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CM² Residential Signature Inspection Report

A structured visual assessment of the property's accessible systems and components, organized to support informed decision-making and long-term stewardship.

This inspection reflects observable conditions at the time of evaluation. Observations are organized by relative significance to support clear prioritization, risk awareness, and responsible maintenance planning.

This evaluation is non-invasive and not technically exhaustive, and it does not predict remaining service life. Please review all sections carefully, including scope limitations and contractor recommendations.

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1: SUMMARY

Information

Executive Summary: Executive Summary – Property Stewardship & Overall Condition

Overall Property Impression: The property appeared to reflect long-term ownership, consistent care, and a notable level of pride in maintenance throughout many of the accessible systems and components observed during the inspection.

The home exhibited numerous indicators of ongoing stewardship, including generally clean and functional major systems, updated HVAC equipment, orderly overall presentation, and evidence of routine upkeep over the life of the property. Many of the observed conditions were consistent with normal aging, deferred maintenance items, or modernization opportunities commonly encountered in homes of this era.

While the inspection identified several items requiring repair, monitoring, or improvement — including certain life-safety upgrades, routine maintenance concerns, and localized deficiencies — the overall property condition appeared consistent with a home that has been cared for over an extended period of ownership.

Buyers should review all report findings carefully and plan for continued maintenance, periodic modernization, and corrective repairs as part of responsible long-term property stewardship.

Executive Summary: Executive Summary – CLS Identified

One or more Critical Life-Safety Conditions (CLS) were identified during the inspection. These findings warrant prioritized attention due to their potential safety implications. Review all related report narratives and recommendations carefully.

2: INSPECTION DETAILS

Information

General: In Attendance
Client, Client's Agent, Listing Agent

General: Occupancy
Vacant

General: Weather Conditions
Sunny, Rain

Weather conditions at the time of inspection were typical for the season unless otherwise noted.

General: Temperature
66 Fahrenheit (F)

General: Style
Ranch, Contemporary

General: Type of Building
Single Family

General: Utility Status
Water [ON], Natural Gas [ON], Electrical [ON]

Utilities Status

[Water / Gas / Electrical]

General: Scope Statement

Inspection performed as a visual, non-invasive evaluation of readily accessible systems and components observable at the time of inspection, within the defined scope and limitations of a professional residential property inspection.

Limitations

General

INSPECTION LIMITATIONS & EXCLUSIONS

Inspection exclusions include, but are not limited to:

- Code or regulatory compliance determinations
- Environmental hazards or hazardous materials
- Engineering or structural design analysis
- Prediction of future conditions or system performance
- Determination of remaining service life
- Concealed, obstructed, or inaccessible conditions
- Destructive or invasive testing
- Evaluation of systems or components not readily accessible at the time of inspection

General

GENERAL ACCESS LIMITATION

Observation

Inspection of certain areas or components may have been limited due to accessibility constraints, stored belongings, finishes, safety considerations, or other conditions present at the time of inspection. Concealed or obstructed conditions may exist.

Implication

The condition limited the scope of evaluation. Defects or deficiencies may exist within concealed, obstructed, or inaccessible areas that could not be fully observed at the time of inspection.

Recommendation

No determination can be made regarding concealed or inaccessible conditions. Further evaluation may become possible once access limitations are removed or conditions permit.

General

ANCILLARY SYSTEMS

Observation

Ancillary systems and specialty evaluations, including but not limited to sewer scope inspections, pool/spa systems, irrigation systems, private well systems, thermal imaging evaluations, and outbuildings, are excluded unless separately contracted and specifically reported.

Implication

Conditions or deficiencies affecting these systems may exist outside the scope of the primary residential inspection.

Recommendation

Additional ancillary inspection services are recommended where expanded evaluation or system-specific assessment is desired.

General

REPRESENTATIVE SAMPLING

Observation

Where multiple similar components were present, a representative number were inspected and operated using normal operating controls unless otherwise noted.

Implication

Not every component, device, receptacle, window, fixture, or similar item may have been individually tested, operated, or documented within the report.

3: EXTERIOR

Information

Siding, Flashing and Trim: Siding Material
Brick Veneer, Wood, Stucco

Exterior Doors: Exterior Entry Door
Steel

Decks, Balconies, Porches and Steps: Exterior Features Present
Covered Porch, Retaining Wall, Covered Patio

Decks, Balconies, Porches and Steps: Material
Concrete

Observations

3.2.1 Walkways, Patios & Driveways

Repair / Further Evaluation

FLATWORK CRACKING / SETTLEMENT

REAR PATIO

Observed

Cracking, displacement, and/or differential movement was observed at portions of the exterior flatwork.

Implication

Movement and surface deterioration may create trip hazards, drainage concerns, accelerated wear, or continued settlement over time depending on severity and progression.

Recommendation

Monitor for continued movement and repair or replacement by a qualified contractor may be warranted where conditions become severe, create safety concerns, or adversely affect drainage or usability.

3.4.1 Eaves, Soffits and Fascia

Maintenance / Improvement

SOFFIT VENT SCREEN DEFICIENCIES

Observation: One or more soffit vent screens were observed to be poorly fitted, displaced, or not fully secured at the time of inspection.

Implication: Gaps or displaced vent screens may allow insect, bird, rodent, or debris entry into the soffit or attic areas. Poorly fitted vents may also reduce the intended protection of the attic ventilation system.

Recommendation: Recommend repair or replacement of the affected soffit vent screens by a qualified contractor or handyman to ensure the vents are properly secured, adequately fitted, and remain free of obstruction.

3.5.1 Siding, Flashing and Trim

Repair / Further Evaluation

UNSEALED EXTERIOR PENETRATIONS

Observed:
Gaps, openings, or incomplete sealing were observed at exterior penetrations and/or cladding transitions.

Implication:
Unsealed penetrations may allow moisture intrusion, pest entry, air leakage, or concealed deterioration over time.

Recommendation:
Recommend sealing and corrective repairs by a qualified contractor as needed.

3.5.2 Siding, Flashing and Trim

Repair / Further Evaluation

UNSEALED STUCCO WALL PENETRATION / PRIOR PLUMBING REPAIR

Observation: A prior plumbing repair was observed at the exterior stucco wall. The wall opening was not properly sealed, patched, or finished at the time of inspection.

Implication: Openings in exterior stucco can allow moisture, pests, and debris to enter the wall assembly. Continued exposure may contribute to concealed moisture damage, deterioration of sheathing or framing, and damage to the surrounding stucco system.

Recommendation: Recommend repair by a qualified stucco contractor or qualified exterior wall contractor. The wall opening should be properly sealed, patched, weatherproofed, and finished to match the surrounding exterior wall surface.

3.6.1 Exterior Doors

Maintenance / Improvement

WEATHERSTRIPPING DEFICIENCY

GARAGE

Observed:
Deficient, damaged, incomplete, or missing weatherstripping was observed at exterior door assemblies.

Implication:
Inadequate weatherstripping may allow air leakage, moisture intrusion, pest entry, and reduced energy efficiency.

Recommendation:
Recommend replacement or improvement of weatherstripping materials as needed to help improve weather resistance and sealing performance.

4: ROOF

Information

General: Inspection Method
Walk

General: Roof Type / Style
Gable

General: Roof Covering Material
Architectural Composition Shingles

Flashings: Material
Aluminum, Rubber

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Roof Drainage Systems: Gutter Size
5"

Roof Drainage Systems: Drainage Configuration
Surface discharge, Underground discharge

Roof Drainage Systems: General – Seasonal Roof & Gutter Maintenance Recommended

Observed:

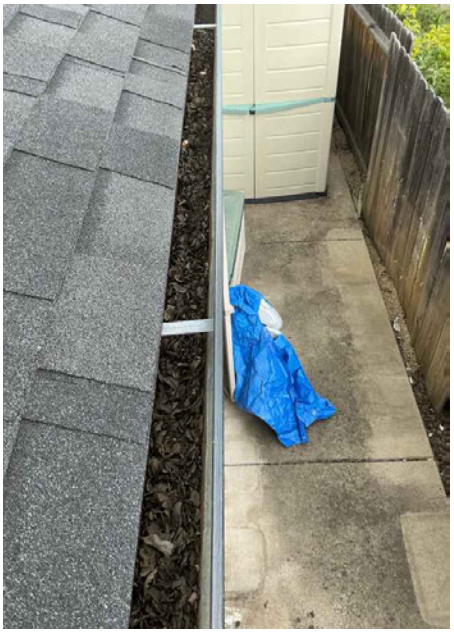
Seasonal roof and roof drainage maintenance is recommended as part of normal property stewardship.

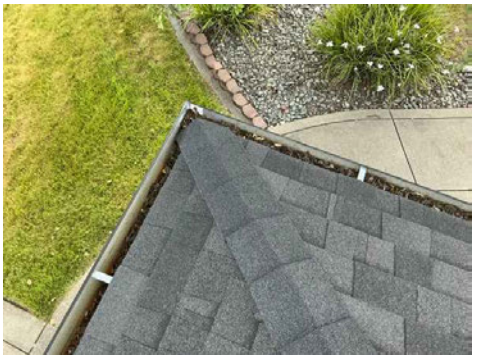
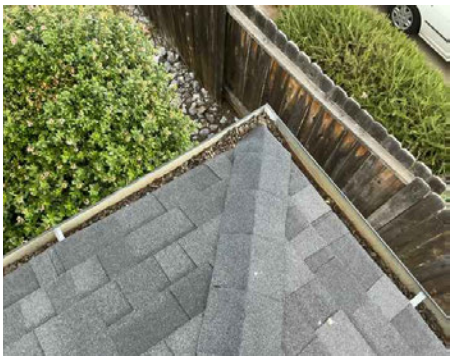
Implication:

Routine maintenance of roof surfaces, gutters, downspouts, valleys, and drainage discharge areas helps support proper water management and may reduce the potential for debris accumulation, overflow conditions, accelerated material deterioration, and moisture-related concerns over time.

Recommendation:

Recommend periodic inspection, cleaning, and servicing of roof drainage components, particularly before and during seasonal rain conditions or after significant weather events.



Limitations

Roof Drainage Systems

ROOF DRAINAGE – UNDERGROUND EXTENSIONS NOT EVALUATED

Observed:
One or more downspouts discharged into underground drainage extensions.

Limitation:
Subsurface drainage piping, underground tight-line systems, and concealed discharge components were not evaluated as part of this visual inspection.

Recommendation:
Consult a qualified drainage contractor for further evaluation if concerns regarding underground drainage performance exist.

Roof Drainage Systems

ROOF DRAINAGE – CONCEALED COMPONENTS NOT EVALUATED

Observed:
Certain roof drainage components were concealed or not readily accessible.

Limitation:
Concealed drainage components, including concealed fasteners, hidden gutter liners, enclosed downspouts, and concealed roof drainage assemblies, were not fully evaluated.

Recommendation:
Further evaluation may be warranted if leakage, overflow, or moisture concerns are observed.

Observations

4.3.1 Flashings

EXPOSED / UNSEALED FASTENER HEADS

Repair / Further Evaluation

Observed:

One or more exposed roofing fastener or nail heads were observed with deteriorated, missing, or insufficient sealant at the roof surface.

Implication:

Exposed fastener penetrations can allow moisture intrusion over time as sealants age, shrink, crack, or deteriorate from weather exposure. While commonly considered a minor maintenance item, unsealed fasteners may contribute to localized leakage or accelerated deterioration if not periodically maintained.

Recommendation:

Recommend resealing exposed fastener/nail heads with a compatible roofing sealant and monitoring the affected areas during routine roof maintenance.








4.3.2 Flashings

Maintenance / Improvement

CORRODED - MINOR

Observed:
Roof flashing showed minor surface corrosion but appeared serviceable at the time of inspection.

Implication:
Corrosion may accelerate deterioration of flashing materials over time if not monitored and maintained.

Recommendation:
Recommend routine maintenance and evaluation by a qualified roofing contractor if corrosion worsens or leakage develops.

4.4.1 Skylights, Chimneys and Roof Penetrations

Repair / Further Evaluation

CHIMNEY CRICKET FLASHING – MISSING OR IMPROPER

Observed:

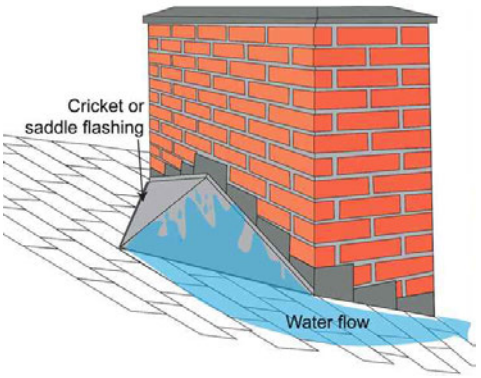
The chimney cricket/diverter flashing appeared missing, undersized, or improperly installed at the uphill side of the chimney structure.

Implication:

Improper chimney cricket flashing may allow debris accumulation and increase the potential for moisture intrusion at roof-to-chimney transitions.

Recommendation:

Recommend correction by a qualified roofing contractor.



4.4.2 Skylights, Chimneys and Roof Penetrations

Maintenance / Improvement

METAL CHIMNEY – MINOR SURFACE CORROSION OBSERVED

Observed:

Minor surface corrosion was observed at metal chimney components.

Implication:

Surface corrosion is common with age and weather exposure but may progress if not periodically monitored and maintained.

Recommendation:

Recommend routine monitoring and maintenance of affected areas to help limit further deterioration.

4.5.1 Roof Drainage Systems

Repair / Further Evaluation

ROOF DRAINAGE - DEBRIS ACCUMULATION OBSERVED

Observed:
Debris accumulation was observed at portions of the roof drainage system, including gutters, valleys, downspouts, and/or drainage pathways.

Implication:
Debris accumulation may restrict drainage, contribute to overflow, retain moisture, and accelerate deterioration of adjacent roofing, fascia, and drainage components over time.

Recommendation:
Recommend cleaning and servicing the affected roof drainage components to restore proper drainage performance and reduce the potential for moisture-related deterioration.

4.5.2 Roof Drainage Systems

Maintenance / Improvement

ROOF GUTTERS – CLEANING / SERVICING RECOMMENDED

Observed:
The gutter system would benefit from routine cleaning and servicing.

Implication:
Deferred gutter maintenance can reduce drainage performance and may contribute to overflow, debris accumulation, staining, and accelerated deterioration of adjacent materials over time.

Recommendation:
Recommend routine cleaning and servicing of gutters and downspouts as part of ongoing roof drainage maintenance.

5: ATTIC, INSULATION AND VENTILATION

Information

Attic / Floor Insulation: Insulation Type

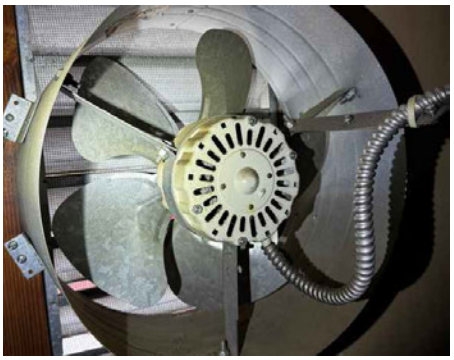
Fiberglass Batt, Cellulose Loose Fill

Attic / Floor Insulation: R-Value

<R38

Ventilation: Attic Ventilation Type

Gable Vents, Thermostatically Controlled Fan



Exhaust Systems: Exhaust Fans
Standard Exhaust Fan

Roof Structure / Attic Framing: Roof Framing Type
Engineered Trusses

Roof Structure / Attic Framing: Roof Sheathing Material
OSB

Roof Structure / Attic Framing: Attic Access Type
Scuttle Hatch

Roof Structure / Attic Framing: Roof Framing Configuration
Gable

Roof Structure / Attic Framing: Engineered Structural Components Present
Trusses

Observations

5.2.1 Attic / Floor Insulation

Maintenance / Improvement

ATTIC INSULATION – INCONSISTENT COVERAGE OBSERVED

Observed:

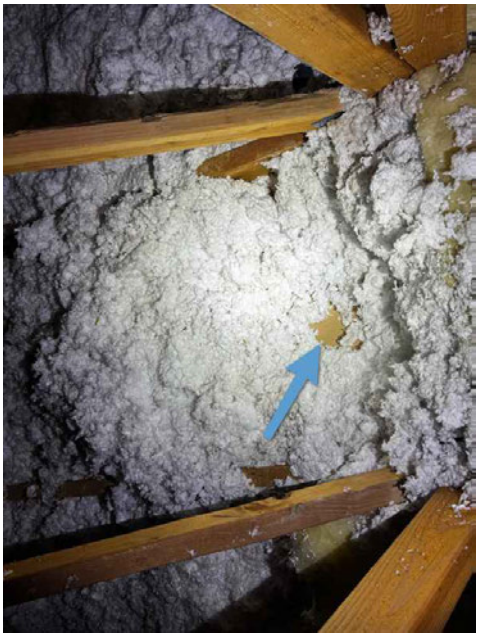
Attic insulation coverage appeared inconsistent or uneven in one or more areas.

Implication:

Inconsistent insulation distribution can reduce overall thermal efficiency and contribute to uneven temperature conditions and increased energy usage.

Recommendation:

Recommend improving insulation distribution and coverage as needed to promote more consistent thermal performance.



5.2.2 Attic / Floor Insulation

Maintenance / Improvement

ATTIC INSULATION – BELOW MODERN STANDARDS

Observed:

The attic insulation levels observed at the time of inspection appear below modern energy-efficiency standards and current building performance expectations.

Implication:

Lower insulation levels may contribute to increased heat transfer, inconsistent interior temperatures, elevated energy consumption, and reduced overall thermal efficiency compared to modern construction practices.

Recommendation:

Consider upgrading attic insulation levels to improve thermal performance, energy efficiency, and interior comfort conditions as part of future energy-efficiency improvements or renovation planning.

5.3.1 Ventilation

Repair / Further Evaluation

ATTIC VENTILATION FAN – INOPERABLE

Observed:

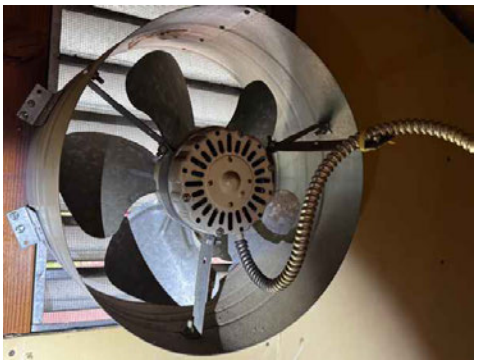
The attic ventilation fan did not operate when tested or appeared inoperable at the time of inspection.

Implication:

An inoperable attic ventilation fan may reduce intended attic airflow and can contribute to elevated attic temperatures, reduced moisture control, and decreased ventilation system performance.

Recommendation:

Recommend evaluation and repair or replacement by a qualified contractor.



5.3.2 Ventilation

Maintenance / Improvement

ATTIC FIRE RESILIENCE – VENT SCREEN / EMBER RESISTANCE NOT CONFIRMED

Observed:

Attic vent screen configuration and ember-resistant performance were not fully confirmed during this visual inspection.

Implication:

In wildfire-prone regions, vent openings can be vulnerable to ember entry if screening, mesh size, or vent design does not provide adequate ember resistance. Fire-resilience performance was not fully evaluated as part of this inspection.

Recommendation:

Consider further evaluation by a qualified wildfire mitigation, roofing, or building professional if enhanced ember-resistance or fire-hardening improvements are desired.

5.4.1 Exhaust Systems

Repair / Further Evaluation

BATHROOM EXHAUST FAN – TERMINATED AT SOFFIT / EAVE VENT AREA

Observed:

One or more bathroom exhaust fans appeared to terminate at or near soffit/eave vent areas.

Implication:

Exhaust discharge near soffit or eave intake vents may allow moist air to be drawn back into attic spaces, potentially contributing to elevated attic humidity or condensation-related conditions over time.

Recommendation:

Recommend evaluation and correction by a qualified contractor as needed to improve exhaust discharge separation from attic intake ventilation areas.

6: BASEMENT, FOUNDATION, CRAWLSPACE AND STRUCTURE

Information

General: Inspection Method
Visual

Floor Structure: Sub-floor
None

Foundation: Material
Concrete

Floor Structure: Flooring Insulation
None

Floor Structure: Crawlspace Floor
None

Floor Structure: Material
Concrete

Observations

6.2.1 Foundation

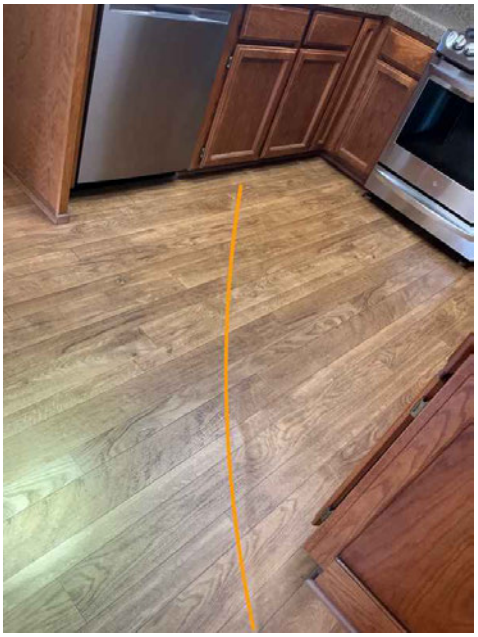
Repair / Further Evaluation

POSSIBLE SLAB MOVEMENT / FLOORING IRREGULARITY OBSERVED

Observation: Irregularities consistent with a possible crack or differential movement were observed beneath the kitchen flooring surface at the time of inspection. The finished floor covering limited full evaluation of the underlying slab condition. No significant destructive evaluation of concealed slab conditions was performed.

Implication: Conditions of this type can be associated with slab cracking or localized foundation movement. Minor slab cracking is common in concrete slab construction; however, significant movement or displacement may contribute to floor irregularities and potential finish-floor damage over time.

Recommendation: Recommend monitoring the area for changes and obtaining further evaluation by a qualified foundation contractor or structural specialist if movement appears progressive, floor finishes continue to separate, or additional related symptoms become apparent.



7: PLUMBING

Information

General: Water Filters
None

General: Water Source
Public

General: Water Pressure (PSI)
40

Main Water Shut-off Device: Location
North

Drain, Waste and Vent Systems (DWV): Drain Size
1 1/2", 2"

Drain, Waste and Vent Systems (DWV): Material
ABS

Water Supply, Distribution Systems and Fixtures: Water Supply Material
Copper

Water Supply, Distribution Systems and Fixtures: Distribution Material
Copper

Hot Water Systems, Controls, Flues and Vents: Manufacturer
Kenmore

Hot Water Systems, Controls, Flues and Vents: Power Source/Type
Natural Gas (NG)

Hot Water Systems, Controls, Flues and Vents: Capacity
40 Gallons

Hot Water Systems, Controls, Flues and Vents: Location
Garage

Hot Water Systems, Controls, Flues and Vents: Aftermarket Water Heater Insulation Blanket

Observation: An aftermarket insulation blanket was installed at the water heater.

Implication: Insulation blankets are commonly used to improve thermal efficiency on older tank-style water heaters. Portions of the appliance exterior were concealed from view at the time of inspection.

Recommendation: No immediate repair was recommended at the time of inspection. Continued monitoring and proper clearance from controls and venting components is advised.

Fuel Storage and Distribution Systems: Main Gas Shut-off Location
Gas Meter

Fuel Storage and Distribution Systems: Fuel Gas Distribution System
Black Iron

Observations

7.2.1 Main Water Shut-off Device

Repair / Further Evaluation

CORROSION

Observed:
The accessible water main shut-off components exhibited visible corrosion at the time of inspection.

Implication:
This condition indicates deterioration that may progress over time and can result in leakage, reduced reliability, or component failure.

Recommendation:
Recommend a qualified plumber evaluate.

7.2.2 Main Water Shut-off Device

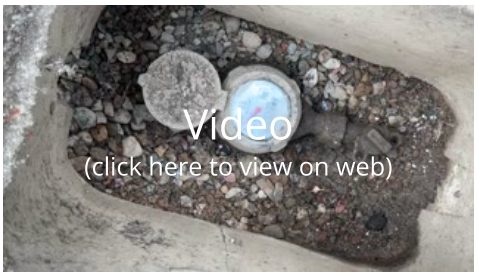
Repair / Further Evaluation

POSSIBLE PRESSURIZED PLUMBING LEAK INDICATED AT WATER METER

Observation: The water meter indicator exhibited slow movement at the time of inspection, which may be consistent with a possible pressurized plumbing leak within the system. No active leakage was observed at accessible fixtures, and no continuously running toilets or obvious valve leakage conditions were identified during the inspection.

Implication: Unexplained meter movement may indicate leakage within concealed plumbing components, underground piping, irrigation systems, fixture components, or other portions of the water distribution system not readily visible during the inspection.

Recommendation: Recommend further evaluation by a qualified plumbing contractor to determine the source of the apparent water loss and perform repairs as needed.



7.3.1 Drain, Waste and Vent Systems (DWV)

Maintenance / Improvement

EVIDENCE OF PRIOR PLUMBING LEAKAGE

Observation: Evidence consistent with prior leakage and/or previous moisture-related damage was observed beneath the sink cabinet at the time of inspection. No active leakage was observed during the limited inspection.

Implication: Prior plumbing leaks can contribute to concealed moisture damage, deterioration of surrounding materials, or microbial growth if not properly corrected and dried. Staining alone does not confirm current leakage.

Recommendation: Recommend continued monitoring of the area for signs of active leakage or moisture intrusion and repair of any damaged finish materials as desired.

7.4.1 Water Supply, Distribution Systems and Fixtures

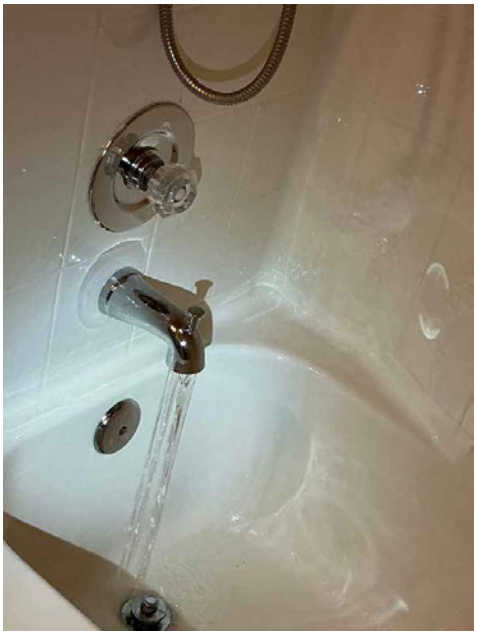
Repair / Further Evaluation

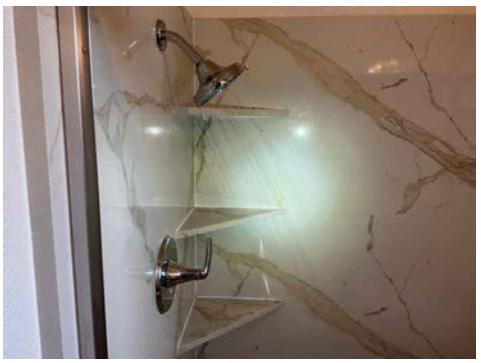
LOW WATER PRESSURE OBSERVED AT MULTIPLE BATHROOM FIXTURES

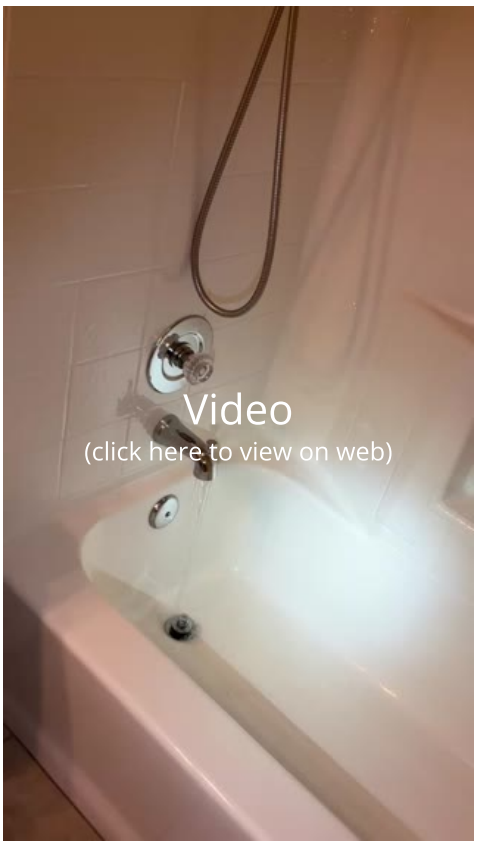
Observation: Notably low water pressure was observed at multiple bathroom fixtures at the time of inspection, including sinks, tub/shower fixtures, and toilets.

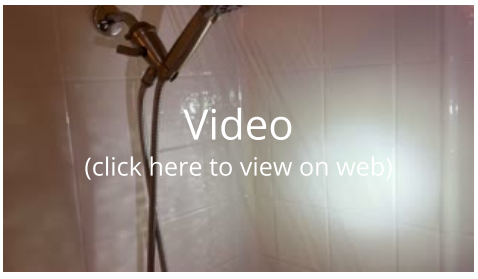
Implication: Reduced water pressure may affect normal fixture performance and can result from a variety of conditions, including supply restrictions, fixture-related deficiencies, aging plumbing components, partially closed valves, pressure regulator issues, mineral buildup, or other plumbing system conditions.

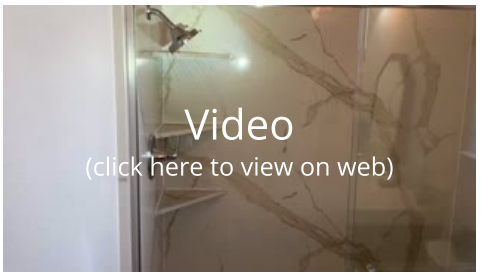
Recommendation: Recommend further evaluation and correction by a qualified plumbing contractor to determine the cause of the reduced water pressure and perform repairs as needed.











7.5.1 Hot Water Systems, Controls, Flues and Vents

Repair / Further Evaluation

NEAR END OF LIFE

Observed: The water heater exhibited signs of age and normal operational wear at the time of inspection.

Implication: Aging water heaters become more susceptible to reduced efficiency, leakage, and unexpected failure over time.

Recommendation: Recommend budgeting for replacement in the foreseeable future and monitoring the unit for leakage, corrosion, or declining performance.

8: ELECTRICAL

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground, Aluminum, 240V

Service Entrance Conductors: Electrical Service Panel – Thermal Imaging Observation

Observation:

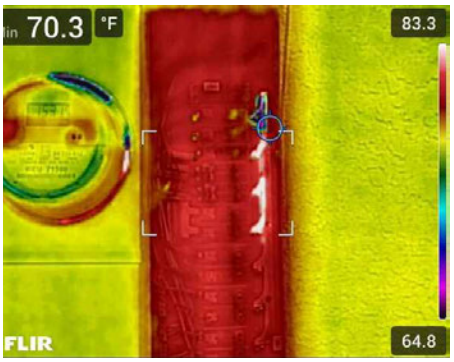
A thermal imaging scan of the accessible electrical service panel components was performed at the time of inspection. No significant thermal anomalies or abnormal heat signatures were identified under the existing load conditions present during the inspection.

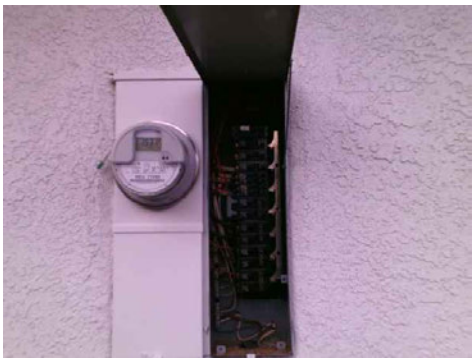
Scope Limitation:

Thermal imaging represents a snapshot in time and is dependent upon electrical loads active during the inspection. Conditions may change with varying load demands, concealed defects, intermittent failures, or component deterioration not present at the time of evaluation.

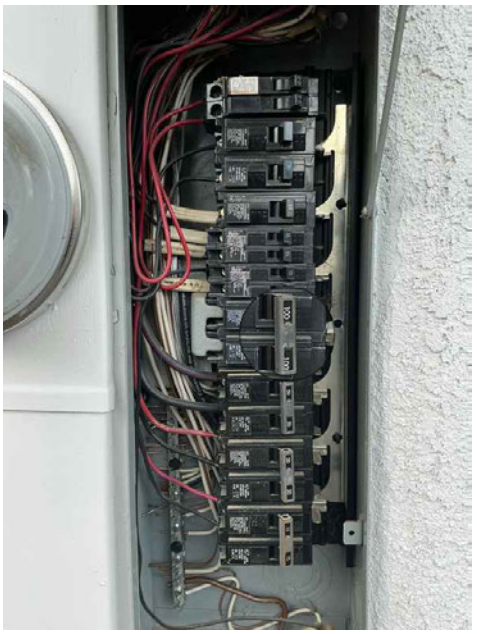
Recommendation:

No immediate deficiencies related to abnormal thermal activity were observed at the accessible electrical panel components during the inspection. Continued routine monitoring and maintenance of the electrical system is recommended as part of normal homeownership practices.





Main Panel, Subpanels, Service Entrance, Grounding, Main Overcurrent Device: Main Panel Location
East Exterior



Main Panel, Subpanels, Service Entrance, Grounding, Main Overcurrent Device: Panel Capacity
100 AMP

Main Panel, Subpanels, Service Entrance, Grounding, Main Overcurrent Device: Panel Manufacturer
Siemens

Main Panel, Subpanels, Service Entrance, Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

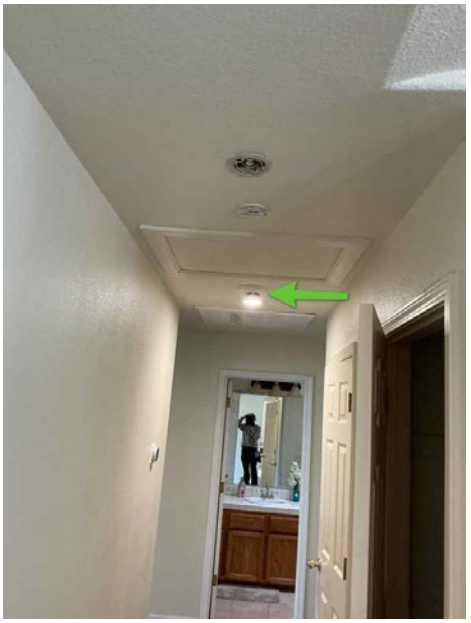
Main Panel, Subpanels, Service Entrance, Grounding, Main Overcurrent Device: Sub Panel Location
Exterior

Branch Wiring Circuits, Breakers and Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers and Fuses: Wiring Method
Romex

Carbon Monoxide Detectors: Year of Manufacture
Unknown

Smoke Detectors: Year of Manufacture
~1992



Observations

8.2.1 Main Panel, Subpanels, Service Entrance, Grounding, Main Overcurrent Device

Repair / Further Evaluation

DISCONNECTED BONDING / GROUNDING CONDUCTOR OBSERVED

MAIN BATH

Observation: A disconnected grounding/bonding conductor and partial bonding clamp was observed at the time of inspection.

Implication: Bonding and grounding components are intended to help reduce electrical shock hazards by maintaining continuity between metal components and the electrical grounding system. The purpose and integrity of this disconnected conductor could not be fully determined during the inspection.

Recommendation: Recommend further evaluation and repair by a qualified electrician to determine the intended function of the conductor and restore proper bonding/grounding as needed.

8.4.1 Lighting Fixtures, Switches and Receptacles

Repair / Further Evaluation

WORN LIGHT SWITCH

MASTER BEDROOM CLOSET

Observation: One or more electrical switches exhibited visible wear, deterioration, or looseness at the time of inspection.

Implication: Worn switches may not operate reliably and can deteriorate further with continued use. In some cases, excessive wear may indicate aging internal components or prolonged use.

Recommendation: Recommend replacement of the affected switch(es) by a qualified electrician or qualified handyman to restore proper operation and improve reliability.

8.5.1 GFCI and AFCI

Repair / Further Evaluation

MISSING GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION

GARAGE, BATHROOM, MASTER BATHROOM, EXTERIOR

Observation

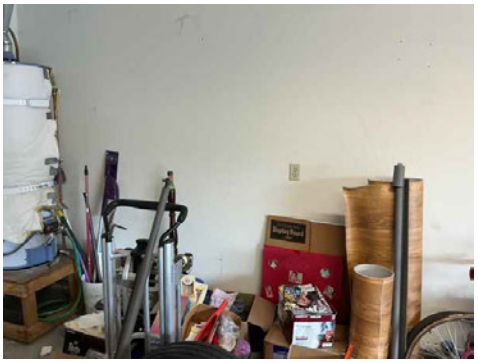
Ground-Fault Circuit Interrupter (GFCI) protection was not observed at one or more receptacles located in areas where modern safety standards commonly recommend enhanced shock protection, including kitchens, bathrooms, garages, exterior locations, laundry areas, crawlspaces, unfinished basements, and other locations subject to moisture or damp conditions.

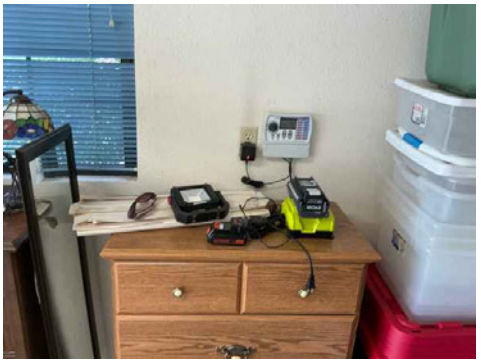
Implication

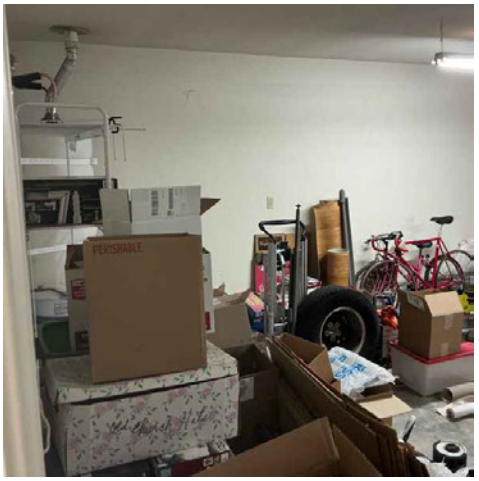
GFCI devices are designed to reduce the risk of electrical shock by interrupting power when abnormal current flow is detected. The absence of GFCI protection is commonly encountered in older homes and may reflect installation standards in place at the time of construction. While not uncommon for the age of the home, modernization of electrical safety protection may improve occupant safety.

Recommendation

Recommend upgrade of applicable receptacles or branch circuits with GFCI protection by a qualified licensed electrical contractor to improve electrical safety.







8.6.1 Smoke Detectors

Critical Life-Safety Condition

SMOKE DETECTOR BEYOND TYPICAL SERVICE LIFE

Observation:

Smoke detectors were missing in one or more required locations and/or existing detectors appeared outdated at the time of inspection.

Implication:

Smoke detectors may become less reliable as internal sensing components age over time. Aging or expired smoke detectors may not respond properly during smoke or fire conditions, which may reduce early-warning capability and increase occupant safety risk.

Recommendation:

Recommend replacement of smoke detectors exceeding the manufacturer-recommended service life by a qualified contractor or knowledgeable individual. Modern detectors should be installed in appropriate locations and maintained in accordance with current manufacturer recommendations and local safety requirements.

9: HEATING

Information

General: AFUE Rating

~80%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

General: Year of Manufacture

2022

General: Furnace BTU (input)

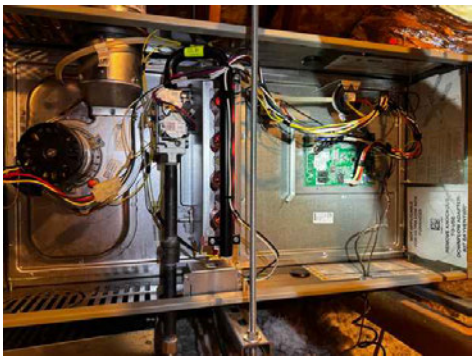
~80k

General: Model

D3458A409

Equipment: Brand

American Standard



Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Insulated

10: COOLING

Information

Cooling Equipment: Brand

American Standard

Cooling Equipment: Energy Source/Type
Split Unit Air Conditioner

Cooling Equipment: Location
Exterior South

Cooling Equipment: SEER Rating
14.3-15.0 SEER

Modern efficiency standards for newly installed systems may differ from older rating methodologies and regional requirements. The system appeared operational at the time of inspection.

Cooling Equipment: Year of Manufacture
2022

Cooling Equipment: Model Number
4A7A6042J1000AC

Cooling Equipment: Tonnage
3.5-Ton (42k)

Cooling Equipment: Cooling Thermal Performance Appeared Normal

Observed:

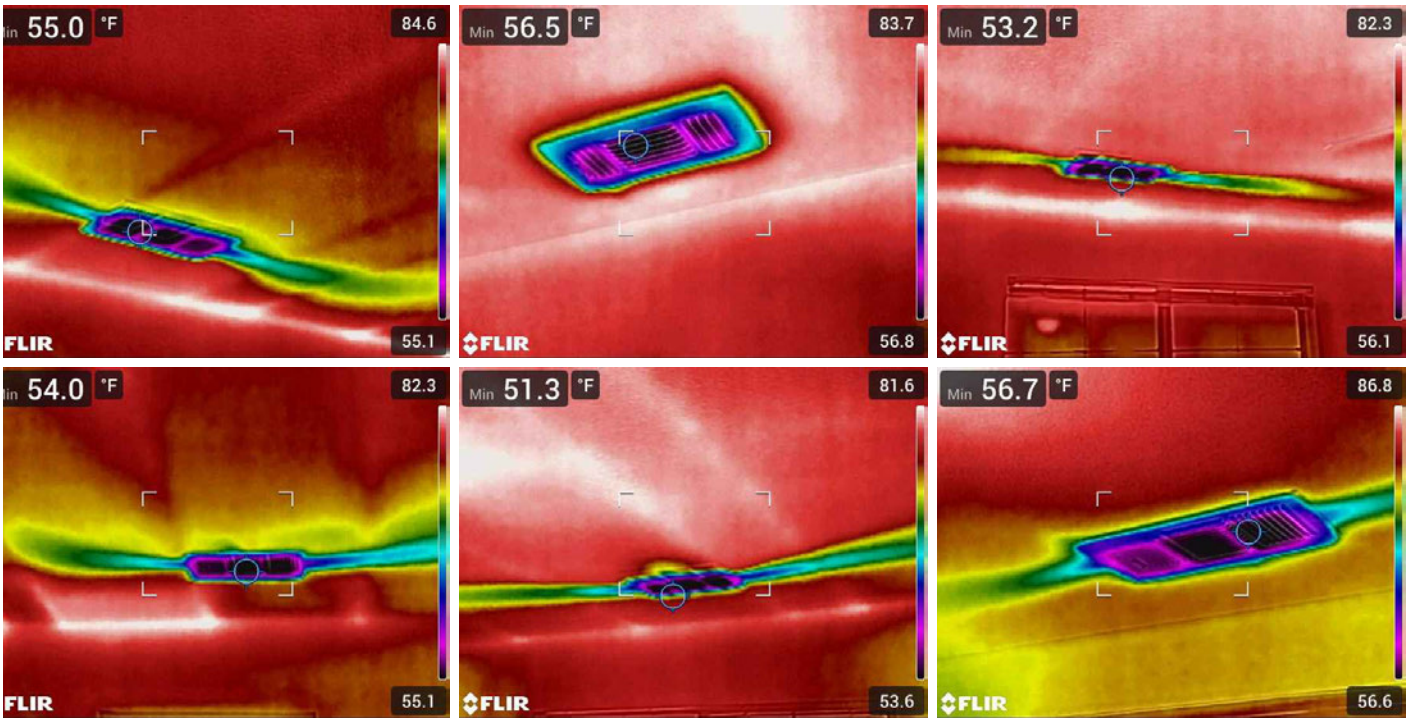
Thermal testing of the cooling units indicated temperature differentials consistent with normal cooling operation at the time of inspection. The units responded to normal operating controls and produced cooled air during testing.

Implication:

Observed thermal performance appeared consistent with typical operation under the conditions present at the time of inspection.

Recommendation:

Continue routine servicing and maintenance of the cooling equipment in accordance with manufacturer recommendations to support continued performance and service life.



Distribution System: Configuration
Split

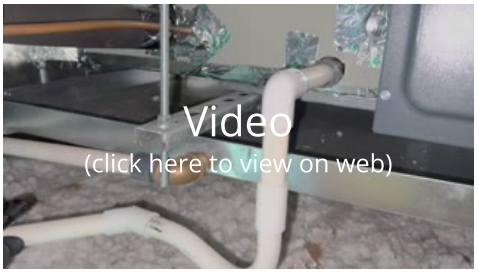
Distribution System: Ductwork
Insulated


Observations

10.1.1 Cooling Equipment

Repair / Further Evaluation

LOOSE CONDENSATE DRAIN LINE AT AIR HANDLER



Observation: The condensate drain line at the air handler was observed to be loose and/or inadequately secured at the time of inspection.

Implication: Loose condensate piping may become displaced, leak, or drain improperly during system operation. Improper condensate management can contribute to moisture intrusion, water damage, or microbial growth within surrounding building materials.

Recommendation: Recommend repair and securement of the condensate drain line by a qualified HVAC contractor to help ensure proper drainage and reliable operation of the cooling system.

11: DOORS, WINDOWS AND INTERIOR

Information

Windows: Window Manufacturer
Viking

Windows: Window Type
Sliders, Single-hung

Walls: Wall Material
Drywall

Countertops and Cabinets: Cabinetry
Wood

Floors: Floor Coverings
Carpet, Tile, LVP

Ceilings: Ceiling Material
Gypsum Board

Countertops and Cabinets: Countertop Material
Corian

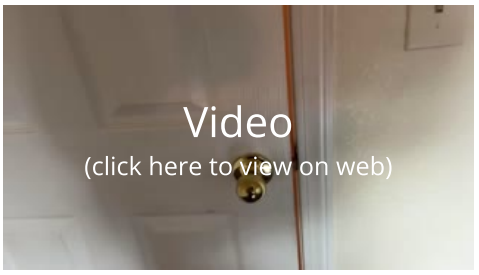
Observations

11.1.1 Doors

Repair / Further Evaluation

DOOR DOESN'T LATCH

BED 2 CLOSET



Observed:
The door did not latch properly when operated at the time of inspection.

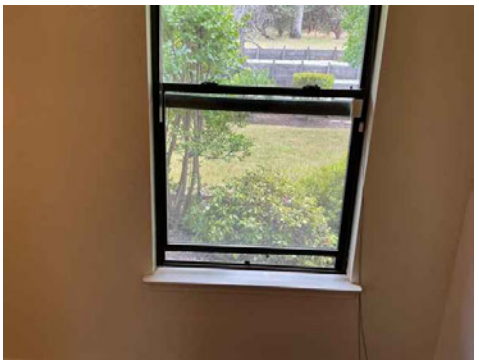
Implication:
May affect normal operation and usability

Recommendation:
Recommend handyman repair latch and/or strike plate.

11.2.1 Windows

Repair / Further Evaluation

DAMAGED



Observed:
One or more windows appeared damaged and did not close properly at the time of inspection.

Implication:
This condition may affect safety, performance, or long-term reliability and should be addressed as needed.

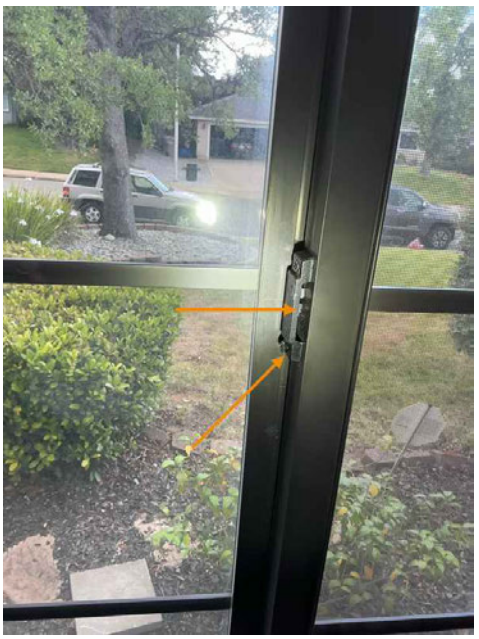
Recommendation:
Recommend a window professional clean, lubricate & adjust as necessary.

11.2.2 Windows

Repair / Further Evaluation

WINDOW – MISSING LATCH / LOCK

BEDROOM 1



Observed:
A window latch/locking mechanism was missing at the time of inspection. Window locks are intended to help secure the window in the closed position and assist in maintaining proper sealing and security. Windows that cannot be properly latched may not close securely and may allow air infiltration or reduce the ability to secure the home. Repair or replacement of the window locking hardware is recommended.

Implication:
This condition may affect safety, performance, or long-term reliability and should be addressed as needed.

Recommendation:
Recommend evaluation and correction by a qualified contractor as needed.

11.2.3 Windows

Maintenance / Improvement

EVIDENCE OF PRIOR MOISTURE INTRUSION AT WINDOW SILL(S)

MASTER BEDROOM

Observation: Minor staining and localized deterioration consistent with prior moisture intrusion were observed at one or more interior window sill areas at the time of inspection.

Implication: Window moisture intrusion can result from condensation, aging sealants, window assembly deficiencies, or intermittent exterior water penetration. Continued moisture exposure may contribute to deterioration of adjacent finish materials over time.

Recommendation: Recommend monitoring the affected areas for signs of active leakage or continued deterioration and repair/seal affected window components and finish materials as needed.

11.3.1 Floors

Maintenance / Improvement

VISIBLE CARPET SEAMS

Observation: Visible carpet seam lines were observed in one or more areas at the time of inspection.

Implication: Visible seams are commonly associated with normal installation characteristics, wear, shrinkage, or minor separation of carpet materials over time. Depending on conditions, seams may become more noticeable with continued use.

Recommendation: Recommend monitoring and repair by a qualified flooring contractor if seam separation worsens, creates a trip hazard, or becomes a cosmetic concern.

11.4.1 Walls

Maintenance / Improvement

POOR PATCHING

Observed:

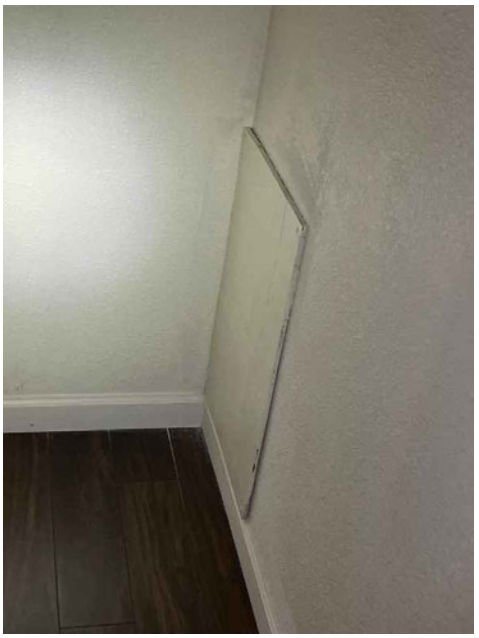
Localized drywall patching and cosmetic repair work appeared incomplete or below typical finish standards at the time of inspection.

Implication:

Primarily cosmetic deficiencies may affect interior appearance and finish quality.

Recommendation:

Recommend repair and refinishing as desired.



11.5.1 Ceilings

STAIN(S) ON CEILING

Repair / Further Evaluation

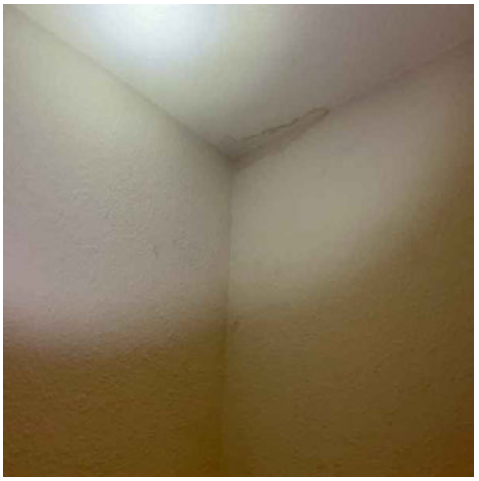
CLOSETS

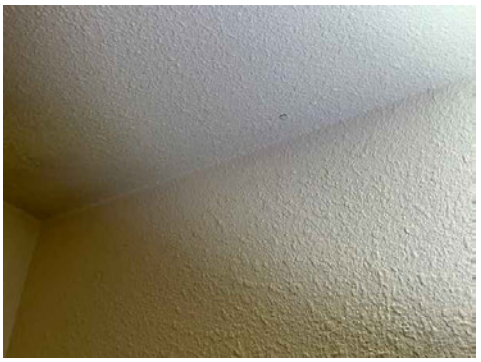
Observed:
There is a stain on ceiling/wall that requires repair and paint.

Implication:
Ceiling staining may be associated with prior moisture intrusion, condensation, or historical leakage conditions. Active leakage was not confirmed at the time of inspection.

Recommendation:
Recommend determining whether staining is historical or indicative of active moisture intrusion and repair as needed.







11.5.2 Ceilings

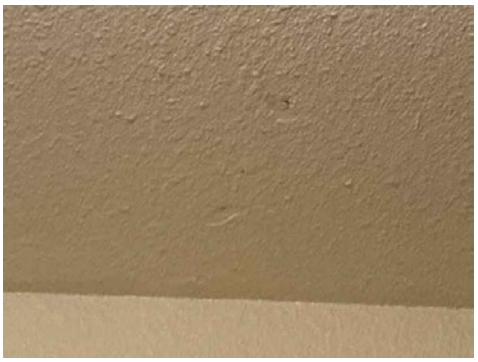
Maintenance / Improvement

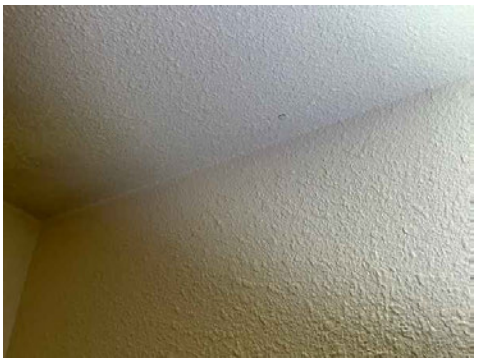
DRYWALL NAIL POPS OBSERVED

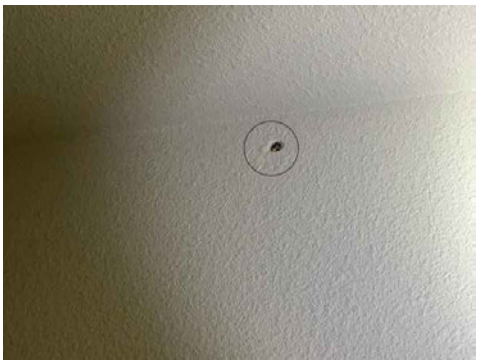
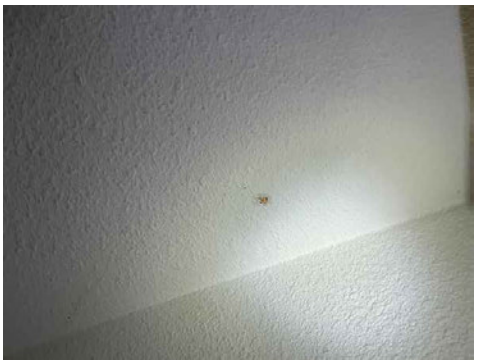
Observation: Minor drywall nail/screw pops were observed at interior wall and/or ceiling surfaces at the time of inspection.

Implication: Nail pops are commonly associated with minor framing movement, seasonal expansion and contraction, or normal settling over time. These conditions are typically cosmetic in nature.

Recommendation: Recommend repair and touch-up as desired by a qualified drywall contractor or handyman during routine maintenance or future interior cosmetic improvements.





12: BUILT-IN APPLIANCES

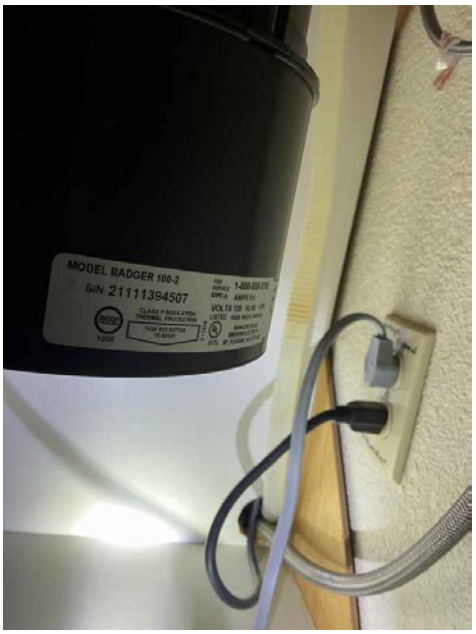
Information

Dishwasher: Brand
GE

Dishwasher: Model
GDP665SYN0FS

Dishwasher: Year of Manufacture
2024

Garbage Disposal: Garbage Disposal – Installed



Garbage Disposal: Brand
In-Sink Erator

Garbage Disposal: Model
Badger 100-2 (1/3hp)

Garbage Disposal: Year of Manufacture
2021

Range/Oven/Cooktop: Range/Oven Brand
LG

Range/Oven/Cooktop: Model
LSG4513ST /00

Range/Oven/Cooktop: Year of Manufacture
2019

Range/Oven/Cooktop: Range Hood / Kitchen Exhaust Information
Recirculating Configuration Observed

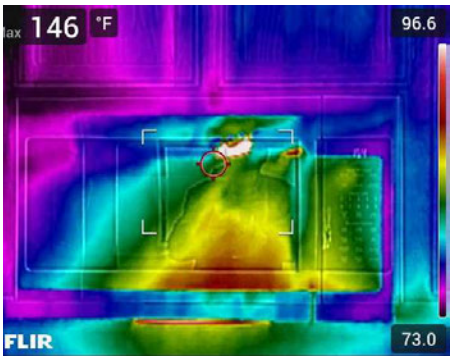
Kitchen exhaust systems are intended to discharge heat, moisture, combustion byproducts, grease, and cooking contaminants from the interior environment. Depending on system design, some installations may vent to the exterior while others may operate in a recirculating configuration.

Confirmation of concealed duct routing, internal duct conditions, and complete termination locations may be limited where components are not fully visible or readily accessible at the time of inspection.

Range/Oven/Cooktop: Range/Oven Energy Source
Natural Gas (NG)

Range/Oven/Cooktop: Exhaust Hood Type
None

Built-in Microwave: Microwave Brand
GE



Built-in Microwave: Model
JVM7195SK6SS

Built-in Microwave: Year of Manufacture
2023

Built-in Microwave: Microwave Exhaust Type
Re-circulate

13: FIREPLACE

Information

General: Type
Wood

14: LAUNDRY

Information

General: Dryer Fuel / Power Source
Natural Gas (NG), 240V

General: Dryer Exhaust Material
Metal

General: Dryer Exhaust Termination
Wall Termination Observed

Clothes dryer exhaust systems are intended to discharge moisture-laden air to the exterior of the structure. Improper termination locations, excessive duct length, restrictions, or disconnected ducting may contribute to elevated moisture conditions, reduced appliance efficiency, or lint accumulation.

Confirmation of concealed duct routing, internal duct cleanliness, and complete termination locations may be limited where components are not fully visible or readily accessible at the time of inspection.

General: Dryer Exhaust Cleaning / Servicing Recommended

Observed:

Periodic dryer exhaust cleaning and servicing is recommended to help maintain proper airflow and reduce lint accumulation within the exhaust system.

Implication:

Lint accumulation within dryer exhaust systems can reduce drying efficiency and may contribute to elevated moisture or fire risk over time if not routinely maintained.

Recommendation:

Recommend routine inspection and cleaning of the dryer exhaust system in accordance with manufacturer recommendations and typical maintenance practices.

Limitations

General

LAUNDRY – WASHER SUPPLY VALVES NOT OPERATED

Observed:

Washer supply shutoff valves were observed but were not operated during the inspection.

Limitation:

Operation of laundry supply shutoff valves was outside the scope of this inspection. Valve functionality, leakage under operation, and long-term reliability were not determined.

Recommendation:

Verify proper operation of laundry supply shutoff valves prior to use or during routine plumbing service.

Observations

14.1.1 General

Repair / Further Evaluation

DRYER EXHAUST LINT ACCUMULATION OBSERVED

Observed:

Lint and/or debris accumulation was observed within accessible portions of the dryer exhaust system.

Implication:

Lint accumulation can restrict airflow, reduce dryer performance, and contribute to elevated fire risk over time.

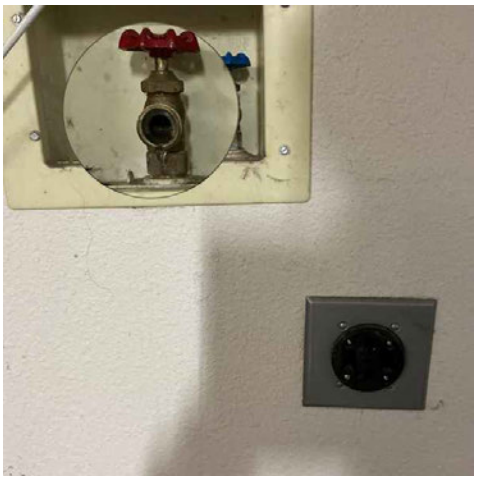
Recommendation:

Recommend cleaning and servicing of the dryer exhaust system.

14.1.2 General

Repair / Further Evaluation

LAUNDRY SUPPLY LEAKAGE OBSERVED



Observed:

Leakage was observed at accessible laundry water supply components.

Implication:

Active leakage can contribute to moisture intrusion, material deterioration, microbial growth conditions, and concealed damage over time.

Recommendation:

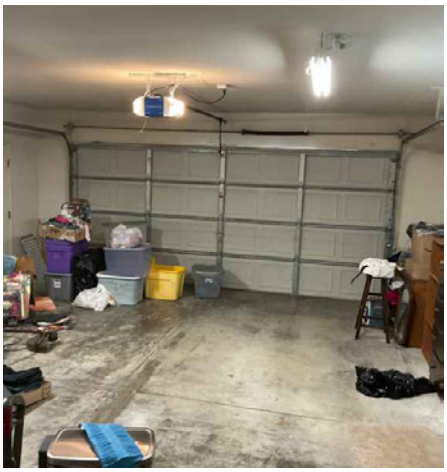
Recommend repair of leaking laundry plumbing components.

15: GARAGE

Information

Garage Door: Material
Metal

Garage Door: Type
Roll-Up



Limitations

Ceiling

INACCESSIBLE CEILING

Observed:
Garage ceiling was inaccessible due to personal belongings.

Implication:
The condition limited the scope of evaluation, and defects may exist in areas or components that could not be fully assessed.

STANDARDS OF PRACTICE