

12345

Ave

Des Moines IA 50311

Prepared for:  
Client Name








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# Rating Information

-  **Acceptable :** The item/system was performing its intended function at the time of the inspection
-  **Marginal:** The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
-  **Not Inspected:** The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
-  **Not Present :** The item/system does not exist or was visually concealed at the time of the inspection.
-  **Defective:** The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.



# Grounds

## Grading/Drainage

**Defective**

Location: Northeast.

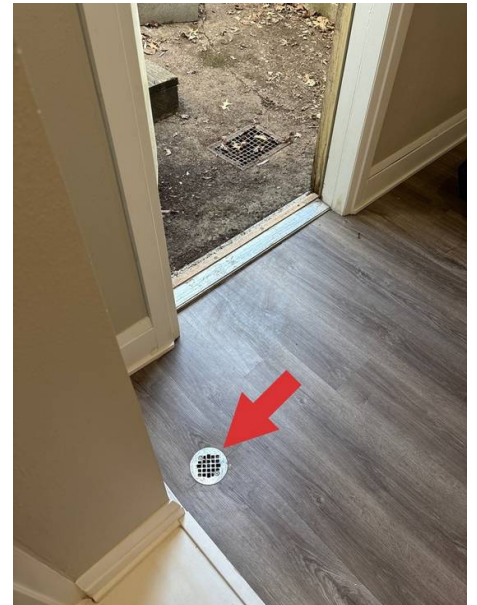
Insufficient drainage observed in the rear entrance to the east basement room stairwell, evidenced by dirt nearly level with the threshold and in contact with the siding despite the presence of a drain, as well as an interior drain on the other side of the door suggesting potential water management issues, recommend a comprehensive evaluation by a qualified contractor to ensure the drain is functioning, the grading prevents water accumulation and contact with the siding, and the threshold is protected from moisture intrusion.

Location: South.

Near level grading present. Recommend monitoring during rainfall/moist conditions for possible ponding near the perimeter of the home for possible water intrusion problems that may effect the foundation system of the home and/or water intrusion problems. The final grade of the grounds should be sloped away from the foundation by 1/2 inch per foot over a minimum distance of 10 feet.



Rear entrance to east basement room







Neutral grading along the south foundation

## Deck(s)

**Defective**

### Deck Surface Material

Wood

Handrails observed as loose and deteriorated, posing a safety concern, with general deterioration noted on the deck and stairs. Deck is at or near life expectancy. Recommend further evaluation by a qualified contractor for any or all repair or replacement needs.



## Patio(s)

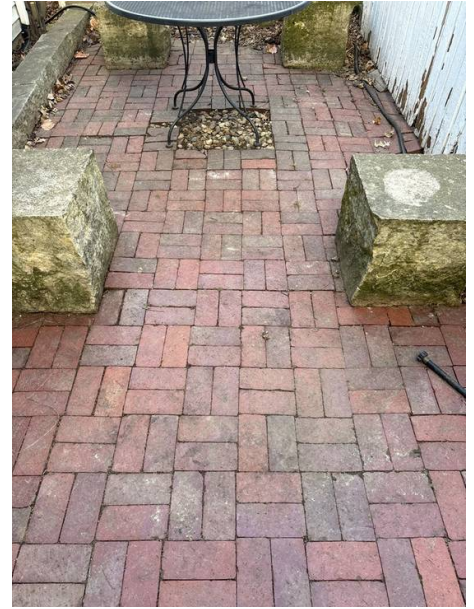
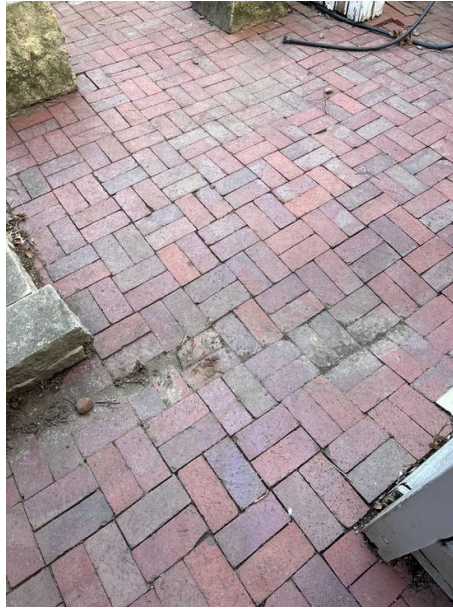
**Defective**

### Patio Surface

Brick

Loose bricks observed in the brick patio near the stairs leading to the northeast rear entrance, with the patio noted as wavy, recommend further evaluation by a qualified contractor to ensure stability and safety.





## Fence

**Defective**

### Fence Type

Plastic/PVC, Wood, Wrought Iron

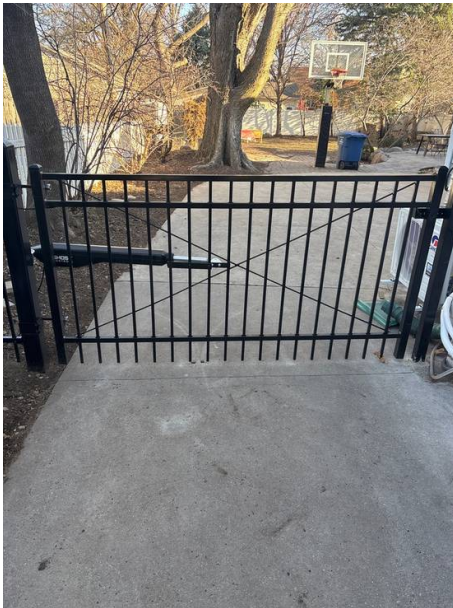
Deterioration observed on the wood fence around the rear northeast entrance, recommend replacement by a qualified contractor to ensure stability and proper function.

Location: East.

Vegetation is observed in contact with the fence, potentially causing structural damage and promoting rot or insect



activity. Recommend vegetation be trimmed back.





# Exterior

## Foundation

Defective

### Foundation Material

Brick

Gap observed between the foundation and the northeast basement window, with an uneven foundation noted along the gap, potentially allowing moisture infiltration and structural stress, recommend further evaluation and repair by a qualified contractor to ensure structural stability and protection from moisture damage.

Minor gaps observed throughout the rest of the painted brick foundation wall with no significant cracking or movement noted. Recommend monitoring the area for signs of moisture infiltration or further deterioration, and suggest minor repairs to the gaps in the brick foundation as needed to maintain protection against weathering. Further evaluation by a qualified contractor is advised if moisture or worsening conditions become evident.





## Exterior Windows

**Defective**

### Window Material Type

Wood, Metal

Broken window pane observed on the second-floor window, with visible cracks and damage to the glass, potentially compromising security and weatherproofing, recommend replacing the broken pane and suggest further evaluation by a qualified contractor to ensure proper sealing and protection from environmental damage.

Location: Northeast.

Bare wood observed on the window frame of the basement window on the northeast side of the house, potentially allowing moisture infiltration and deterioration, recommend treating or painting the bare wood to prevent rot, and suggest further evaluation by a qualified contractor to ensure proper weatherproofing and protection from moisture damage.

Rust observed on the metal window frame of the second-floor window, with discoloration noted in the lower right corner, wood grilles deteriorated, and the screen missing, potentially allowing further corrosion and pest entry, recommend treating the rust, repainting the frame, replacing the deteriorated wood grilles, installing a new screen, and suggest further evaluation by a qualified contractor to ensure proper weatherproofing and protection from environmental damage.





Broken 2nd floor, west facing window



Northeast basement window - bare wood on window frame



2nd floor east facing window

# Garage

## Roof

**Defective**

Damage observed on the rear of the garage roof, where 3-tab shingles (with an average lifespan of 20-25 years) are missing/deteriorating, exposing the underlying roof surface. Multiple layers observed, potentially allowing moisture infiltration and complicating repairs. Recommend further evaluation by a qualified roofing contractor to assess the overall roof condition and remaining lifespan.





# Electrical

## Grounding/Bonding

**Defective**

Corrugated Stainless Steel Tubing (CSST) was observed and does not appear to be properly bonded, posing a potential safety risk. Recommend further evaluation/repair by a qualified contractor.



## Smoke Detectors

**Defective**

Location: Bedroom, Southeast.

Smoke detector observed to be missing in the southeast bedroom, posing a significant safety risk in case of fire. Recommend installing smoke detectors in each bedroom and ensuring they meet current safety standards for proper function and placement.

# Bathrooms

## Electrical

**Defective**

Location: Basement, Bathroom.

Outlet in the basement bathroom next to the sink observed to be wired incorrectly with a hot/neutral reverse as indicated by tester readings, posing a potential electrical hazard. Recommend further evaluation by a qualified contractor to ensure safety and proper function.



## Tubs/showers

**Defective**

Location: 2nd Floor, Primary , Bathroom.

Chip observed in the jacuzzi tub, potentially allowing moisture to penetrate the underlying material. Jacuzzi tub jets appeared underpowered during operation, indicating a possible mechanical or electrical issue. No dedicated GFCI (Ground Fault Circuit Interrupter) protection observed for the unit, posing a safety hazard. Deteriorated caulk observed between the tiles in the bathroom, potentially allowing moisture infiltration behind the walls. Recommend further evaluation/repair of jacuzzi tub and surrounding area by a qualified contractor.



## Doors

Defective





# Living Spaces

## Windows & Screens

**Defective**

Location: 3rd Floor.

Windows in the finished attic space on the third floor observed to not meet the minimum sill height requirements of 24 inches for fall protection. This poses a fall hazard for children given the significant height above the exterior grade. Recommend installing window guards and/or further evaluation by a qualified contractor to ensure compliance with safety standards and prevent potential falls.

Cracked west facing window in southwest bedroom. Previously noted in exterior window section.

Window right of the fireplace in the living room observed with a missing sash lock, compromising the ability to secure or operate the window properly. Additionally, the primary bedroom closet window in the primary bedroom observed with a loose sash lock. Recommend replacing the missing sash lock in the living room window and tightening or replacing the loose sash lock on the closet window to restore proper function and security. Suggest further evaluation by a qualified contractor to ensure both windows operate safely and effectively.

West-facing window in the south bedroom observed with missing locking hardware, compromising security and the ability to secure the window properly. This may pose a safety and weatherproofing risk. Recommend missing locking hardware be replaced to restore proper function and security.

Location: Bedroom, Northeast.

Damaged screen was observed, potentially allowing pests or debris to enter and reducing security or ventilation effectiveness.



3rd floor window does not meet minimum height requirements and has broken locking hardware



3rd floor window



Cracked west facing window in southwest bedroom





Window right of the fireplace in the living room is missing hardware



Primary bedroom closet window hardware



West facing window in south bedroom is missing locking hardware



Hole in east facing screen in northeast bedroom

# Grounds

## Driveway

**Marginal**

### Driveway Surface Type

Concrete

Cracks and loose concrete observed near the driveway approach, recommend sealing the cracks (per standard maintenance practices) and further evaluation by a qualified contractor to assess the loose section and ensure proper repair if sealant alone isn't sufficient.



## Walks/Steps

**Marginal**

### Walkway Surface

Concrete, Brick

### Porch Surface

Brick

Trip hazards observed. Recommend trip hazards be addressed for a smooth transition to enhance safety and accessibility.

Step leading to the front porch exceeds maximum allowable height. Current standards require risers to have a maximum variance of 0.375 inches between the highest and lowest risers on the staircase and riser height to not exceed 7 3/4 inches.

Handrail is missing, posing a safety hazard; recommend installation for compliance and safety.

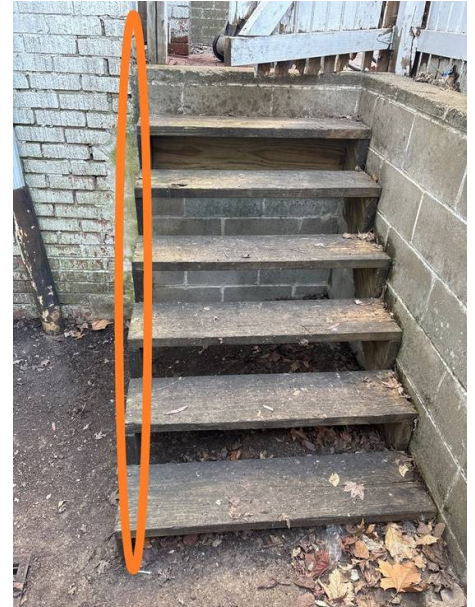




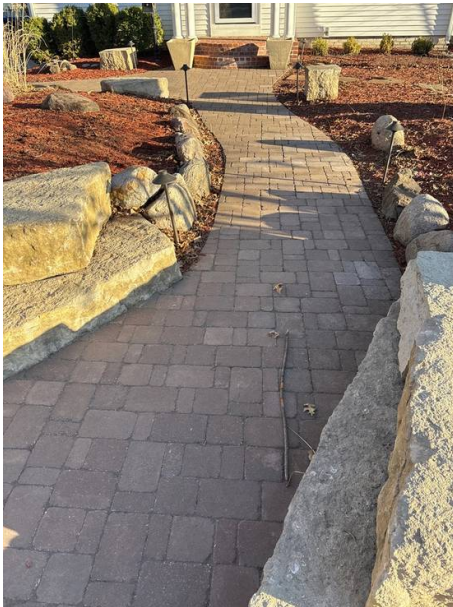
Trip hazard on sidewalk in front of the house



Top step leading to front door exceeds maximum height requirements



Missing handrail and guardrail on rear steps



## Porch

### Marginal

Crack observed in the brick on the front porch, recommend sealing or repointing the affected area to prevent further damage, and suggest further evaluation by a qualified contractor to ensure structural stability and proper repair.





# Exterior

## Siding

**Marginal**

### Siding Material Type

Vinyl

Location: East.

Gap observed between siding panels above the second-floor window on the east side of the house. Recommend further evaluation/repair by a qualified contractor.

Vegetation observed to be in contact with the siding on the east side of the house, potentially trapping moisture and promoting deterioration, recommend trimming back the vegetation to maintain a clear gap between the siding and plants.



Gap in siding panels above the second-floor window on the east side



## Hose Bibs

**Marginal**

Location: North.

The hose bibs failed to produce water flow when tested during the inspection. Recommend assessment and repair by a qualified contractor to restore proper function and ensure reliable outdoor water access.



Hose bib at the bottom of the east deck stairs did not dispense water

## Electrical

### Marginal

Wires for the yard light observed lying on top of the ground along the fence with visible wire nuts, posing a potential electrical hazard and exposure to moisture.





# Roof

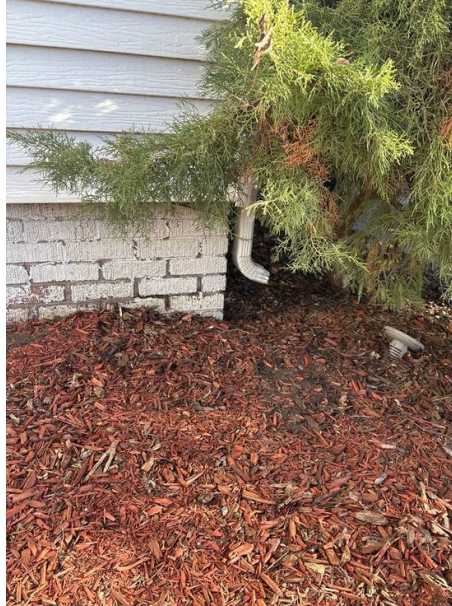
## Gutters

**Marginal**

### Gutter Material

Aluminum

Multiple gutter downspout extensions observed to be missing, potentially allowing water to pool near the foundation and cause damage or erosion. Recommend replacing missing downspout extension.



# Garage

## Garage

**Marginal**

### Garage Type

Detached

### Garage Capacity

2 Cars

Bare wood observed on the garage door frame, with exposed areas indicating potential moisture vulnerability, recommend bare wood be painted/sealed to help prevent deterioration.

Soffit panels observed as detached, with a small gap noted between sections, recommend panels be secured to prevent potential moisture infiltration and pest entry.

Small cracks observed in the vinyl siding at the rear of the garage. Recommend sealing the cracks to prevent water damage.

Cracks are observed in the garage foundation, potentially indicating settling or structural stress that may worsen over time. Recommend buyer monitor the cracks over time and determine if further evaluation or repair becomes necessary to maintain stability.

Cracks were observed in the garage floor during the inspection. These appear to be standard and typical; however, they should be monitored for excessive movement or worsening over time.





Crack in siding







Deteriorated section of garage slab

## Garage Overhead Door(s)

**Marginal**

### Material

Fiberglass

Weather stripping is missing or damaged, recommend replacement to improve energy efficiency and weather resistance.



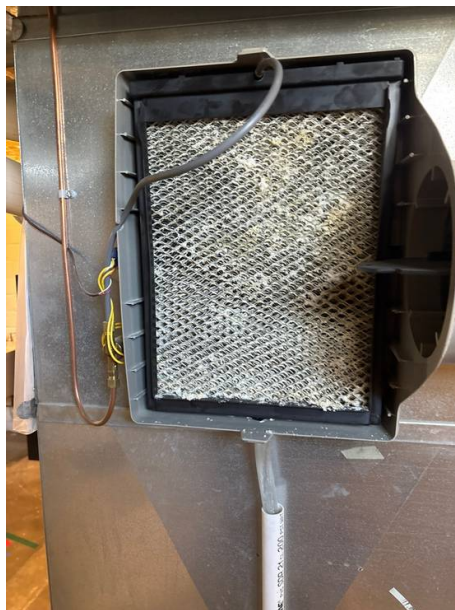


# Heating

## Humidifier

**Marginal**

Humidifier filter observed to be very dirty and controlled at the thermostat, recommend inspection by a qualified contractor prior to use and replacing the filter to ensure proper function and air quality.



# Plumbing

## Water Heater

**Marginal**

**Serial Number**

JF16855083

**Model Number**

M1TW50S6FBN

**Age (Design Life 6-12 Years)**

19

**Capacity**

50

**Location**

Basement

**Manufacturer**

Bradford & White

**Power Source/Type**

Gas

Water heater may observed to have exceeded its manufacturer's intended lifespan, suggesting potential declines in efficiency, reliability, or safety due to age-related deterioration. Recommend ongoing monitoring for performance issues and consulting a plumber or technician to evaluate its condition, with consideration for potential replacement in the upcoming years.



# Laundry Facilities

## Exhaust Fan

**Marginal**

Exhaust fan is missing its cover. Recommend replacing missing cover.





# Bathrooms

## Windows & Screens

**Marginal**

Location: 2nd Floor, Bathroom.

Missing window screen which may result in a deficiency allowing insects to enter and reducing ventilation control. Recommend installing a window screen to correct the deficiency and restore proper window functionality.



Upstairs hall bathroom window is missing its screen

## Exhaust Fans

**Marginal**

Location: 2nd Floor, Bathroom.

The exhaust fan is loud, which may result in a deficiency indicating potential mechanical wear or imbalance affecting performance. Recommend further evaluation/repair by a qualified contractor to correct the deficiency and ensure proper fan operation.



Upstairs exhaust fan is loud

## Sinks & Faucets

### Marginal

The bathroom sink drain stopper was observed to be non-functional during the inspection. Recommend evaluation and repair or replacement by a qualified contractor to restore proper operation and ensure effective use of the sink.

- Primary bedroom bathroom - right sink
- Upstairs hall bathroom
- Basement bathroom



Primary bedroom bathroom, right sink



Upstairs hall bath, drain stopper



Basement Bathroom



# Living Spaces

## Walls & Ceilings

### Marginal

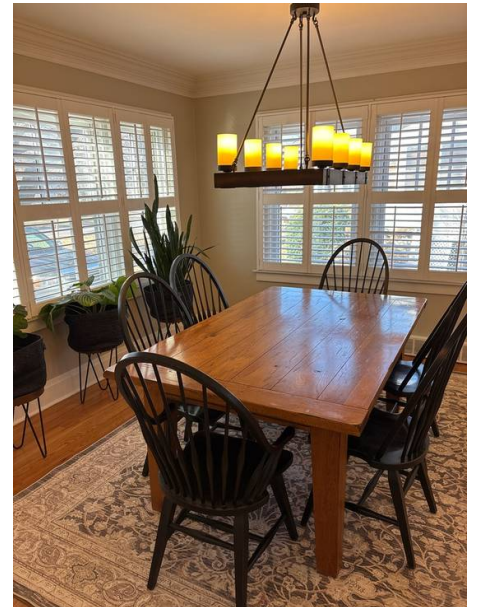
Multiple areas of the living room ceiling observed to have been recently painted. Some areas show slight texture or color variation. All areas were dry at the time of inspection. Recommend monitoring for signs of moisture or staining that may indicate underlying issues. Requesting seller disclosure regarding any previous water damage or repairs in these areas. Suggest further evaluation by a qualified contractor if discoloration or moisture reappears.



Living room ceiling



Living Room Ceiling



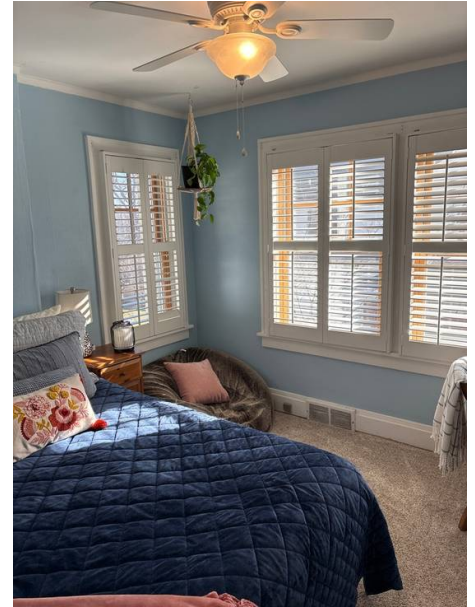
Dining room



Living room



East room



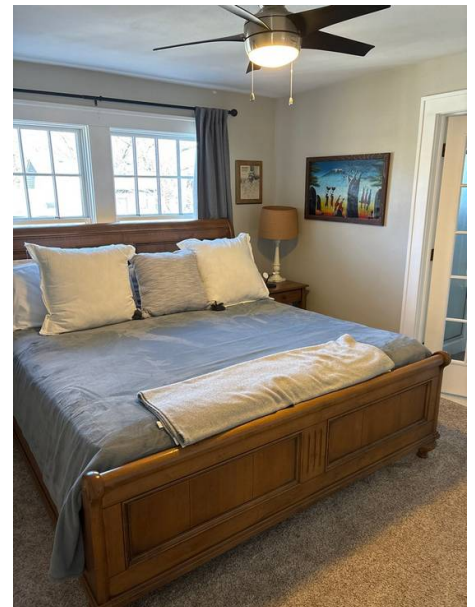
East bedroom



Southeast bedroom



Southwest bedroom



Primary bedroom





Finished Attic Space



## Doors

### Marginal

Door from entryway to living room observed with no hardware and does not lock or latch

Door frame in the northeast bedroom observed with damaged wood and exposed areas around the latch plate, indicating wear or impact damage.

Location: Basement.

Door to the east basement room observed to rub on the floor and ceiling, indicating improper alignment or settling issues. This may hinder proper operation and cause wear over time.

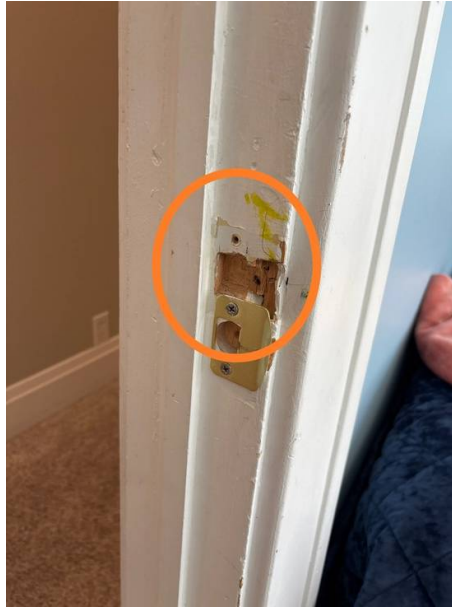
Location: Bedroom, Northeast.

Missing closet door. Recommend missing closet door be replaced.





Door from entryway to living room observed with no hardware and does not lock or latch



Northeast bedroom



Missing closet door in northeast bedroom



Door to east basement room rubs on floor and ceiling



Missing closet door

## Electrical

### Marginal

Location: Bedroom, Southeast.  
Ungrounded outlet observed. Recommend all outlets be grounded.



Southeast bedroom

## Heat/Air Distribution

### Marginal

Location: Basement, East.

No vents observed in the east basement room, a finished area within a larger unfinished basement, currently used as a gym, potentially leading to poor air circulation and increased risk of moisture or air quality issues in this section. Recommend installing proper ventilation, such as a supply and return vent, to improve air circulation in the finished area. Suggest further evaluation by a qualified HVAC contractor to ensure adequate ventilation and air quality for the space.



East basement room



# Basement, Foundation, Crawlspace & Structure

## Under Floor Framing/Support

**Marginal**

### Beams

Dimensional Lumber, Steel

### Joists

Dimensional Lumber

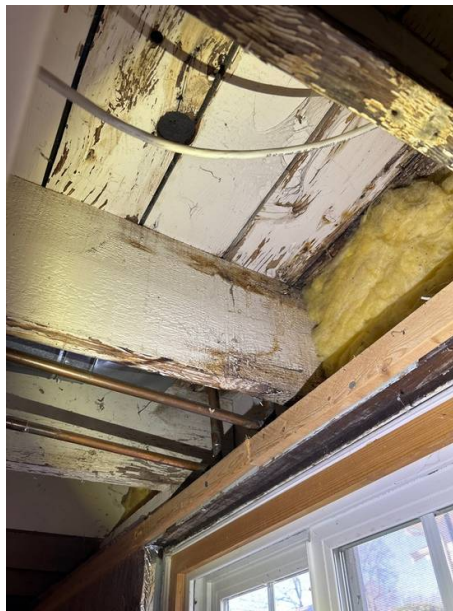
### Posts

Steel, Dimensional Lumber

Location: Basement, Northwest.

Staining and deterioration noted on the basement ceiling near the electrical panel, with the area dry at the time of inspection, and the painted ceiling limiting a full assessment of the extent of damage or potential moisture issues. This may indicate past or ongoing water infiltration.

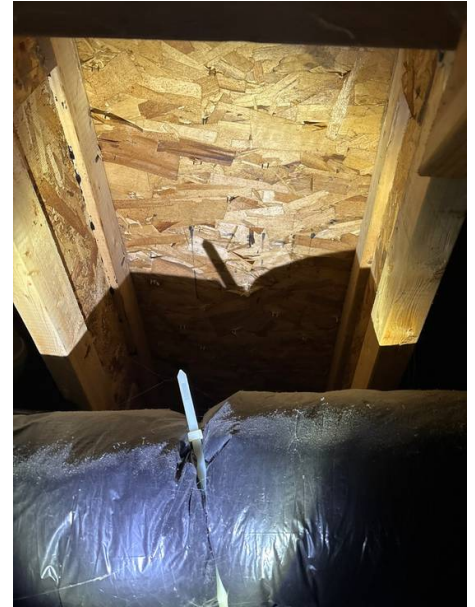




## Crawlspace

### Marginal

Small crawlspace area observed with a missing access panel, resulting in an exposed opening, and no vapor barrier on the floor or insulation on the ceiling, potentially allowing moisture infiltration, pest entry, and energy loss. Recommend installing an access panel to cover the opening, adding a vapor barrier to the floor, and installing insulation on the ceiling to improve moisture control and energy efficiency.





# Inspection Details

## Inspection Details

Inspector Name: Chris Meade  
Company Name: National Property Inspections  
Company Address: 25018 Eagle Vista Dr.  
City: Adel  
State: IA  
Zip: 50003  
Phone: (515) 778-9408  
Email: npiguydsm@gmail.com  
Website: <https://npiweb.com/meade>



## Disclaimer

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

## General

### Inform

### In Attendance

Client

### Temperature (approximate)

45

**Weather**

Clear

**Soil Conditions**

Damp/Wet

**Property Faces**

South

**Estimated Age of Property (Years)**

104

**Type of Property**

Single-Family

**Property Occupied**

Yes

**Primary Construction**

Wood

# Grounds

## Driveway

**Marginal**

### Driveway Surface Type

Concrete

Cracks and loose concrete observed near the driveway approach, recommend sealing the cracks (per standard maintenance practices) and further evaluation by a qualified contractor to assess the loose section and ensure proper repair if sealant alone isn't sufficient.



## Walks/Steps

**Marginal**

### Walkway Surface

Concrete, Brick

### Porch Surface

Brick

Trip hazards observed. Recommend trip hazards be addressed for a smooth transition to enhance safety and accessibility.

Step leading to the front porch exceeds maximum allowable height. Current standards require risers to have a maximum variance of 0.375 inches between the highest and lowest risers on the staircase and riser height to not exceed 7 3/4 inches.

Handrail is missing, posing a safety hazard; recommend installation for compliance and safety.





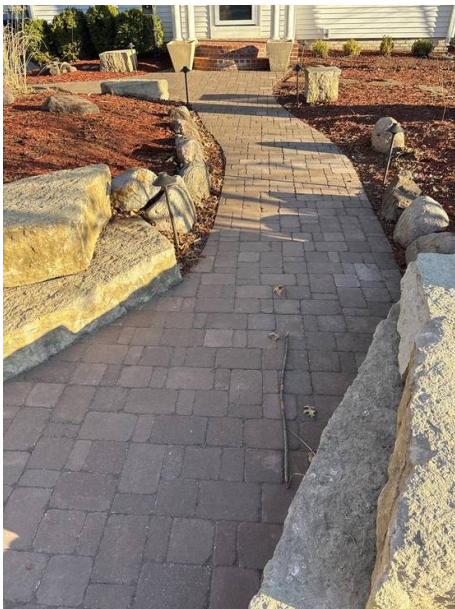
Trip hazard on sidewalk in front of the house



Top step leading to front door exceeds maximum height requirements



Missing handrail and guardrail on rear steps



## Porch

### Marginal

Crack observed in the brick on the front porch, recommend sealing or repointing the affected area to prevent further damage, and suggest further evaluation by a qualified contractor to ensure structural stability and proper repair.



**Grading/Drainage**

**Defective**

Location: Northeast.  
Insufficient drainage observed in the rear entrance to the east basement room stairwell, evidenced by dirt nearly level with the threshold and in contact with the siding despite the presence of a drain, as well as an interior drain on the other side of the door suggesting potential water management issues, recommend a comprehensive evaluation by a qualified contractor to ensure the drain is functioning, the grading prevents water accumulation and contact with the siding, and the threshold is protected from moisture intrusion.

Location: South.  
Near level grading present. Recommend monitoring during rainfall/moist conditions for possible ponding near the perimeter of the home for possible water intrusion problems that may effect the foundation system of the home and/or water intrusion problems. The final grade of the grounds should be sloped away from the foundation by 1/2 inch per foot over a minimum distance of 10 feet.





Rear entrance to east basement room



Neutral grading along the south foundation

## Deck(s)

Defective

### Deck Surface Material

Wood

Handrails observed as loose and deteriorated, posing a safety concern, with general deterioration noted on the deck and stairs. Deck is at or near life expectancy. Recommend further evaluation by a qualified contractor for any or all



repair or replacement needs.



Patio(s)  
**Defective**



**Patio Surface**  
Brick

Loose bricks observed in the brick patio near the stairs leading to the northeast rear entrance, with the patio noted as wavy, recommend further evaluation by a qualified contractor to ensure stability and safety.



**Fence**  
**Defective**

**Fence Type**  
Plastic/PVC, Wood, Wrought Iron



Deterioration observed on the wood fence around the rear northeast entrance, recommend replacement by a qualified contractor to ensure stability and proper function.

Location: East.  
Vegetation is observed in contact with the fence, potentially causing structural damage and promoting rot or insect activity. Recommend vegetation be trimmed back.





# Exterior

## Disclaimer

The exterior inspection of the house was conducted under the prevailing weather conditions and seasonal factors at the time of the inspection. Certain defects or issues, such as those related to moisture infiltration, vegetation impact, or structural performance, may not be fully observable due to weather (e.g., lack of rain, snow cover) or time of year (e.g., dormant vegetation, frozen ground). Observations and recommendations are based on visible conditions at the time of inspection, and some issues may become apparent only under different weather or seasonal circumstances.

## Foundation

**Defective**

### Foundation Material

Brick

Gap observed between the foundation and the northeast basement window, with an uneven foundation noted along the gap, potentially allowing moisture infiltration and structural stress, recommend further evaluation and repair by a qualified contractor to ensure structural stability and protection from moisture damage.

Minor gaps observed throughout the rest of the painted brick foundation wall with no significant cracking or movement noted. Recommend monitoring the area for signs of moisture infiltration or further deterioration, and suggest minor repairs to the gaps in the brick foundation as needed to maintain protection against weathering. Further evaluation by a qualified contractor is advised if moisture or worsening conditions become evident.





**Siding**

**Marginal**

**Siding Material Type**  
Vinyl

Location: East.  
Gap observed between siding panels above the second-floor window on the east side of the house. Recommend further evaluation/repair by a qualified contractor.

Vegetation observed to be in contact with the siding on the east side of the house, potentially trapping moisture and promoting deterioration, recommend trimming back the vegetation to maintain a clear gap between the siding and plants.





Gap in siding panels above the second-floor window on the east side



**Exterior Doors**

Acceptable

**Door Material Type**  
Wood, Fiberglass





## Exterior Windows

Defective

### Window Material Type

Wood, Metal

Broken window pane observed on the second-floor window, with visible cracks and damage to the glass, potentially compromising security and weatherproofing, recommend replacing the broken pane and suggest further evaluation by a qualified contractor to ensure proper sealing and protection from environmental damage.

Location: Northeast.

Bare wood observed on the window frame of the basement window on the northeast side of the house, potentially allowing moisture infiltration and deterioration, recommend treating or painting the bare wood to prevent rot, and suggest further evaluation by a qualified contractor to ensure proper weatherproofing and protection from moisture damage.

Rust observed on the metal window frame of the second-floor window, with discoloration noted in the lower right corner, wood grilles deteriorated, and the screen missing, potentially allowing further corrosion and pest entry, recommend treating the rust, repainting the frame, replacing the deteriorated wood grilles, installing a new screen, and suggest further evaluation by a qualified contractor to ensure proper weatherproofing and protection from environmental damage.



Broken 2nd floor, west facing window



Northeast basement window - bare wood on window frame



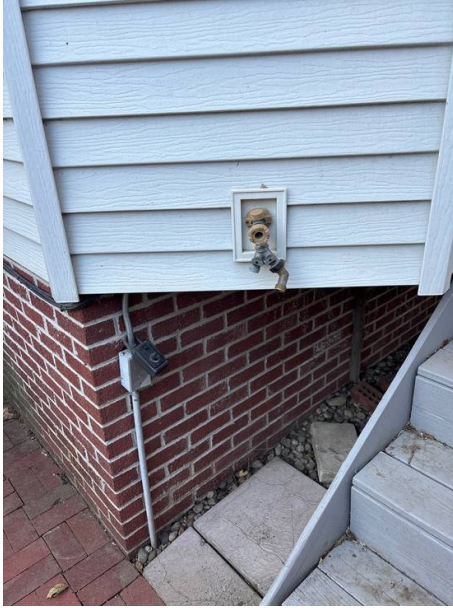
2nd floor east facing window

## Hose Bibs

**Marginal**

Location: North.

The hose bibs failed to produce water flow when tested during the inspection. Recommend assessment and repair by a qualified contractor to restore proper function and ensure reliable outdoor water access.



Hose bib at the bottom of the east deck stairs did not dispense water

## Electrical

**Marginal**

Wires for the yard light observed lying on top of the ground along the fence with visible wire nuts, posing a potential electrical hazard and exposure to moisture.





# Roof

## Disclaimer

Leaks not always detectable. Shingles are evaluated for their performance function to shed water and a barrier to the elements. Insurance carriers vary in their assessment of shingles based on their own history with the area and types of shingles. Recommend verification of insurability by your insurance carrier prior to close.

## Coverings

Acceptable

### Inspection Method

Ground

### # of Layers

1

### Percent Visible

25%

### Material

Asphalt/Composition

Upper portion of the roof inspected from the ground due to height, while the lower east section was walked on, with the roof appearing to be in acceptable condition with no visible defects noted.



## Flashings/Valleys

Acceptable



# Gutters

Marginal

Gutter Material  
Aluminum

Multiple gutter downspout extensions observed to be missing, potentially allowing water to pool near the foundation and cause damage or erosion. Recommend replacing missing downspout extension.





## Chimney

Acceptable

### Chimney Construction Type Brick

Chimney inspected from the ground only, with limited visibility of the exterior brickwork and general condition, noting that the visible sections of the chimney appeared acceptable, but insufficient to assess the full structure, flashing, cap, or interior flue.





# Garage

## Garage

Marginal

### Garage Type

Detached

### Garage Capacity

2 Cars

Bare wood observed on the garage door frame, with exposed areas indicating potential moisture vulnerability, recommend bare wood be painted/sealed to help prevent deterioration.

Soffit panels observed as detached, with a small gap noted between sections, recommend panels be secured to prevent potential moisture infiltration and pest entry.

Small cracks observed in the vinyl siding at the rear of the garage. Recommend sealing the cracks to prevent water damage.

Cracks are observed in the garage foundation, potentially indicating settling or structural stress that may worsen over time. Recommend buyer monitor the cracks over time and determine if further evaluation or repair becomes necessary to maintain stability.

Cracks were observed in the garage floor during the inspection. These appear to be standard and typical; however, they should be monitored for excessive movement or worsening over time.



Crack in siding





Deteriorated section of garage slab

Garage Overhead Door(s)

Marginal

Material

Fiberglass

Weather stripping is missing or damaged, recommend replacement to improve energy efficiency and weather resistance.





Occupant Door (From garage to exterior)

Acceptable



Roof

Defective

Damage observed on the rear of the garage roof, where 3-tab shingles (with an average lifespan of 20-25 years) are missing/deteriorating, exposing the underlying roof surface. Multiple layers observed, potentially allowing moisture infiltration and complicating repairs. Recommend further evaluation by a qualified roofing contractor to assess the overall roof condition and remaining lifespan.



# Cooling

## Note to Client

Your air conditioning system is an important part of your home. Be sure to have it regularly inspected by a qualified HVAC company before using it each year. Regular maintenance and changing of the filters are also important.

## Cooling Equipment

Not Inspected

**Serial Number**  
4517E07920  
**Model Number**  
24ABC642A300  
**Age (Design Life 7-15 Years)**  
8  
**Brand**  
Carrier  
**Energy Source/Type**  
Electric  
**Location**  
Exterior West

Outside temperature must be a least 65 degrees Fahrenheit to test air conditioning unit. A/C unit was not tested.

The air conditioning unit's fins were found to be dirty. Recommend cleaning.



## GREE Mini Split

Acceptable



**Model Number**  
LIW24HP230V1AH  
**Serial Number**  
2821GS58599  
**Age**  
4 Years



# Heating

## Note to Client

Your heating system is an important part of your home. Be sure to have it regularly inspected by a qualified HVAC company before using it each year. Regular maintenance and changing of the filters are also important.

## Equipment

Acceptable

### Serial Number

3217A51257

### Model Number

59TN6A080V211120

### Age (Design Life 15-20 Years)

8

### Brand

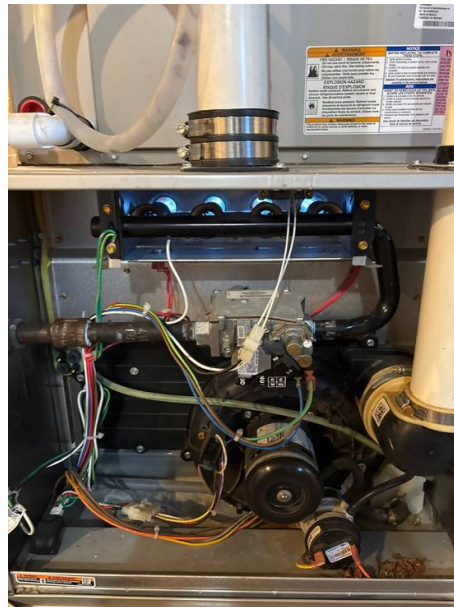
Carrier

### Energy Source

Gas

### Heat Type

Forced Air



## Distribution Systems

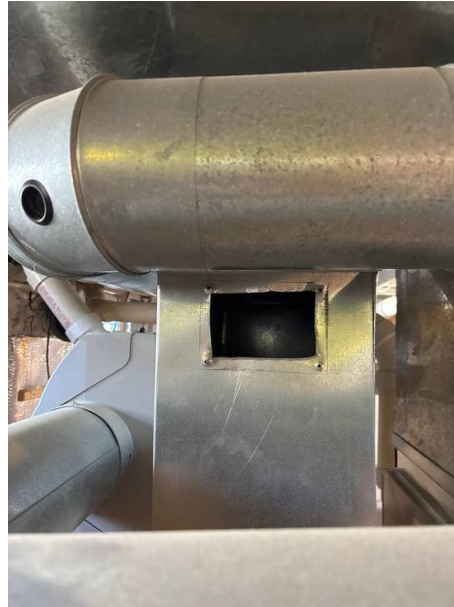
Acceptable

### Distribution Material

Ductwork



Tapped off vent observed in utility room



## Operating Controls

Acceptable

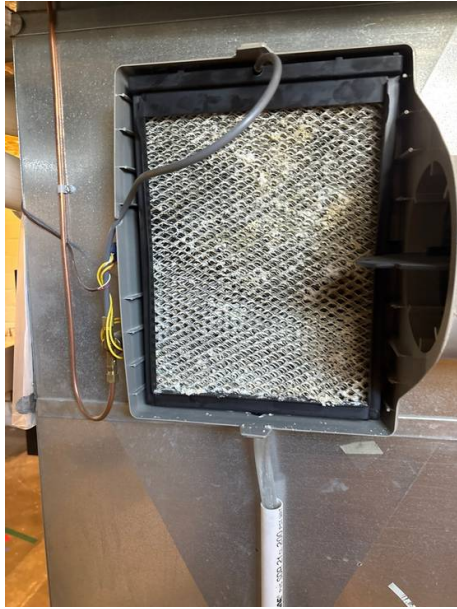


## Humidifier

Marginal

Humidifier filter observed to be very dirty and controlled at the thermostat, recommend inspection by a qualified contractor prior to use and replacing the filter to ensure proper function and air quality.





# Plumbing

## Disclaimer

No part of the plumbing system that was not readily visible was inspected including, but not limited to, plumbing behind walls and ceilings. Investigation of water stains, high moisture readings, or other occurrences/conditions should be immediately investigated by a qualified specialist.

## Note to Client

Your plumbing system is a vital part of how your home operates. Be sure to maintain it properly by only putting things down the drain that are approved to be disposed of that way, treating your water as needed, and having your plumbing system regularly inspected and cleaned.

## Supply, Drains, & Vents

Acceptable

### Water Supply Source

Public

### Main Water Shut-Off Location

Basement

### Sewage

Public

### Water Supply Material

Copper

### Distribution Material

Copper





Basement utility room sink



Cleanout access in basement bathroom

## Water Heater

**Marginal**

### Serial Number

JF16855083

### Model Number

M1TW50S6FBN

### Age (Design Life 6-12 Years)

19

### Capacity

50

### Location

Basement

### Manufacturer

Bradford & White

### Power Source/Type

Gas

Water heater may observed to have exceeded its manufacturer's intended lifespan, suggesting potential declines in efficiency, reliability, or safety due to age-related deterioration. Recommend ongoing monitoring for performance issues and consulting a plumber or technician to evaluate its condition, with consideration for potential replacement in the upcoming years.

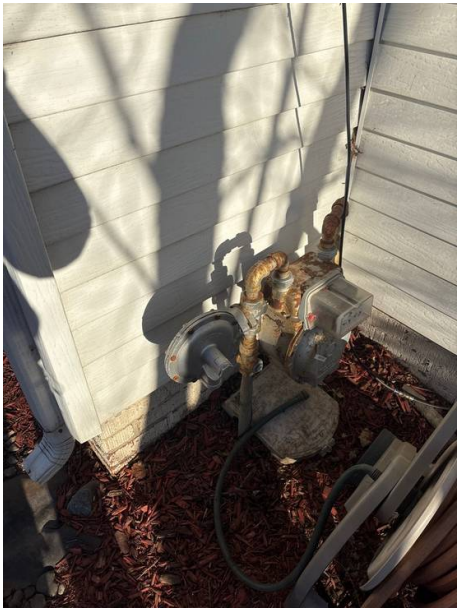




**Gas Shut Off**

Acceptable

**Main Gas Shut-off Location**  
Gas Meter



# Electrical

## Note to Client

Your electrical system is very important, but can also be dangerous. Taking on electrical work yourself is not recommended unless you are a qualified professional, We strongly recommend having a qualified electrician make any assessments and repairs that are needed.

## Service

Acceptable

### Electrical Service Conductors Overhead



## Main Electrical Panel

Acceptable

### Main Panel Location Basement

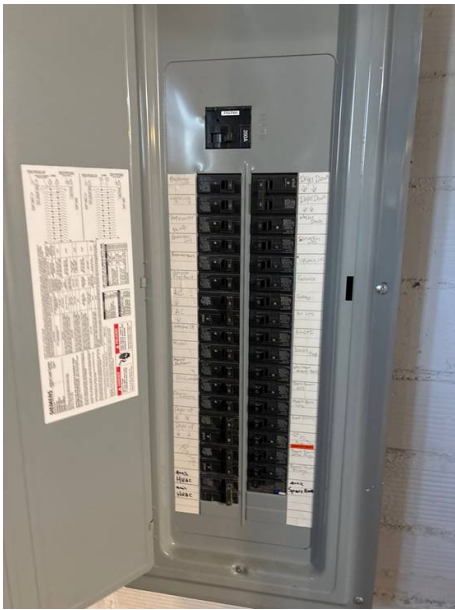
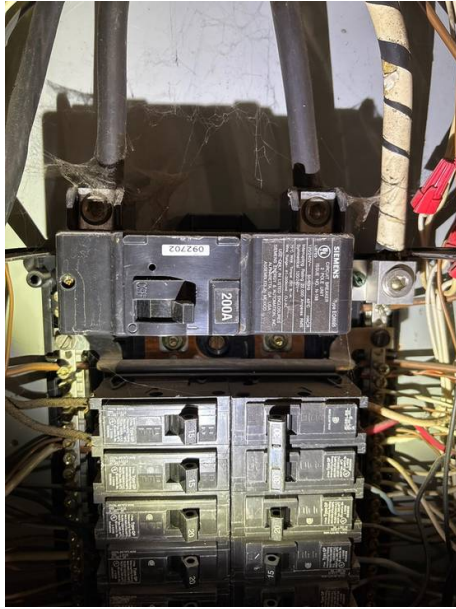
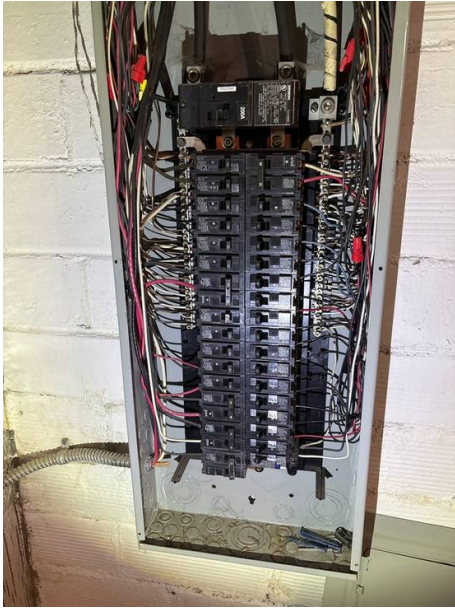
### Panel Capacity 200 AMP

### Panel Type Circuit Breaker

### Branch Circuits Copper

### GFCI (in panel) Not Present

### Arc Fault Present



# Grounding/Bonding

Defective

Corrugated Stainless Steel Tubing (CSST) was observed and does not appear to be properly bonded, posing a potential safety risk. Recommend further evaluation/repair by a qualified contractor.





**Disclaimer**

Operating smoke or carbon monoxide detectors are not included in the InterNachi standards of practice. Smoke detectors should be checked at final walk through and we recommend replacing batteries upon ownership and twice a year thereafter. Current standards call for smoke detectors in each bedroom and on each floor in the home. Carbon monoxide detectors require in all homes with fuel-fired heater or appliance, a fireplace, or an attached garage.

**Smoke Detectors**

**Defective**

Location: Bedroom, Southeast.  
Smoke detector observed to be missing in the southeast bedroom, posing a significant safety risk in case of fire. Recommend installing smoke detectors in each bedroom and ensuring they meet current safety standards for proper function and placement.

# Laundry Facilities

## Disclaimer

This laundry area inspection is a visual evaluation of accessible components and does not include testing of the washer or dryer. Clients should seek specialists (plumber, electrician, or appliance expert) for further evaluation. Note: Regularly cleaning the dryer filter is recommended to prevent lint buildup and reduce fire risk.

## Utility Hookups

Acceptable

## Dryer Power Source

Electric



## Dryer Vents

Acceptable

## Drain

Acceptable

## Exhaust Fan

Marginal

Exhaust fan is missing its cover. Recommend replacing missing cover.





# Fireplace

## Disclaimer

This fireplace inspection is a visual evaluation of readily accessible components at the time of the inspection, performed to the best of the inspector's ability within the scope of a standard home inspection. It is not a warranty, guarantee, or certification of the fireplace's safety or performance. The inspector is not responsible for latent defects, hidden conditions, or issues that become apparent after the inspection, including those related to chimney blockages, internal flue damage, or improper prior repairs. Clients are advised to seek further evaluation by a qualified chimney sweep or fireplace specialist for any concerns noted in the report or for areas beyond the inspector's expertise

## Fireplace

Acceptable

Type  
Electric



# Bathrooms

## Disclaimer

Limitations are present in many bathrooms, such as stored personal items. Please note that unseen issues may be present.

## Walls & Ceilings

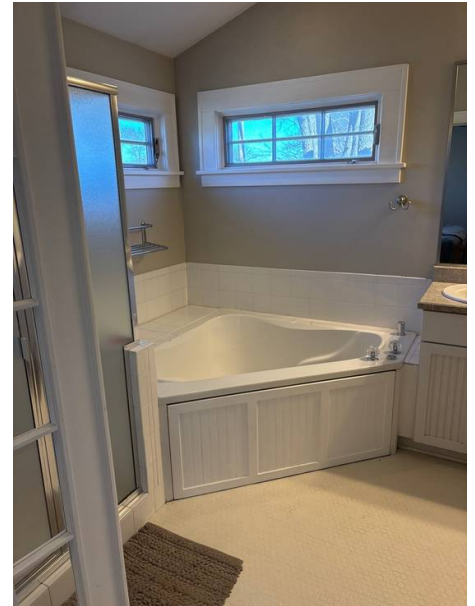
Acceptable



Hall Bath



Upstairs hall bath



Primary bedroom bathroom

## Windows & Screens

Marginal

Location: 2nd Floor, Bathroom.

Missing window screen which may result in a deficiency allowing insects to enter and reducing ventilation control. Recommend installing a window screen to correct the deficiency and restore proper window functionality.



Upstairs hall bathroom window is missing its screen

## Electrical

Defective

Location: Basement, Bathroom.

Outlet in the basement bathroom next to the sink observed to be wired incorrectly with a hot/neutral reverse as indicated by tester readings, posing a potential electrical hazard. Recommend further evaluation by a qualified contractor to ensure safety and proper function.





# Exhaust Fans

Marginal

Location: 2nd Floor, Bathroom.  
The exhaust fan is loud, which may result in a deficiency indicating potential mechanical wear or imbalance affecting performance. Recommend further evaluation/repair by a qualified contractor to correct the deficiency and ensure proper fan operation.



Upstairs exhaust fan is loud

## Sinks & Faucets

### Marginal

The bathroom sink drain stopper was observed to be non-functional during the inspection. Recommend evaluation and repair or replacement by a qualified contractor to restore proper operation and ensure effective use of the sink.

- Primary bedroom bathroom - right sink
- Upstairs hall bathroom
- Basement bathroom



Primary bedroom bathroom, right sink



Upstairs hall bath, drain stopper



Basement Bathroom

## Tubs/showers

**Defective**

Location: 2nd Floor, Primary , Bathroom.

Chip observed in the jacuzzi tub, potentially allowing moisture to penetrate the underlying material. Jacuzzi tub jets appeared underpowered during operation, indicating a possible mechanical or electrical issue. No dedicated GFCI (Ground Fault Circuit Interrupter) protection observed for the unit, posing a safety hazard. Deteriorated caulk observed between the tiles in the bathroom, potentially allowing moisture infiltration behind the walls. Recommend further evaluation/repair of jacuzzi tub and surrounding area by a qualified contractor.





**Toilets**

Acceptable

Location: 2nd Floor, Primary , Bathroom.  
White trim ring cover found loose, potentially allowing movement or minor leaks, recommend tightening the connection and securing the trim ring cover



Doors

Defective



Floors

Acceptable

Heat/Air Distribution

Acceptable

# Living Spaces

## Disclaimer

Homes that are occupied generally have many personal items, articles of furniture, and other items that limit accessibility during a home inspection.

## Walls & Ceilings

### Marginal

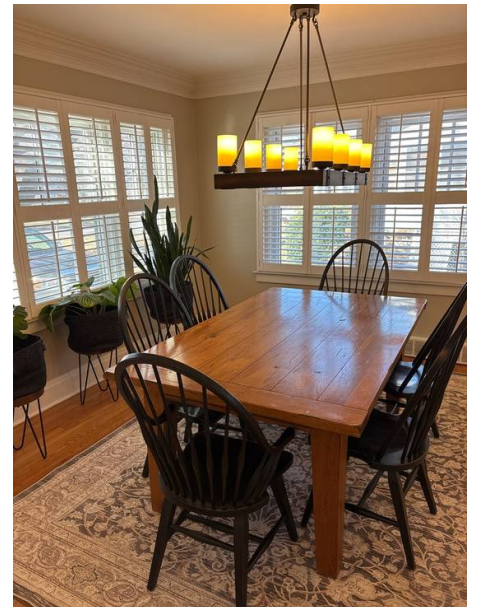
Multiple areas of the living room ceiling observed to have been recently painted. Some areas show slight texture or color variation. All areas were dry at the time of inspection. Recommend monitoring for signs of moisture or staining that may indicate underlying issues. Requesting seller disclosure regarding any previous water damage or repairs in these areas. Suggest further evaluation by a qualified contractor if discoloration or moisture reappears.



Living room ceiling



Living Room Ceiling



Dining room

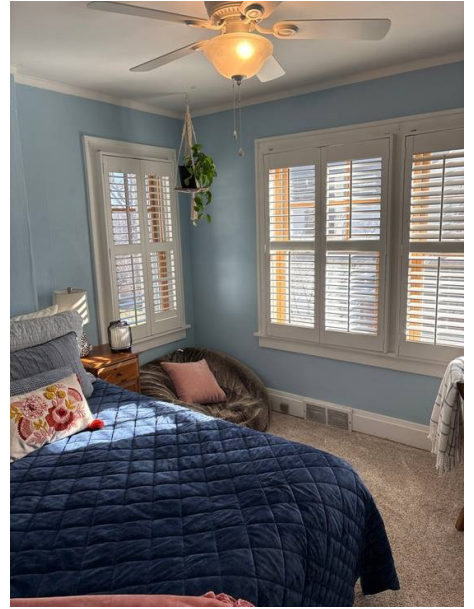




Living room



East room



East bedroom



Southeast bedroom



Southwest bedroom



Primary bedroom



Finished Attic Space



## Windows & Screens

### Defective

Location: 3rd Floor.

Windows in the finished attic space on the third floor observed to not meet the minimum sill height requirements of 24 inches for fall protection. This poses a fall hazard for children given the significant height above the exterior grade. Recommend installing window guards and/or further evaluation by a qualified contractor to ensure compliance with safety standards and prevent potential falls.

Cracked west facing window in southwest bedroom. Previously noted in exterior window section.

Window right of the fireplace in the living room observed with a missing sash lock, compromising the ability to secure or operate the window properly. Additionally, the primary bedroom closet window in the primary bedroom observed with a loose sash lock. Recommend replacing the missing sash lock in the living room window and tightening or replacing the loose sash lock on the closet window to restore proper function and security. Suggest further evaluation by a qualified contractor to ensure both windows operate safely and effectively.

West-facing window in the south bedroom observed with missing locking hardware, compromising security and the ability to secure the window properly. This may pose a safety and weatherproofing risk. Recommend missing locking hardware be replaced to restore proper function and security.

Location: Bedroom, Northeast.

Damaged screen was observed, potentially allowing pests or debris to enter and reducing security or ventilation effectiveness.

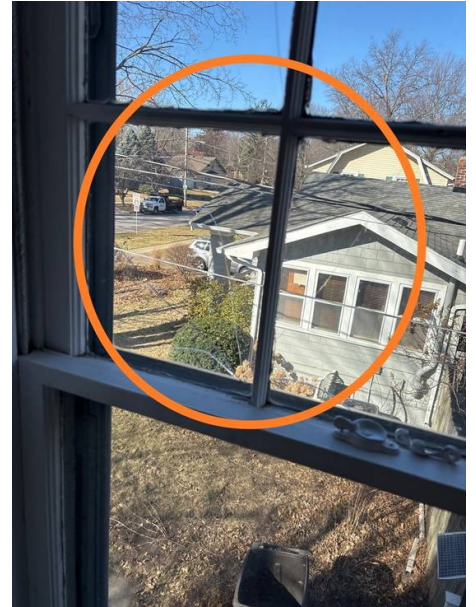




3rd floor window does not meet minimum height requirements and has broken locking hardware



3rd floor window



Cracked west facing window in southwest bedroom



Window right of the fireplace in the living room is missing hardware



Primary bedroom closet window hardware



West facing window in south bedroom is missing locking hardware





Hole in east facing screen in northeast bedroom

## Floors

Acceptable

## Doors

Marginal

Door from entryway to living room observed with no hardware and does not lock or latch

Door frame in the northeast bedroom observed with damaged wood and exposed areas around the latch plate, indicating wear or impact damage.

Location: Basement.

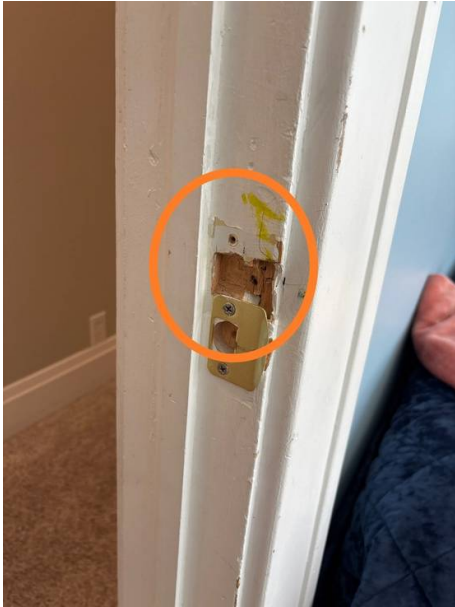
Door to the east basement room observed to rub on the floor and ceiling, indicating improper alignment or settling issues. This may hinder proper operation and cause wear over time.

Location: Bedroom, Northeast.

Missing closet door. Recommend missing closet door be replaced.



Door from entryway to living room  
observed with no hardware and does not  
lock or latch



Northeast bedroom



Missing closet door in northeast bedroom



Door to east basement room rubs on floor  
and ceiling



Missing closet door

**Electrical**

**Marginal**

Location: Bedroom, Southeast.  
Ungrounded outlet observed. Recommend all outlets be grounded.



Southeast bedroom

## Heat/Air Distribution

### Marginal

Location: Basement, East.

No vents observed in the east basement room, a finished area within a larger unfinished basement, currently used as a gym, potentially leading to poor air circulation and increased risk of moisture or air quality issues in this section. Recommend installing proper ventilation, such as a supply and return vent, to improve air circulation in the finished area. Suggest further evaluation by a qualified HVAC contractor to ensure adequate ventilation and air quality for the space.





East basement room

Stairs  
Acceptable



# Kitchen

## Disclaimer

Due to kitchens being used to store food and other items, parts of the kitchen were likely not able to be fully accessed during the inspection.

## Walls/Ceilings

Acceptable



## Countertops/Cabinets

Acceptable

## Electrical

Acceptable

## Range/Oven/Cooktop

Acceptable

## Range/Oven Energy Source

Gas



Refrigerator

Acceptable

Sink/Faucet

Acceptable

Garbage Disposal

Acceptable

Dishwasher

Acceptable

Microwave

Acceptable



# Basement, Foundation, Crawlspace & Structure

## Note to Client

Regular monitoring for signs of moisture or structural changes is recommended to maintain basement condition.

## Interior Foundation

Acceptable

### Foundation Type

Limited visibility of foundation walls due to finished walls and/or wall insulation. Visible portions of interior foundation appeared to be in good condition.



## Under Floor Framing/Support

Marginal

### Beams

Dimensional Lumber, Steel

### Joists

Dimensional Lumber

### Posts

Steel, Dimensional Lumber

Location: Basement, Northwest.

Staining and deterioration noted on the basement ceiling near the electrical panel, with the area dry at the time of inspection, and the painted ceiling limiting a full assessment of the extent of damage or potential moisture issues. This may indicate past or ongoing water infiltration.

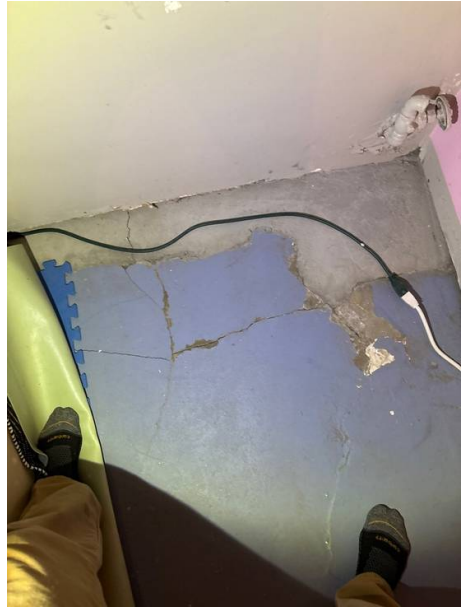


**Floor/Slab**

Acceptable

**Basement/Crawlspace Floor**  
Concrete





### Sump Pump

Not Inspected

The sump pump lid was sealed shut and could not be opened for testing during the inspection. As a result, the pump's functionality, condition, and discharge system could not be evaluated.





# Crawlspace

Marginal

Small crawlspace area observed with a missing access panel, resulting in an exposed opening, and no vapor barrier on the floor or insulation on the ceiling, potentially allowing moisture infiltration, pest entry, and energy loss. Recommend installing an access panel to cover the opening, adding a vapor barrier to the floor, and installing insulation on the ceiling to improve moisture control and energy efficiency.



# Attic, Insulation & Ventilation

## Disclaimer

Your attic is an important part of your home, contributing to its overall structure and insulation. During this inspection, some areas may not have been fully accessible due to stored items, tight spaces, or other limitations. We recommend monitor its condition to ensure proper ventilation, and address any potential issues that may arise over time.

## Framing/Sheathing

Not Inspected

### Method of Inspection

No Access

### Percent Visible

0%

### Framing and Sheathing Material Type

Plywood/Panel Board/OSB

A small viewing hole with a plastic covering was present, allowing limited observation into the unfinished attic space, making a comprehensive assessment challenging. The visible structural components appeared intact but could not be fully evaluated due to restricted access



## Ventilation

Not Inspected

### Ventilation Type

Static Vents, Soffit Vents



A small viewing hole with a plastic covering was present, allowing limited observation into the unfinished attic space, making a comprehensive assessment challenging.

**Insulation**

**Not Inspected**

**Insulation Type**

Loose-fill

A small viewing hole with a plastic covering was present, allowing limited observation into the unfinished attic space, making a comprehensive assessment challenging.

**Electrical**

**Not Inspected**