Recommend a licensed contractor install proper railings.



4. Patio



Materials:

- Concrete

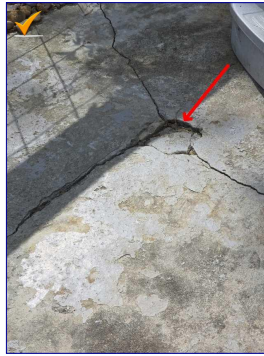
Condition:

- Settling cracks
- Typical cracks

Observations:

- The patio had some cracking and settlement but was in usable condition. Repair as needed.

Grounds (continued)



5. Deck/Balcony

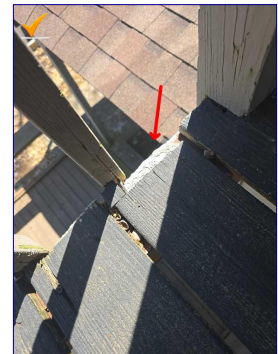
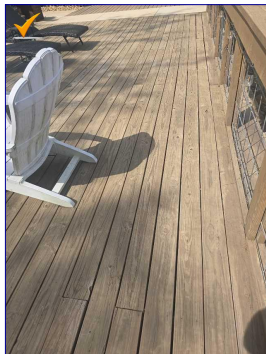


Materials:

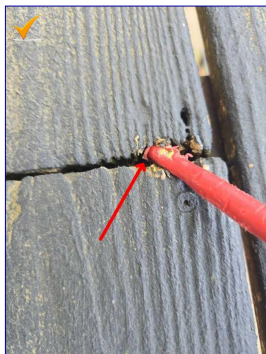
- Wood

Observations:

- The wood in the deck needs painting or treating. Recommend painting or treating wood on the deck to help protect it from damage.
- There are areas of rot/moisture damage beginning on the deck. Rot will shorten the life of the deck. Recommend removing/treating the rotted areas. A licensed contractor should replace any damaged wood as needed.



The deck has normal age-related wear. I recommend budgeting for repairs in the near future.



Grounds (continued)

6. Retaining Wall



Materials:

- Concrete
- Concrete block

Condition:

- Leaning/Cracked/Bowed

Observations:

- The retaining wall is leaning and becoming unstable. Recommend a professional contractor repair.



7. Hose Bibs

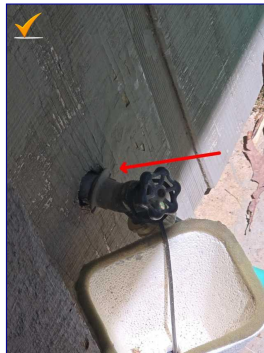


Hose Bibs:

- Yes, operable

Observations:

- The hose bib is not secured to the house, which may cause damage over time. Recommend securing the hose bib to the house.



Roof

1. Roof View



The Roof View



The Roof View



The Roof View



The Roof View



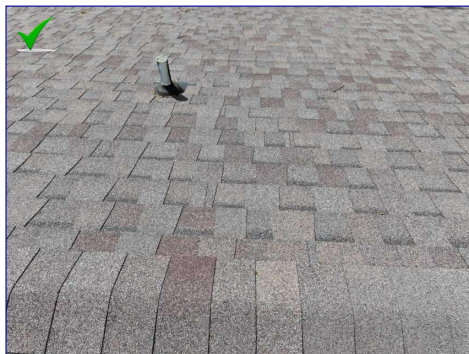
The Roof View



The Roof View



The Roof View



The Roof View



The Roof View

Roof (continued)



The Roof View

2. Roof General: Visibility

Visibility:

- All

Inspected From:

- With drone

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:

- Layers 1+
- Age: 1-5+
- Location: House

4. Ventilation System



Type:

- Soffit
- Gable
- Turbine

5. Condition of Roof Covering



6. Vents



Exterior

1. Chimney Chase



General:

- Location: South Side of Roof
- Viewed From: Roof with drone
- Rain Cap/Spark Arrestor: Yes

Observations:

- Evidence of: Rust

Observations:

- The chimney cap is rusted. Monitor and consult a licensed chimney sweep as needed.



Chimney Chase View

2. Gutters



Materials:

- Galvanized/Aluminum

3. Siding

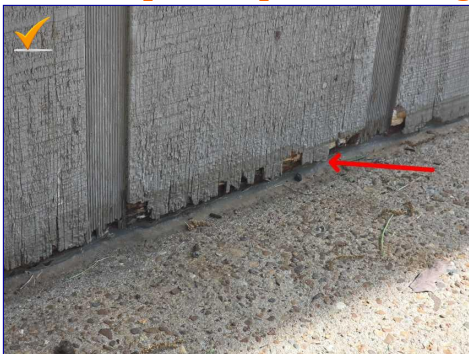


Materials:

- Wood
- Metal/Vinyl

Observations:

- The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



Exterior (continued)

4. Trim



Materials:

- Wood

Observations:

- Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.



5. Soffit



6. Fascia



Materials:

- Wood

Condition:

- Recommend repair/painting
- Damaged wood

Observations:

- The fascia is damaged. Recommend repair by a licensed contractor.



Exterior (continued)

7. Windows/Screens



Materials:

- Metal

Condition:

- Windows: Failed/fogged insulated glass

Observations:

- There is evidence of damaged insulated glass in one or more windows, which will make the windows less efficient, and the seal will fail over time. Monitor and consult a professional contractor for repair or replacement of affected window(s).



8. Service Entry



Location:

- Overhead

9. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: Yes
- GFCI, operable: Yes

10. Building Exterior Wall Construction



Observations:

- The rear foundation wall had spalling. I recommend having evaluated and repaired by a licensed contractor.



Exterior (continued)

11. Exterior Doors



- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Marginal
- Patio door condition: Poor

Observations:

- The side sliding patio door did not work. I recommend having repaired as needed for proper operation.



The weatherstripping is missing or damaged.
Recommend replacing the insulation.

Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1



- Location: East
- Brand: Trane
- Approximate Age: 15-20+ years
- Energy source: Electric
- Unit Type: Air cooled
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No

Observations:

- Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards, this Freon will be phased out starting in 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system," the R-22 refrigerant may need to be removed. R-22 may be added to the system if available, or a retrofit option may be available. We recommend saving for repairs and replacement. Consult a licensed HVAC contractor as needed.

Exterior A/C - Heat Pump 1 (continued)



The air conditioner compressor/condenser.



The air conditioner compressor/condenser data plate. 2005 year. Appears to be a 3 ton unit.

Exterior A/C - Heat Pump 2

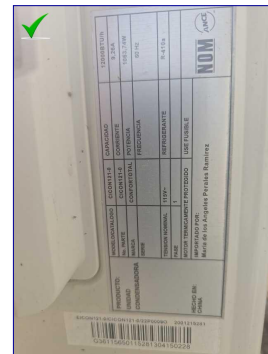
1. Exterior A/C - Heat Pump 2



- Location: West
- Approximate Age: 5-10+ years
- Energy source: Electric
- Unit Type: Air cooled
- Unit Type: Mini Split
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No



Mini Split View



Mini Split Data Tag

Exterior A/C - Heat Pump 3

1. Exterior A/C - Heat Pump 2



- Location: East
- Approximate Age: 5-10+ years
- Energy source: Electric
- Unit Type: Air cooled
- Unit Type: Mini Split
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No

Living Room

1. Location



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



Living Room (continued)

5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

6. Heating Source



- Heating source present: Yes

7. Doors

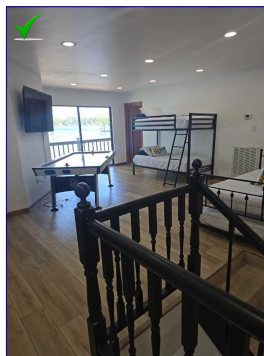


Family Room

1. Location



- Location:
- Second floor



The Family Room View

Family Room (continued)

2. Walls & Ceiling



There are typical cracks on the walls/ceilings. Monitor and repair as needed.

3. Floor



4. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

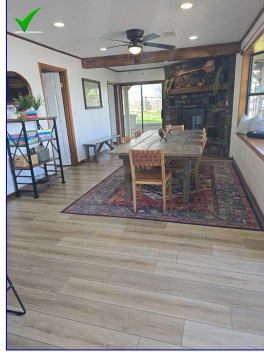
5. Heating Source



- Heating source present: Yes

Dining Room

1. Location



The Dining Room View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: Yes
- Safety Hazard

Observations:

- Open ground exists at the receptacles in the dining room, which is a safety hazard. Recommend a licensed electrician repair.

Dining Room (continued)



6. Heating Source

- Heating source present: Yes



Kitchen

1. Kitchen Photo



The Kitchen View

2. Countertops



Kitchen (continued)

3. Cabinets



Condition:

- Normal counter top wear and tear

4. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: Yes
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

- **Drains in the kitchen show signs of leakage, recommend a licensed plumber repair.**



5. Walls & Ceiling

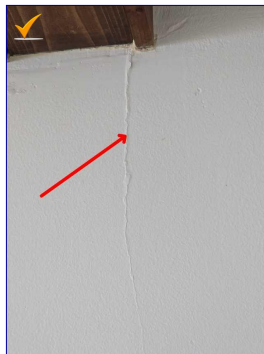


Condition:

- Typical cracks

Observations:

- **Typical cracking present in the kitchen walls/ceiling. Recommend monitoring and repair as needed.**



6. Heating/Cooling Source



- Heating source: Yes

Kitchen (continued)

7. Floor



8. Appliances



Appliances:

- Disposal, operable: N/A
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes

Observations:

• The stove receptacle was located in a lower cabinet and was missing a protective cover. I recommend having cover installed for added safety.



Stove top and oven operating



Exhaust fan and light operating



Microwave operating



Dishwasher operating



Refrigerator operating

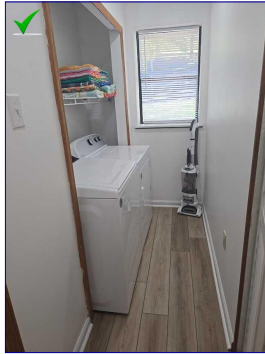
Laundry Room

1. Doors/Walls/Ceiling

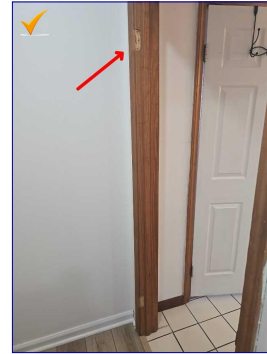
Observations:

Marginal

- The door for laundry room was not installed. I recommend installing a proper door.



The Laundry Room



2. Room Vented

Room Vented:

Satisfactory

- Yes

3. Dryer Vented

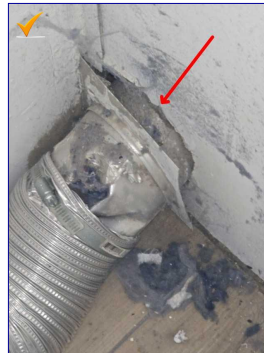
Dryer Vented:

Marginal

- Wall
- Recommend repair

Observations:

- The dryer vent is damaged. Recommend replacing the damaged vent.



4. Appliances

Appliances:

Satisfactory

- Washing machine
- Dryer

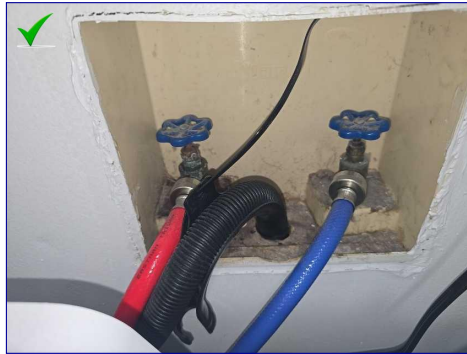
5. Washer Hook-up Lines

Washer Hook-up Lines:

Satisfactory

- Satisfactory

Laundry Room (continued)



Laundry, washer hook-up view

Bathroom 1

1. Location



Bathroom 1 View

2. Sinks



- Faucet leaks: No
- Pipes leak: No

3. Showers



- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible

Bathroom 1 (continued)

4. Toilet



• Bowl loose: Yes

• Operable: Yes

Observations:

• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.

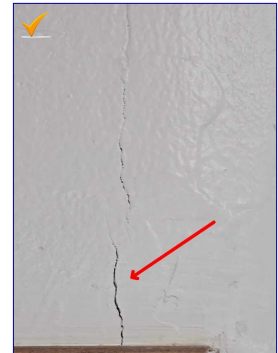


5. Shower/Bathtub Area

Observations:



• The lower portion of the bathroom walls had signs of moisture staining. I recommend having evaluated and repaired.



6. Drainage



7. Water Flow



Bathroom 1 (continued)

8. Doors



9. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

10. Heat Source Present



- Heat Source:
- Yes

11. Exhaust Fan



- Exhaust Fan:
- Yes
 - Operable: Yes

Bathroom 2

1. Location



- Location:
- Second floor bath



Bathroom 2 View

Bathroom 2 (continued)

2. Sinks



- Faucet leaks: No
- Pipes leak: No

3. Bathtubs



- Faucet leak: No
- Pipes leak: No

4. Toilet



- Bowl loose: No
- Operable: Yes

5. Drainage



6. Water Flow



7. Doors



8. Receptacles



- Present: Yes
 - Operable: Yes
 - Open ground/reverse polarity: Yes
- Observations:

• GFCI receptacles are not installed within six feet of water in bathroom 2, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

Bathroom 2 (continued)



9. Heat Source Present



Heat Source:
• Yes

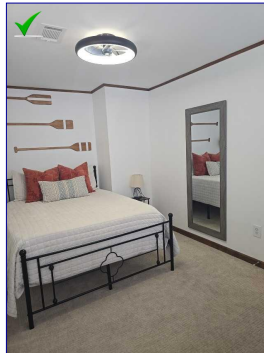
10. Exhaust Fan



Exhaust Fan:
• Yes
• Operable: Yes

Bedroom 1

1. Location



Bedroom 1 View

Bedroom 1 (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical

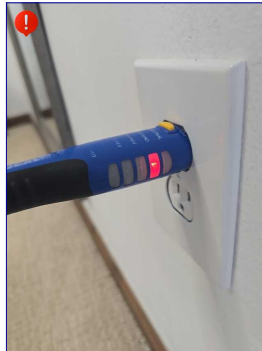


Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: Yes
- Safety Hazard

Observations:

- **Open ground exists at the receptacles in bedroom 1, which is a safety hazard. Recommend a licensed electrician repair.**



6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

Bedroom 1 (continued)

8. Door



Bedroom 2

1. Location



Location:
• Second floor



Bedroom 2 View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



Bedroom 2 (continued)

5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes

Observations:

- There was a wall receptacle in the bedroom that did not work. I recommend having repaired as needed by a licensed electrician.



6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



Bedroom 3

1. Location



Location:

- Second floor

Bedroom 3 (continued)



Bedroom 3 View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

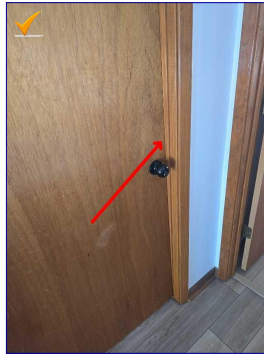
8. Door



Observations:

- The bedroom door would not latch properly. Recommend a professional contractor repair or adjust as needed.

Bedroom 3 (continued)



Fireplace

1. Location



Location:
• Dining room



The Fireplace View

2. Type



Type:
• Wood

3. Material



Material:
• Metal (prefabricated)

Fireplace (continued)

4. Miscellaneous

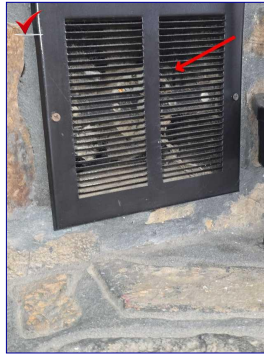


Miscellaneous:

- There was a blower built in which is not operable
- The damper was not operable
- The hearth extension was adequate

Observations:

- The fireplace chimney damper does not operate. Recommend a licensed chimney sweep repair.
- The fireplace built-in blower fan was not operational. Recommend a professional fireplace technician evaluation and repair.



5. Mantel



Materials:

- Secure

6. Fireplace



Fireplace:

- Recommend having flue cleaned and re-examined

Observations:

- There is soot built up in the fireplace flue. Potential safety hazard. Recommend a licensed chimney sweep clean and examine the fireplace flue.



Fireplace (continued)



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

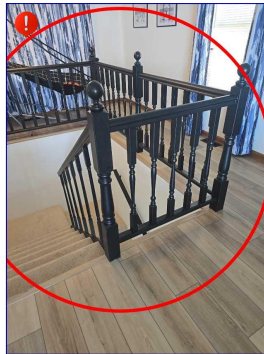


Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Safety Hazard
- Risers/Treads: Satisfactory

Observations:

- The handrail is loose to the second floor, which is a potential safety hazard. Recommend securing/repair.



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Smoke detectors are operable

Observations:

- ff00000]Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location



Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: Access panel



The Attic View



The Attic View



The Attic View



The Attic View



The Attic View

Attic/Structure/Framing/Insulation (continued)

2. Flooring

Flooring:
• None

3. Insulation



Insulation:
• Cellulose
• Loose
• Approximate depth: 12 inches

4. Insulation Installed In



Insulation Installed In:
• Between ceiling joists

5. Ventilation



Ventilation:
• Ventilation appears adequate

6. HVAC Duct



7. Structural problems observed



Structural Problems:
• No

8. Roof Structure



Roof Structure:
• Rafters
• Wood
• Collar ties

9. Ceiling joists

Ceiling Joists:
• Wood

10. Sheathing



Attic/Structure/Framing/Insulation (continued)

11. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

12. Electrical



Electrical:

- No apparent defects

Plumbing

1. Main Shut-off Location



Location:

- Consult with seller for main water shutoff location.

2. Water Entry Piping



Type:

- Not visible

3. Visible Water Distribution Piping



Materials:

- PEX Plastic

4. Flow



5. Drain/Waste/Vent Pipe



Materials:

- Cast Iron
- PVC

Observations:

- There was cast iron plumbing still being used in home. It has rust and corrosion. I recommend evaluation by a licensed plumber before closing.

Plumbing (continued)

6. Traps - Proper P-Type/Drainage



Condition:

- Yes
- Drainage: Satisfactory

Water Heater

1. Brand Name

Observations:



• The water heater was not observed at the time of inspection. Based on the layout and visible plumbing components, it is suspected that the unit may be concealed behind a fixed/finished wall in the lower bathroom; however, this could not be confirmed.

The inability to locate and access the water heater is a significant limitation, as the unit could not be inspected for proper installation, condition, safety features (such as temperature and pressure relief valve and discharge piping), or overall functionality.

Recommend confirming the exact location of the water heater with the seller or builder and providing proper access. If the unit is concealed, further evaluation by a qualified professional is advised to ensure it is safely installed and accessible for maintenance and future inspections.

Heating System

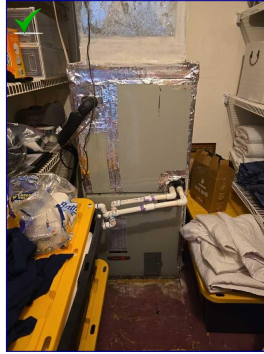
1. Brand



Brand:

- Brand: Trane

Heating System (continued)



The furnace area

2. Energy Source/Warm Air System



- Electric
- Heat Pump
- Central system

3. Safety Controls



- Safety Controls:
- Disconnect: Yes
 - Normal operating and safety controls observed

4. Distribution



- Distribution:
- Metal duct

5. Filter



- Filter:
- Standard



The filter grate door would not open due to hitting the trim. I recommend having repaired as needed for proper operation.

Heating System (continued)

6. Other

Observations:



- The ceiling in the furnace closet had major moisture damage. There was no active moisture during the time of the inspection. I recommend having evaluated and repaired.



7. Operation

- System not operated due to: Exterior temperature



Electric - Main Panel

1. Main Panel General



The main electrical service panel

Electric - Main Panel (continued)

2. Location



Location:

- Exterior wall

3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

4. Amperage/Voltage



Amperage/Voltage:

- 150a

5. Breakers/Fuses



- Breakers/Fuses: Breakers

6. Appears Grounded



- Appears Grounded: Yes

7. Main Wire



Main Wire:

- Copper

8. Branch Wire



Type:

- Copper

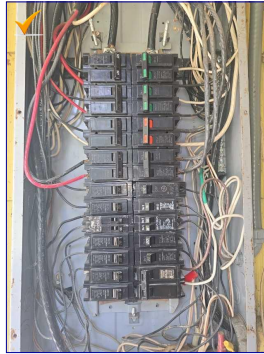
Electric - Sub Panel

1. Location

Observations:



• The electrical panel is a Challenger brand panel, which is considered obsolete and has a known history of breaker reliability concerns. Multiple deficiencies were observed, including double-tapped breakers, mixed breaker types, and disorganized wiring within the panel. Due to the age, condition, and known concerns associated with this equipment, evaluation by a licensed electrician is recommended. Panel replacement should be considered for improved safety and reliability.



Sub-Panel View

2. Adequate Clearance To Panel

• Adequate Clearance to Panel: Yes



3. Breakers/Fuses

Breakers/Fuses:

• Breakers



4. Appears Grounded

• Appears Grounded: Yes



5. Branch Wire

Type:

- Copper
- Safety Hazard
- Romex

Condition:

- The neutral and ground wires are NOT separated

Observations:

• The ground and neutral wires are not separated at the sub panel, which is a safety concern. I recommend a licensed electrician repair.



Cooling System - Interior

1. Cooling System: General



General:
• Central System

2. Age



Age:
• Age: 15-20+ years

Observations:

• The average life expectancy for an air conditioning system is 8-15years.
Recommend budgeting for repairs and/or replacement.

3. Evaporator Coil



Evaporator Coil:
• Not visible

4. Condensate Line



Materials:
• To exterior

5. Secondary Condensate Line



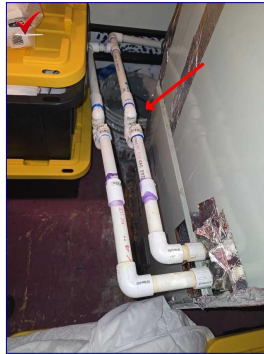
Secondary Condensate Line:

- Present: No
- Needed: Yes
- Float switch recommended

Observations:

• There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.

Cooling System - Interior (continued)



6. Differential

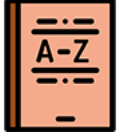


Differential:

- Differential: 18 degrees

7. Condition





Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.