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RESIDENTIAL REPORT

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JULY 19, 2025

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1 SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
Client, Listing Agent, Client's Agent

Occupancy
Furnished

Temperature
1st Floor, Hallway by Kitchen
76 Fahrenheit (F)

Style
Cabin

Type of Building
Single Family

Weather Conditions
Hot, Humid

Interior: Living Room
1st Floor

2: EXTERIOR

Information

General: Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Cedar

Exterior Doors: Exterior Entry Door
Fiberglass

Decks, Balconies, Porches & Steps: Appurtenance
2nd Floor East
Front Porch, Balcony

Balcony is stably attached house. Examined ledger board and flashing under balcony. The planks were cracked, but still felt stable when examining.

Decks, Balconies, Porches & Steps: Material
Wood

Walkways, Patios & Driveways: Driveway Material
Gravel

Gutters: No gutters installed
North South

No gutters were installed, however, there is a gravel barrier around the perimeter of the house, with an aerator directing water towards the pond on the property. Would recommend examining potential buildup of water during a day when rain occurs. Pond is approximately 200 feet from house.

Deficiencies

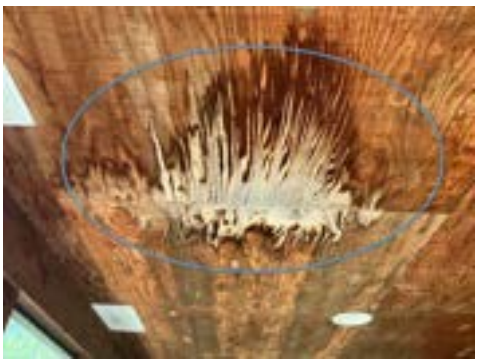
2.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

WATER DAMAGE

SOUTH

Prior water damage was observed on the ceiling above the front porch. It was reported the water damage occurred from a loose roof connection on the front/left side of house. Water leaking was reported to prevented once repair was made. It is recommended to continue to monitor this area.



2.5.1 Eaves, Soffits & Fascia

Maintenance Item

FASCIA - LOOSE

WEST 2ND FLOOR

View captured via drone. There is approximately a 1/2 gap between fascia boards. Would recommend to have this gap sealed with waterproofing agent.

Recommendation

Recommended DIY Project

2.5.2 Eaves, Soffits & Fascia

Recommendation

FASCIA - ROTTED

SOUTHWEST, SOUTHEAST, NORTH

One or more sections of the fascia are rotted. Can be repaired by DIY.

Recommendation

Contact a qualified general contractor.

3: ROOF

Information

Inspection Method

Ladder, Drone

Drone photos were obtained for 2nd story portion of house. Ladder was used to obtain photos of the roofing over the front porch.













Roof Type/Style

Shed, Gable

Roof Condition

No defects were found on roof of house. Boot flashing around vent stack and flue to wood burning stove were in good condition and appeared to be sealed properly.

Coverings: Material
Metal

Roof Drainage Systems: Gutter Material
None

Flashings: Material
Aluminum

Skylights, Chimneys & Other Roof Penetrations: Flue to Wood Burning Stove
Roof

Flue appeared to be installed properly from inside of house and view from drone. Unable to view flue from attic, since attic was inaccessible.

Limitations

General

ROOF SLOPE

Due to steepness of roof slope, photos were obtained via drone and ladder view.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method
Infrared, Visual

Foundation: Material
Concrete, Slab on Grade

Floor Structure: Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Slab, Concrete

Floor Structure: Sub-floor
Inaccessible

5: HEATING

Information

AFUE Rating
North
9.5 HSPF

Manufactured year was 2018, according to serial number.




Thermostat
1st Floor Kitchen

Equipment: Brand
York

Equipment: Heat Type
Heat Pump

Distribution Systems: Ductwork
Insulated, Non-insulated

Equipment: Energy Source
Electric

Equipment: Wood Burning Stove
1st Floor Living Room

Wood burning stove was installed as a supplemental source of heat.

6: COOLING

Information

Cooling Equipment: Brand
Northeast
York

Manufactured year was 2018, according to serial number.

Cooling Equipment: Energy Source/Type
Heat Pump

Cooling Equipment: Location
Exterior North

Cooling Equipment: SEER Rating
14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning at Energy.gov.

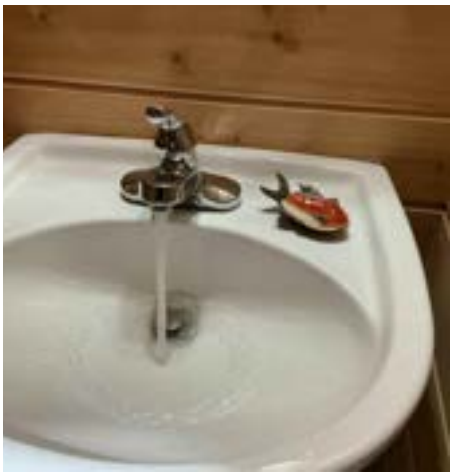
Distribution System: Configuration
Central

7: PLUMBING

Information

Filters

System flush




Water Source

Public

Main Water Shut-off Device: Location

North

North

Main water shutoff was in utility room where water heater and furnace were located.

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Material
Copper, PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
PVC

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

Hot Water Systems, Controls, Flues & Vents: Capacity
North
40 gallons


Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Manufacturer
AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Systems, Controls, Flues & Vents: Manufactured Year
2018 was the manufactured year, according to the serial number of the water heater.

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Unknown

Sump Pump: Location
None

Sump Pump: Exterior Aerator
East
Aerator was installed on East side of house, which distributed water to pond that was approximately 200 feet South.

8: ELECTRICAL

Information

Outlets and Switches


Exterior


1st Floor Bedroom


1st Floor Kitchen


1st Floor Bathroom


2nd Floor Bathroom


1st Floor North Subpanel


1st Floor North Subpanel


1st Floor North Subpanel


1st Floor North Subpanel


Main Panel, Detached Garage


Main Panel, Detached Garage


Main Panel, Detached Garage


Main Panel, Detached Garage


Main Panel, Detached Garage

Service Entrance Conductors:
Electrical Service Conductors
220 Volts, Copper, 120 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Detached Garage
Detached Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Detached Garage

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

GFCI & AFCI: GFCI

GFCI protection was properly installed in the kitchen, bathrooms and exterior of property. All units were functioning properly, as well.

Smoke Detectors: General Photo
1st Floor

Deficiencies

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Safety Hazard

PESTS

DETACHED GARAGE

Presence of past pests were examined to be inside electrical panel. Panel appeared to be fully functional, but would recommend electrical contractor to further examine and have cleaned/sealed to prevent future infestation.

Recommendation

Contact a qualified electrical contractor.


Main Panel, Detached Garage


Main Panel, Detached Garage


Main Panel, Detached Garage

9: FIREPLACE

Information

Wood Stove

Wood stove is a Dutchwest Model 2461. Stove was installed according to OMNI-Test Laboratories specifications. No defects were observed during inspection.

Type

Living Room 1st Floor

Wood








Lintels: No Lintel

Wood burning stove was a standalone, so no chimney/lintel as present.

Limitations

Vents, Flues & Chimneys

UNVIEWABLE FROM ATTIC

ATTIC

Unable to examine portion of flue where is passes through the attic, due to attic being inaccessible.

10: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source
220 Electric

Dryer Vent
Rigid PVC

Flooring Insulation
None

Attic Insulation: Insulation Type
Unknown

Attic Insulation: R-value
Unknown

Ventilation: Ventilation Type
Gable Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
None

Limitations

Attic Insulation

INACCESSIBLE ATTIC

ATTIC

There was no entry point to attic, so could not examine area.

Decking and Rafters

INACCESSIBLE ATTIC

ATTIC

Could not examine decking/sheathing and rafters, due to attic being inaccessible.

11: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Casement, Single-hung

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall, Paneling, Tile

Ceilings: Ceiling Material
Wood Paneling

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Tile

Deficiencies

11.1.1 Doors

ROTTING TRIM

1ST FLOOR EAST
Recommendation
Recommended DIY Project

Recommendation

12: GARAGE

Information

Quick Analysis of Detached Garage
Northwest

Quick analysis for detached garage was conducted, but was not thoroughly examined, due to being ancillary to the home inspection.

No Attached Garage

Attached garage was not present.

Garage Door: Material

None

Garage Door: No Attached Garage

Attached garage is not present on property.

Garage Door: Type

None

Limitations

General

ANCILLARY

NORTHWEST

Detached garages are considered ancillary to the inspection. A detached garage inspection was not requested for this property.

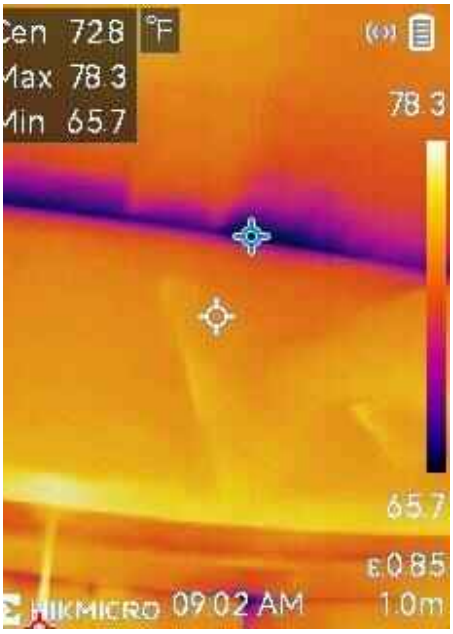
13: INFRARED

Information

Potential Air Leak

2nd Floor

Area examined was at the ceiling where 2 slopes joint together above the loft. Could not further examine, due to not having access to the attic. However, this is common within most households.



14: GAS METER

Information

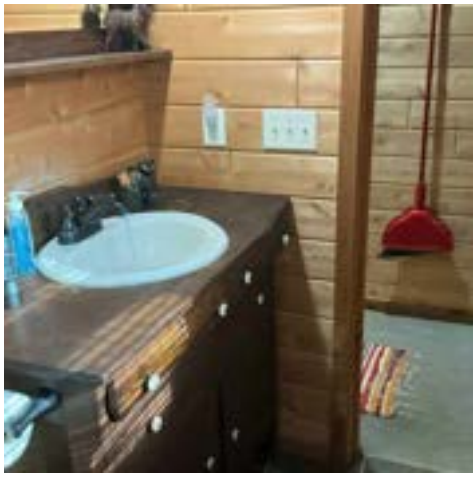
No Gas Meter

No gas meter is present of property.

15: INTERIOR

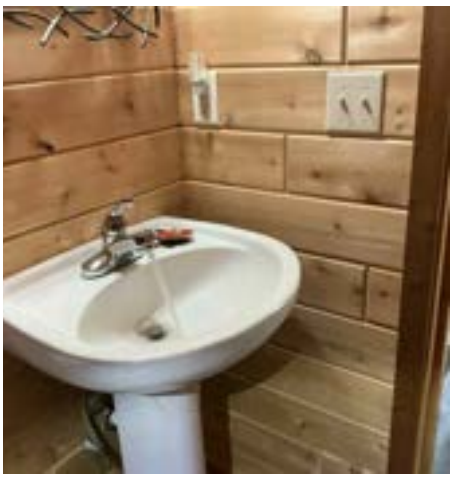
Information

Bathroom #1
1st Floor

Bathroom #2
2nd Floor



Bedroom #1
1st Floor


Loft
2nd Floor


STANDARDS OF PRACTICE

Exterior
I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch

circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace
I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.