

11/12/2025

Client:

123 Test Street, Missouri City, TX, 77459

Engineer: Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX)

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Executive Summary

Report V1.0

This executive summary statement provides an abbreviated and shortened overview of the key takeaway from the full report and is not intended to convey all details or complexities. It should not be the sole basis for decision making and is only provided as a courtesy for the purpose of clarity. For complete information and thorough analysis, refer to the full report.

Executive Summary Custom

Engineer's Damaged Truss/Timber Evaluation

1.0 - Background and Purpose

On 12/30/1899 a Damaged Timber Evaluation (DTE) was performed at the property located at address 123 Test Street, Missouri City, TX, 77459, which consists of a square-foot structure built in with a foundation.

As shown in the attached inspection report, a visual condition assessment of the damaged timber area(s) was performed on-site by inspector () for the purpose of this desktop engineering evaluation completed by Engineer Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX) (Noble Engineering Services, LLC (TX)). This letter is written to document and memorialize the findings of both the field investigation and desktop evaluation focused on providing a clear performance analysis for the client.

The purpose of this evaluation is to investigate and provide, to the extent possible, conclusions and repair recommendations (if required) about the damaged timber area of the structure.

A Note on Photo Captions: This report, including the inspection report attached, will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

2.0 - Observations and Repairs

The attached inspection report documents visual observations made during a physical walkthrough of this investigation by the inspector. Herein are the discoveries of the visual condition assessment of the damaged timber area aimed at assessing its structural integrity, stability, and performance. The structure's framing serves as the fundamental support system, playing a pivotal role in ensuring its longevity and safety. Through industry accepted analysis and examination, this evaluation delves into the key aspects of the structure's overall condition around the general area of the damaged framing member(s). By scrutinizing the visual condition assessed factors this portion of the evaluation aims to elucidate any existing visual deficiencies or potential risks that may compromise the stability of the structure. The findings presented herein are crucial for informing decision-making processes regarding necessary repairs, maintenance interventions, or further investigations to uphold the structural reliability and safety of the structure.

The attached inspection report dated 12/30/1899 and completed by should be reviewed in detail and should stand as the visual condition documentation of the framing-related deficiencies discovered at the time of the site-visit inspection.

Discussion on Exhibit - TBD

3.0 - Conclusion

There are many factors that weigh into the Engineer's overall statement of opinion about the existing stability of the foundation. These various factors are all considered when applying overall conclusive statements about the existing condition of the foundation and the future likelihood of foundation fatigue/failure.

TBD

4.0 - Limitations

This report documents a limited HUD engineer's foundation evaluation scope inspection only. The company has only been hired to report deficiencies of the elements that are within the agreed-upon foundation-related scope, and will not perform an inspection of the entire property (if not hired to do-so).

Verification of permitted construction activities through the correct jurisdictional authority is not part of the scope of this report. Photos of any permit-related documents and stickers are for informational purposes only. Inspector did not observe indications that the subject structure has been previously installed at another site. This conclusion is derived only on visual observations pertinent at the time of inspection. For manufactured homes, the original delivery address can be requested and verified at www.ibts.org with the order of a Manufactured Home Label Verification.

5.0 - Liability

The contents of this report supersede any verbal communication regarding the subject foundation during or after the inspection. This report was prepared for the exclusive use of the client listed above. There is no obligation or contractual relationship to any party other than our client and their agents in regards to the subject property. The opinions and recommendations contained in this report are based on the visual observation of the then current conditions of the structure and the knowledge and experience of the inspector/engineer.

Foundation movement is a prevalent phenomenon in areas where poor soils exist due to expansive clays. Future foundation movement is always possible due to the shrink/swell characteristics of the soil. The foundation is prone to movement due to the moisture variation in the existing soil and total prevention of all future movement is unlikely.

This report is only an engineering statement of opinion and report of findings based on the information available at the time of inspection. It does not provide any guarantee to the current state of the structure's foundation. It does not "guarantee" against future foundation problems nor does it provide any warranty to the foundation itself. The report was based on the information that was available at the time. Should additional information become available, the engineer/inspector reserves the right to determine the impact, if any, the new information may have on the opinions contained herein and revise conclusions and opinions as necessary and warranted. The engineer is not responsible for knowledge of subsurface conditions without geotechnical data provided, including vertical stabilized displacement from clay soils.

Engineer/inspector is not responsible for concealed conditions where a visual observation was not possible or any other areas that are not readily available to the engineer or inspector for evaluation during the site visit. The evaluation was limited to visual observations and areas not visible, accessible, or hidden behind furniture and appliances were not included in the evaluation. The evaluation did not include any soil sampling or testing, nor any assessment of the existing framing, plumbing, or auxiliary structures and no implication is made on the compliance or non-compliance of the structure with old or current building codes. No verification was made of the existing concrete strength, thickness, location of interior grade beams, reinforcement, nor capacity to support any load.

Limits of liability for any claims with respect to this report is limited to the fees paid for services and anyone relying on the content of this report agrees to indemnify the company for all costs exceeding the fee paid.

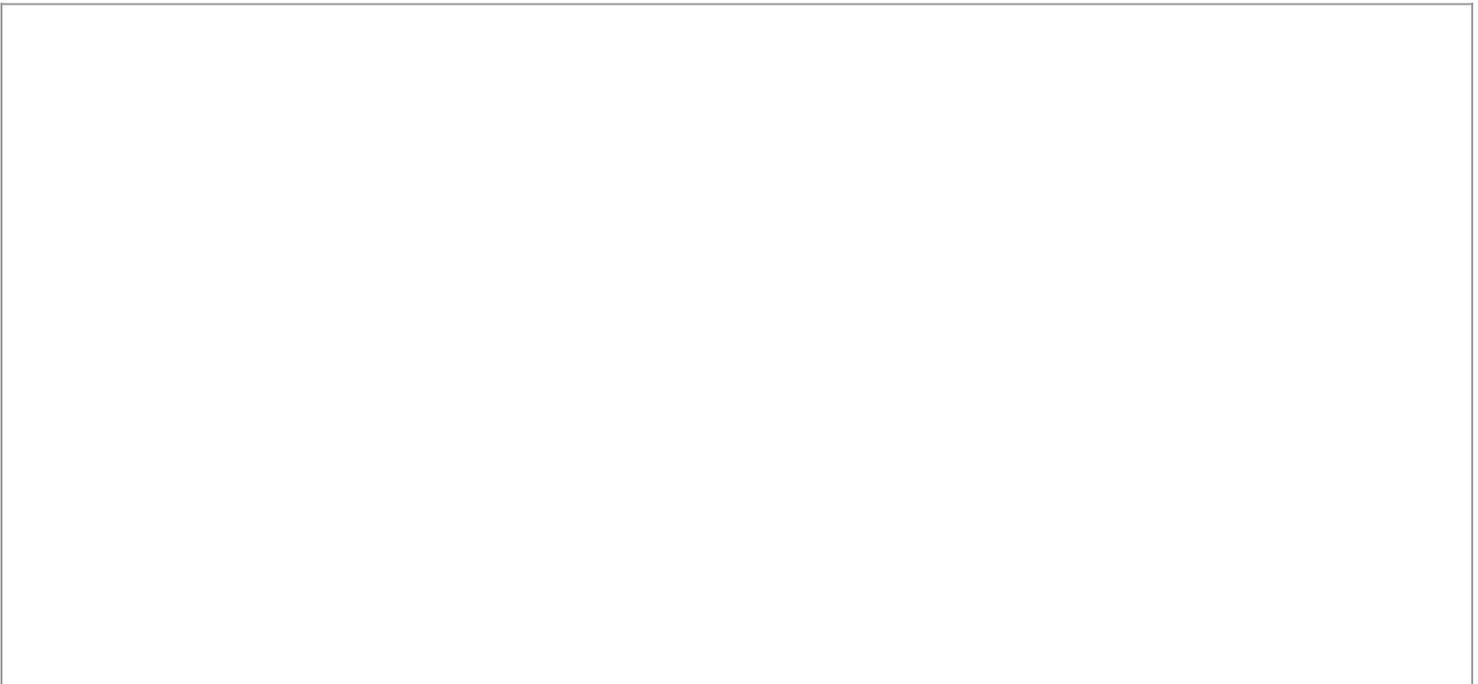
<p>Engineer's Seal:</p> <p>Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX) TBPE #114841 Firm #21369 Noble Engineering Services, LLC (TX) (Subconsultant to) P: (832) 210-1397 E: engineering@noble-pi.com</p>	
<p><i>Sealed:</i> 11/12/2025</p>	

Attachments:

√ - Provided	Exhibits A & B	Damaged Area Name (Repair Name)
X - Provided	Exhibits C & D	Damaged Area Name (Repair Name)
X - Provided	Exhibits E & F	Damaged Area Name (Repair Name)
√ - Provided	Appendix A	On-Site Inspection Report with photos dated 12/30/1899

Exhibit A - Damaged Area 1 (Damaged Area Name)

123 Test Street, Missouri City, TX, 77459



LEGEND



Missing or inadequate bracing



Cracked or split truss/timber members



Roof or ceiling deflection (sagging)



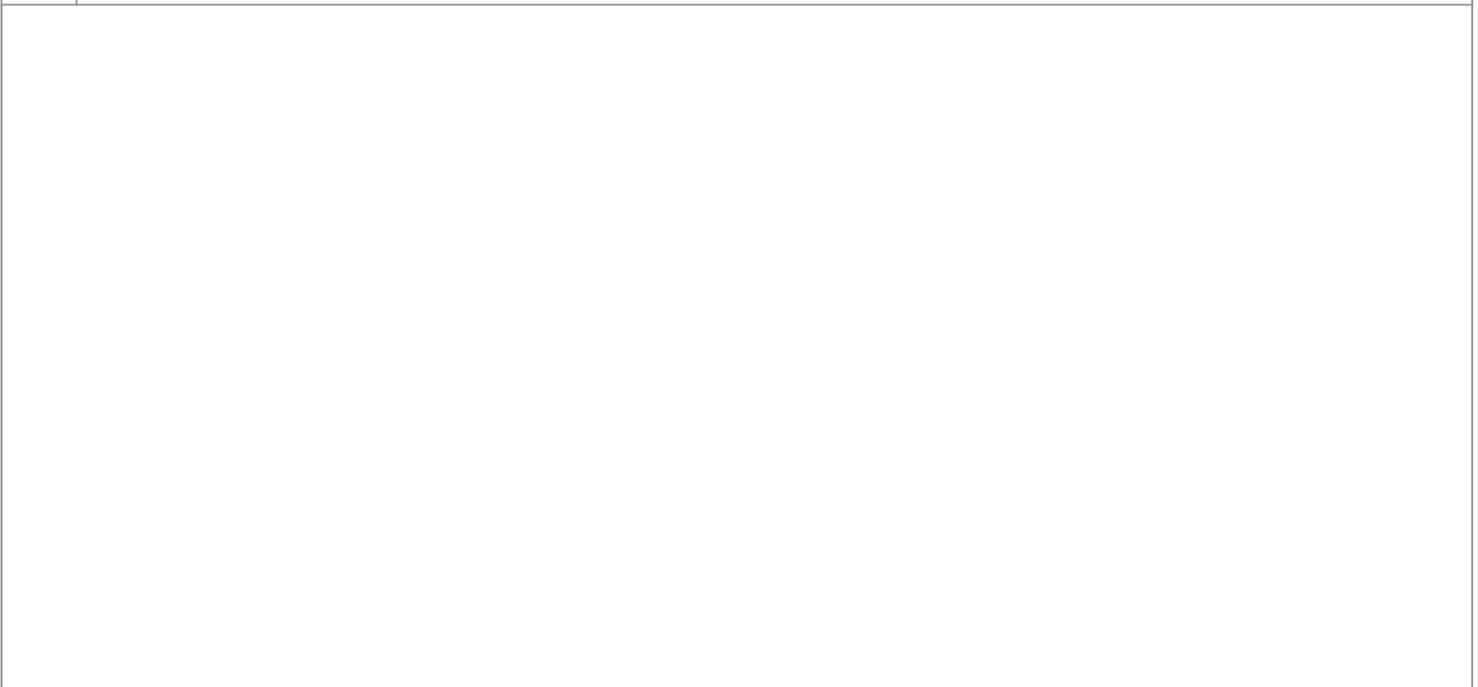
Missing or damaged gusset plates



Moisture damage, termite, or wood rot



Field modifications or cut members



LEGEND



Add supplemental member supports



Sister or scab the damaged member



Reinforce and/or add support brace



Install or replace gusset plates



Replace wood / solve moisture source



Reinforce and/or add modify support

Exhibit B - Repair 1 (Repair Name)

123 Test Street, Missouri City, TX, 77459



Appendix A

On-Site Inspection Report with Photos Dated 12/30/1899

123 Test Street, Missouri City, TX, 77459

The on-site inspection report may be too lengthy to include in the Appendix A herein. This can occur with lengthy reports, particularly if they contain other specialties. If a full copy is not here, we recommend contacting the inspector.



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Scope of The Inspection:

All In Home Inspections performs all of their inspections and substantially abides by the [Standards of Professional Practice for Arizona Home Inspectors](#). We inspect the readily accessible, visually observable, installed systems and components of a home as designated in the Standards of Professional Practice for Arizona Home Inspectors. Items or components that are in the standards of practice but were not inspected will be explained under the limitations tab of the report. Inspections done in accordance with these Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects.

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before making the purchase on the home. Keep in mind this is ***NOT a building code-compliance inspection***, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify problems as systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed. If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

The key components and defects to really look into fall into 4 categories:

1. Major defects like structural issues.
2. Defects that can worsen appreciably like water leaks potentially damaging structural components.
3. Safety Hazards like a live buss bar in the main panel.
4. Things that may hinder your ability to finance, legally occupy, or insure the home.

Most of the important information and defects will be found in the summary of the report, however we still recommend that you read the entire report to ensure that all the information has been considered.

Thank you so much for choosing All In Home Inspections. We are truly grateful for the opportunity of inspecting your future home. If you have any concerns or questions about the report feel free to contact us via email, text, or even calling. We will be happy to help you!

Keys to the Report:

Satisfactory: The Item/Component was functional and in acceptable condition at the time of inspection. May have minor defects or maintenance issues.

Moderate: The Item/Component was functional and in reasonable condition at the time of inspection. May have a few defects and maintenance issues that need to be considered or needs further evaluation by a qualified professional.

Poor: The Item/Component was not functional and/or in bad condition. May be in need of replacement or has multiple defects that need to be further evaluated by a qualified professional.

N/A (Not Applicable): The system, Item, and/or component was not included in the design and/or did not have a direct impact on the structure.

Limited Visibility: The Item/Component is not fully visible or accessible at the time of inspection.

SUMMARY



MAINTENANCE ITEMS



DEFECT



SAFETY HAZARD

Summary

The summary covers the Items/Components that are in need of immediate repair. Immediate repairs or major defects that are not addressed quickly is defined by the Arizona Board of Technical Registration. A immediate repair or major defect has the potential to do the following:

1. *Worsen appreciably*
2. *Cause further damage*
3. *A serious hazard to personal safety*

We also attempt to add items or defects that could be a costly repair. Any flagged items on the reports means that the inspector believes this component/item should be fixed or evaluated immediately.

This is NOT the full report. Any maintenance or minor defects are left out of the summary. We recommend that the client reads the entire report to ensure that all of the information is considered.

-  3.1.1 Exterior - Wall Cladding: Wall Cladding Damaged
-  3.1.2 Exterior - Wall Cladding: Wall Cladding Moisture Damage
-  3.1.3 Exterior - Wall Cladding: Buckling
-  3.2.1 Exterior - Flashing and Trim: Flashing/Trim Absent
-  3.2.2 Exterior - Flashing and Trim: Faded/peeling Paint
-  3.3.1 Exterior - Eaves, Soffits, & Fascia: Moisture Damage
-  3.4.1 Exterior - Windows: Windows with Bars
-  3.7.1 Exterior - Steps and Railings: Missing Paint
-  3.8.1 Exterior - Deck/Balcony: Rotted Boards
-  3.10.1 Exterior - Walks and Driveways: Common Cracks
-  4.2.1 Roofing - Flashings and Penetrations : Improper Sidewall Counter-Flashing
-  4.6.1 Roofing - Evidence of Leaking: Moisture Stains in Attic
-  5.2.1 Structural Components - Columns/Posts: Faded/Missing Paint

- ⊖ 5.4.1 Structural Components - Roof/Ceiling Structure: Cracked/Damaged Structural Member
- ⊖ 5.5.1 Structural Components - Wall Structure: Moisture Damage
- ⊖ 5.6.1 Structural Components - Underfloor Crawlspace : High Moisture Levels
- ⊖ 6.1.1 Electrical - Service Type, Conductor, Ground: Damaged Mast
- ⚠ 6.1.2 Electrical - Service Type, Conductor, Ground: Overhead service too low
- 🔧 6.2.1 Electrical - Main Panel/Distribution Panels: Missing Labels on Panel
- ⊖ 6.2.2 Electrical - Main Panel/Distribution Panels: Rust in Panel
- 🔧 6.2.3 Electrical - Main Panel/Distribution Panels: Conduit Separated
- ⊖ 6.2.4 Electrical - Main Panel/Distribution Panels: Old Service Panel
- ⚠ 6.4.1 Electrical - Overcurrent Protection Devices: Double-tap
- 🔧 6.4.2 Electrical - Overcurrent Protection Devices: Breaker Without Wiring
- ⚠ 6.5.1 Electrical - Branch Circuit Conductors: Wiring Unconventional
- ⊖ 6.5.2 Electrical - Branch Circuit Conductors: J Box Cover
- ⊖ 6.7.1 Electrical - Receptacles, Polarity, Ground: Receptacle Loose
- ⚠ 6.7.2 Electrical - Receptacles, Polarity, Ground: Open Ground
- ⚠ 6.7.3 Electrical - Receptacles, Polarity, Ground: Reverse Polarity
- ⚠ 6.7.4 Electrical - Receptacles, Polarity, Ground: Cover Plates Missing
- ⚠ 6.8.1 Electrical - GFCIs: GFCI Missing
- 🔧 6.8.2 Electrical - GFCIs: GFCI Trip at Panel
- 🔧 6.9.1 Electrical - Lights and Switches: Switch Inoperable
- ⚠ 6.10.1 Electrical - Smoke/Carbon Monoxide Detectors: Smoke Detectors Located Outside of Room
- ⚠ 6.10.2 Electrical - Smoke/Carbon Monoxide Detectors: No Carbon Monoxide Detectors
- ⊖ 7.1.1 Plumbing - Supports and Insulation: Missing Insulation
- ⊖ 7.2.1 Plumbing - Interior Supply/Distribution Piping: Galvanized Steel
- ⊖ 7.4.1 Plumbing - Water Supply Leaks/Drain Leaks: Leaking Pipe
- ⊖ 7.4.2 Plumbing - Water Supply Leaks/Drain Leaks: Pipe Leaking
- ⊖ 7.7.1 Plumbing - Fixtures and Faucets: Toilet Rocks/Loose
- ⊖ 7.8.1 Plumbing - Water Heating Equipment and Operating Controls: Past Useful Design Life
- ⊖ 7.10.1 Plumbing - Fuel storage and Fuel Distribution System and Supports: Gas Plumbing Rusted
- ⊖ 8.1.1 HVAC - Heating Equipment and Cooling Equipment: Showing Age
- ⚠ 8.1.2 HVAC - Heating Equipment and Cooling Equipment: Flue Inadequate Clearance from Combustibles
- 🔧 8.8.1 HVAC - Solid Fuel Heating Devices: Recommend Chimney Sweep/Inspection Before Use
- ⚠ 9.2.1 Interiors - Steps and Stairways: Balusters Improper Spacing
- ⚠ 9.2.2 Interiors - Steps and Stairways: Handrail Not Graspable
- ⚠ 9.2.3 Interiors - Steps and Stairways: Loose handrail
- ⊖ 9.3.1 Interiors - Doors: Door Doesn't Latch Closed
- 🔧 9.5.1 Interiors - Windows: Operation Difficult
- ⊖ 9.5.2 Interiors - Windows: Possible Moisture Intrusion
- ⊖ 9.5.3 Interiors - Windows: Window(s) Did Not Lock
- 🔧 9.6.1 Interiors - Walls, Ceilings, and Floors: Nail Pops from Settling
- ⚠ 9.6.2 Interiors - Walls, Ceilings, and Floors: Moisture Damage from Possible Roof Leaks

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- 🔧 9.6.3 Interiors - Walls, Ceilings, and Floors: Condensation Moisture Staining
 - 🔧 9.6.4 Interiors - Walls, Ceilings, and Floors: Moisture staining minor damage by around toilet.
 - ⚠️ 9.7.1 Interiors - Fire Separation Walls, Ceilings, and Doors: Areas of Garage Wall not fire rated
 - 🔧 10.4.1 Insulation and Ventilation - Kitchen Ventilation: Exhaust Fan Cover Missing
 - 🔧 10.5.1 Insulation and Ventilation - Bathroom Ventilation: Exhaust Fan Missing (has a window)
 - ⚠️ 11.1.1 Appliances - Dishwasher: Potential Dishwasher Leak
 - 🔧 11.2.1 Appliances - Refrigerator: Water Dispenser Not Functional
 - 🔧 11.2.2 Appliances - Refrigerator: Ice Dispenser Not Functional

1: INSPECTION DETAILS

1.1	Annual Home Inspections
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Information

In Attendance

Home Owner, Client, Inspector

Occupancy

Furnished, Occupied

Weather Conditions

Sunny, Cold

Temperature

49- 53 F

Type of Home

Single Family, Manufactured
Home

Scope of Practice Used

Standards of Professional Practice for Arizona Home Inspectors

[Click here](#) to see the standards of practice that were followed for your inspection.

Annual Home Inspections: What is a Annual Home Inspection?

Now that you are going to be a future homeowner, home maintenance is very important to help maintain your home and prevent serious issues from happening. Having annual inspections helps catch problems that may go unnoticed and helps with home maintenance. Here are some reasons why we believe annual home inspections are so important.

1. It saves you money in the long run. Annual home inspections help you catch maintenance defects that can be fixed and solved before it becomes a costly fix. Catching these small issues quickly can save you time and money.
2. It helps you keep up on home maintenance. Annual home inspections help you point out the homes maintenance issues and what needs to be regularly maintained. This will help extend the life of your home and its components.
3. It makes it easier to sell your home when the time comes. Having annual inspections means your home will always be up to date and gives it more transparency making it a lot easier to sell. It also keeps your homes value up!
4. Safety Hazards! Safety hazards can be a big deal and can be caught quickly having annual home inspections. This will help ensure that your home is safe.

If you are interested in having annual home inspections contact us by calling or via email and we will get you set up.

2: DIRECTIONS OF HOME

Information

North of Home



East of Home



South of Home



West of Home



3: EXTERIOR

3.1	Wall Cladding
3.2	Flashing and Trim
3.3	Eaves, Soffits, & Fascia
3.4	Windows
3.5	Entry Doors
3.6	Garage Door and Opener
3.7	Steps and Railings
3.8	Deck/Balcony
3.9	Porch/Patio
3.10	Walks and Driveways
3.11	Grading and Drainage
3.12	Vegetation
3.13	Retaining Walls
3.14	General

Information

Wall Cladding: Type

Wood Panel Siding

Wall Cladding: Condition

Satisfactory

Flashing and Trim: Condition

Satisfactory

Eaves, Soffits, & Fascia: Overall Condition

Satisfactory

Windows: Overall Condition Of Windows

Moderate

Entry Doors: Overall Condition

Satisfactory

Entry Doors: Overall Operation

Satisfactory

Garage Door and Opener: Condition of Garage Door

Satisfactory

Garage Door and Opener: Operation of Garage Door Opener

Photoelectric Sensor installed properly, Auto Reverse Functional

Steps and Railings: Condition of Steps and Railings

Satisfactory

Deck/Balcony: Condition of Deck/Balcony

Satisfactory, Inspection Limited

Porch/Patio: Condition of Porch

Satisfactory

Walks and Driveways: Condition of Patios, Walks, And Driveways

Satisfactory

Grading and Drainage: Condition of Grading and Drainage

Satisfactory

Vegetation : Condition of Vegetation

Satisfactory

Retaining Walls: Condition of Retaining Walls

N/A

Windows: Window Seals Narrative

Checking for integrity of failed window seals can only be found at certain points of the day making it difficult to inspect for and may go unnoticed. We still do our absolute best to look for signs of a failed window seal.

General: Exterior Inspected

The exterior of the home was inspected to the extent observable and by following the Standards of Practice used for the inspection. Things can potentially go unnoticed but keep in mind the inspector has your best interests. Any recommendations or considerations should be considered before purchasing the home.

Limitations

Deck/Balcony

CARPET COVERING

At the time of inspection, there was carpet at the deck. This makes the inspection for boards, decks joists very limited.



Observations

3.1.1 Wall Cladding

WALL CLADDING DAMAGED

NORTH EXTERIOR

I observed damaged wall siding. This can potentially cause water intrusion. Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



3.1.2 Wall Cladding

WALL CLADDING MOISTURE DAMAGE

EAST EXTERIOR

I observed moisture damage at the wall cladding. Recommend repairs and repainting to prevent any further damage to the wall cladding.

Recommendation

Contact a qualified professional.





3.1.3 Wall Cladding



BUCKLING

MULTIPLE AREAS OF HOME

At the time of inspection, I observed one or more areas of the wall, cladding buckling. This can be caused by moisture or improper install installation. Recommend further evaluation by a general contractor.

Recommendation

Contact a qualified professional.



3.2.1 Flashing and Trim



FLASHING/TRIM ABSENT

WEST EXTERIOR

I observed one or more areas with missing flashing and/or trim. Recommend installation and repairs of proper flashing and/or trim to prevent further damage/deterioration.

Recommendation

Contact a qualified professional.



3.2.2 Flashing and Trim

FADED/PEELING PAINT

NORTHWEST EXTERIOR

I observed trim with missing or faded paint. Recommend painting to prevent any deterioration.

Recommendation

Contact a handyman or DIY project



3.3.1 Eaves, Soffits, & Fascia

MOISTURE DAMAGE

MULTIPLE AREAS

I observed moisture damage in one or multiple areas of the eaves, soffit, and fascia.

Recommend further evaluation by licensed roofing contractor.



Recommendation

Contact a qualified roofing professional.



3.4.1 Windows

WINDOWS WITH BARS

MULTIPLE WINDOWS

We inspect windows for rot, deterioration and function. If security bars are installed, they should be the movable type to allow the occupants to exit the building in an emergency.

Recommendation

Contact a handyman or DIY project



3.7.1 Steps and Railings

MISSING PAINT

BACK DECK

I observed paint missing in one or more areas, recommend painting to prevent deterioration.

Recommendation

Contact a qualified professional.





3.8.1 Deck/Balcony

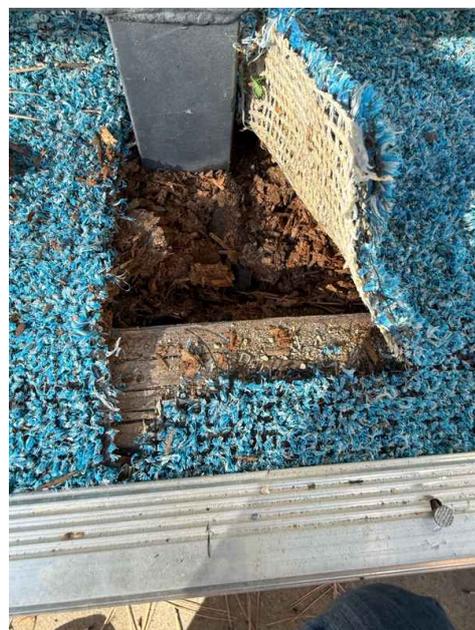
ROTTED BOARDS

DECK

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



3.10.1 Walks and Driveways

COMMON CRACKS

DRIVEWAYS

Common cracks (1/4-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding 1/4 inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

Recommendation

Recommend monitoring.





4: ROOFING

4.1	Roof Covering
4.2	Flashings and Penetrations
4.3	Drainage Systems
4.4	Skylights
4.5	Chimney
4.6	Evidence of Leaking
4.7	Method Used to Observe Roof
4.8	General

Information

Roof Covering: Roof Covering Material

Three-tab Asphalt Shingle, Metal

Roof Covering: Roof Covering Condition

Satisfactory

Flashings and Penetrations : Condition of Flashings and Penetrations

Satisfactory

Drainage Systems : Condition of Drainage Systems

Satisfactory

Skylights: Condition of Skylight

Satisfactory

Chimney: Condition of Chimney

Satisfactory

Evidence of Leaking: Evidence of Leaking

Possible Evidence of Leaking

Method Used to Observe Roof: Method Used to Observe Roof

Walked

General: Roof Inspected

The roof and its components was inspected to the extent observable and by following the Standards of Practice used for the inspection. Things can potentially go unnoticed but keep in mind the inspector has your best interest in mind.

It is a guarantee that your roof will leak at some point in its life and the inspector cannot predict when it will leak. Leaks can be difficult to find due to weather conditions. If there has been no recent precipitation leaks can go unnoticed. The Inspector does their absolute their best to find signs of leaks but cannot fully guarantee that there are no leaks. Any recommendations or considerations should be considered before purchasing the home.

Observations

4.2.1 Flashings and Penetrations

IMPROPER SIDEWALL COUNTER-FLASHING

ROOF



Defect

Sidewall counter-flashing was improperly installed against vertical walls. Instead of installing the vertical leg of the counter-flashing behind the exterior wall covering or inserting it into a groove cut into the exterior wall covering, it was adhered to the exterior wall using a sealant which will eventually dry, shrink, separate and leak. A qualified roofing contractor should correct this condition. If immediate corrections are cost prohibitive, this sealant should be checked annually and re-applied as necessary. When the roof-covering material is replaced, sidewall counter-flashing should be properly installed.

Recommendation

Contact a qualified roofing professional.



4.6.1 Evidence of Leaking

Defect

MOISTURE STAINS IN ATTIC

ATTIC

Moisture stains visible in attic at one or more areas on underside of sheathing and or on framing members, on ducting, piping, venting materials or electrical materials penetrating roof or in areas below attic ventilation openings. This type of leak evidence typically indicates the need for maintenance or minor repairs. However, in some cases, more extensive repairs or even full roof replacement may be needed depending on the age and condition of roof covering and related components. Further evaluation and routine maintenance is advised.

Recommendation

Contact a qualified roofing professional.



5: STRUCTURAL COMPONENTS

5.1	Foundation
5.2	Columns/Posts
5.3	Floor Structure
5.4	Roof/Ceiling Structure
5.5	Wall Structure
5.6	Underfloor Crawlspace
5.7	Observation Method of Attic and Crawlspace
5.8	General

Information

Foundation: Foundation Type
Crawlspace, Masonry/Concrete
Stem Wall, Masonry/Concrete
Piers

Foundation: Condition of Foundation
Satisfactory

Columns/Posts: Type of Columns
Wood Columns

Columns/Posts: Condition of Columns
Satisfactory

Floor Structure: Type of Floor Structure
Wood Joists, Conventional,
Plywood

Floor Structure: Condition of Floor Structure
Satisfactory

Roof/Ceiling Structure: Type of Roof Structure
Conventional, Trusses, Plywood
Decking

Roof/Ceiling Structure: Condition of Roof Structure
Satisfactory

Wall Structure: Type of Wall Structure
Wood Framed, Limited View

Wall Structure: Condition of Wall Structure
Limited Inspection, Moderate

Underfloor Crawlspace : Condition of Crawlspace
Moderate

Observation Method of Attic and Crawlspace: Observation Method
Attic Access, Crawlspace Access

Limitations

Wall Structure

LIMITED VISIBILITY OF WALL STRUCTURE

The wall structure inspection is limited due to drywall or wall coverings covering the wall structure. This makes the inspection for the wall structure very limited.

Observations

5.2.1 Columns/Posts

FADED/MISSING PAINT

WEST EXTERIOR

I observed fading/missing paint at the wood column(s). Recommend painting and sealing to prevent deterioration.



Recommendation
Recommended DIY Project



5.4.1 Roof/Ceiling Structure

CRACKED/DAMAGED STRUCTURAL MEMBER



ATTIC
I observed one or more cracked structural members in the attic space. No engineers report was observed, recommend further evaluation and repairs by a licensed engineer.

Recommendation
Contact a qualified structural engineer.



Garage Attic



5.5.1 Wall Structure

MOISTURE DAMAGE

MULTIPLE AREAS

I observed moisture damage in one or more areas of the wall structure. Recommend further evaluation and repairs by a qualified professional.

Recommendation

Contact a qualified professional.



5.6.1 Underfloor Crawlspace

HIGH MOISTURE LEVELS

CRAWLSPACE



High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

Recommendation

Contact a qualified professional.



6: ELECTRICAL

6.1	Service Type, Conductor, Ground
6.2	Main Panel/Distribution Panels
6.3	Service Amperage and Voltage
6.4	Overcurrent Protection Devices
6.5	Branch Circuit Conductors
6.6	Compatibility and Aluminum Branch Circuit Wiring
6.7	Receptacles, Polarity, Ground
6.8	GFCIs
6.9	Lights and Switches
6.10	Smoke/Carbon Monoxide Detectors
6.11	Main Disconnect Locations

Information

Service Type, Conductor, Ground: Type of Service Overhead Service	Service Type, Conductor, Ground: Condition of Service Type Moderate	Service Type, Conductor, Ground: Condition of Service Conductor Satisfactory
Service Type, Conductor, Ground: Condition of Service Ground Satisfactory	Main Panel/Distribution Panels: Condition of Main Panel Satisfactory	Main Panel/Distribution Panels: Condition of Distribution Panels Moderate
Service Amperage and Voltage: Service Amperage 200 AMP	Service Amperage and Voltage: Service Voltage Rating 120/240V	Overcurrent Protection Devices: Type of Overcurrent Protection Devices Circuit Breakers
Overcurrent Protection Devices: Condition of Overcurrent Protection Devices Satisfactory	Branch Circuit Conductors: Type of Branch Circuit Conductors Copper, Aluminum	Branch Circuit Conductors: Condition of Branch Circuit Conductors Satisfactory
Compatibility and Aluminum Branch Circuit Wiring: Compatibility of Breakers The breakers and the wire conductor size were compatible at the time of inspection.	Compatibility and Aluminum Branch Circuit Wiring: Presence of Aluminum Branch Circuit Wiring Present	Receptacles, Polarity, Ground: Operation and Condition of Receptacles Satisfactory
GFCIs: Operation and Condition of GFCIs Moderate	Lights and Switches: Condition of Lights and Switches Satisfactory	Lights and Switches: Operation of Switches Satisfactory

Smoke/Carbon Monoxide Detectors: Presence of Smoke and Carbon Monoxide Detectors

Smoke Detectors Present,
Carbone Monoxide Detectors No Present

Main Disconnect Locations: Main Disconnect Location



Main Disconnect

Main Panel/Distribution Panels: Location of Main Panel
North Exterior



Main Panel/Distribution Panels: Location of Distribution Panels

Master Closet, Garage



Electrical Inspected

The electrical components of the home were inspected to the extent observable and by following the standards of practice used on the inspection. Things can potentially go unnoticed. Keep in mind that the inspector has your best interests. Receptacles behind furniture or appliances may not be inspected. Any recommendations or considerations should be considered before purchasing the home.

Limitations

General

CONTRACTOR EVALUATION

Because of the age and large number of defects visible in the home branch circuit conductors, the Inspector recommends the entire electrical system be evaluated by a qualified electrical contractor.

Observations

6.1.1 Service Type, Conductor, Ground

Defect

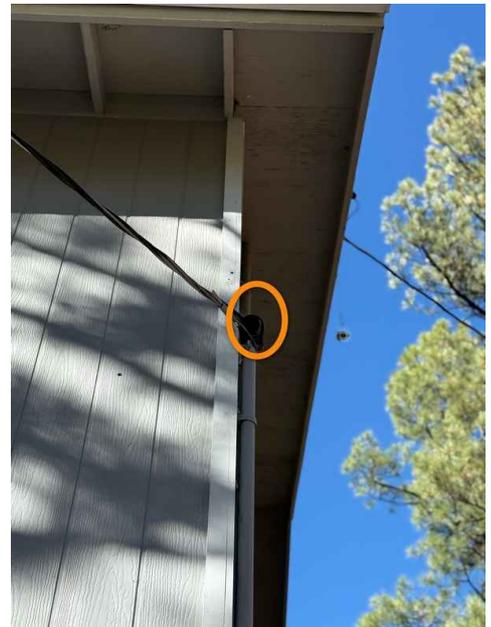
DAMAGED MAST

MAIN PANEL

The electrical service mast had visible damage at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6.1.2 Service Type, Conductor, Ground

Safety Hazard

OVERHEAD SERVICE TOO LOW

EAST EXTERIOR

I observed one or more overhead service lines too low. The required height for overhead service lines are typically 3 feet or Higher above any roof. This is a potential safety hazard And should be corrected.

Recommendation

Contact a qualified professional.



6.2.1 Main Panel/Distribution Panels

Maintenance Items

MISSING LABELS ON PANEL

MASTER SUB PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Contact a qualified electrical contractor.



6.2.2 Main Panel/Distribution Panels

RUST IN PANEL

GARAGE SUB PANEL

I observed rust in the main/distribution panel. Recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



6.2.3 Main Panel/Distribution Panels

CONDUIT SEPERATED

MAIN PANEL

I observed conduit that was disconnected and separated from the main panel. This can be a way of entry for pests and moisture intrusion. This could explain why there are wasp nests in the panel. Recommend repairing as needed.

Recommendation

Contact a qualified professional.





6.2.4 Main Panel/Distribution Panels

OLD SERVICE PANEL

SUB PANEL

At the time of the inspection, I observed a main or subpanel that was old and not up to modern standards. Recommend further evaluation by electrical contractor.

Recommendation

Contact a qualified professional.



Defect



6.4.1 Overcurrent Protection Devices

DOUBLE-TAP

MASTER SUB PANEL

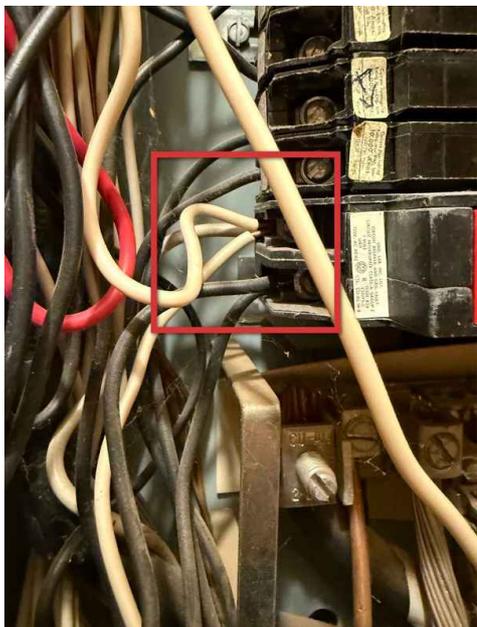
In the service panel, two wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



6.4.2 Overcurrent Protection Devices

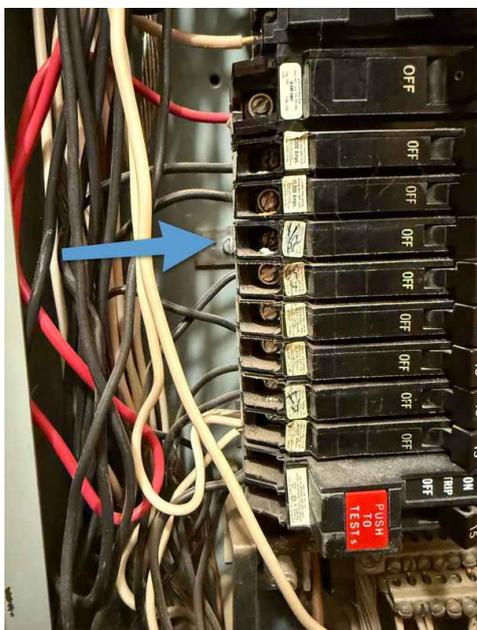
BREAKER WITHOUT WIRING

BOTH SUB PANELS

One or more breakers were observed to have no branch circuit conductor entering it. Unable to determine that may have been disconnected and why.

Recommendation

Contact the seller for more info



6.5.1 Branch Circuit Conductors

WIRING UNCONVENTIONAL

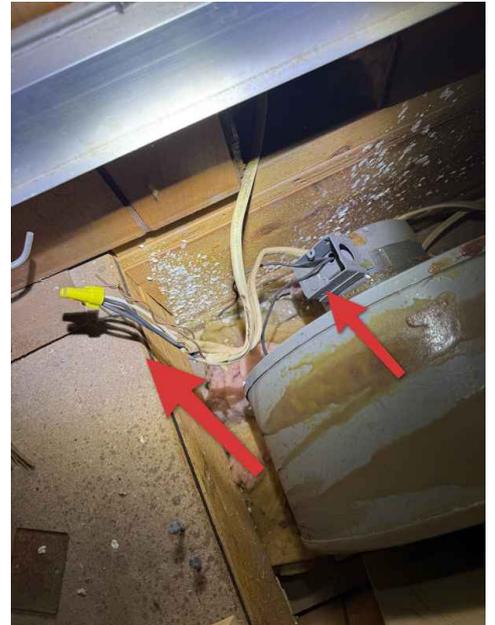
2ND FLOOR CHIMNEY FAN

Unconventional wiring methods were observed. This should be evaluated further and repairs made.



Recommendation

Contact a qualified electrical contractor.



2nd Floor chimney fan

6.5.2 Branch Circuit Conductors

J BOX COVER

LAUNDRY AREA

An open junction box was observed in one or more locations. Recommend repairs for safety.

Recommendation

Contact a qualified electrical contractor.



6.7.1 Receptacles, Polarity, Ground

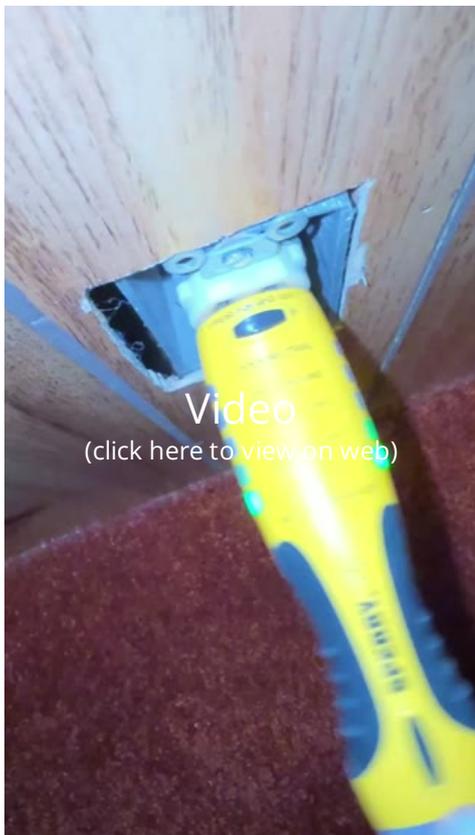
RECEPTACLE LOOSE

One or more electrical receptacle was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.





Video
(click here to view on web)

Northeast 2nd Floor Bedroom



Southeast 2nd Floor Bedroom



Laundry room

6.7.2 Receptacles, Polarity, Ground

 Safety Hazard

OPEN GROUND

LAUNDRY ROOM

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



6.7.3 Receptacles, Polarity, Ground

 Safety Hazard

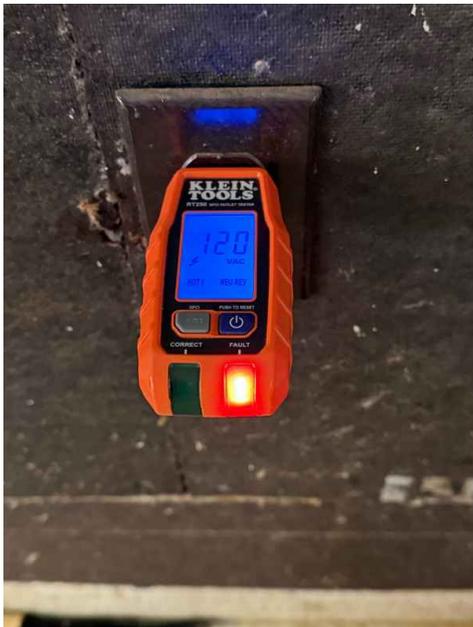
REVERSE POLARITY

GARAGE

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



Location

6.7.4 Receptacles, Polarity, Ground

COVER PLATES MISSING

NORTHEAST 2ND FLOOR BEDROOM

At the time of the inspection, an electrical receptacle cover plate was missing. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Northeast 2nd Floor Bedroom

6.8.1 GFCIs

GFCI MISSING

KITCHEN, ALL GARAGE RECEPTACLES

I observed one or more receptacles without GFCI protection in areas where needed. GFCI protection is required in bathrooms, kitchens, garages, exterior, or any outlet within 6 feet of a water source. Recommend installing GFCI protection for safety.

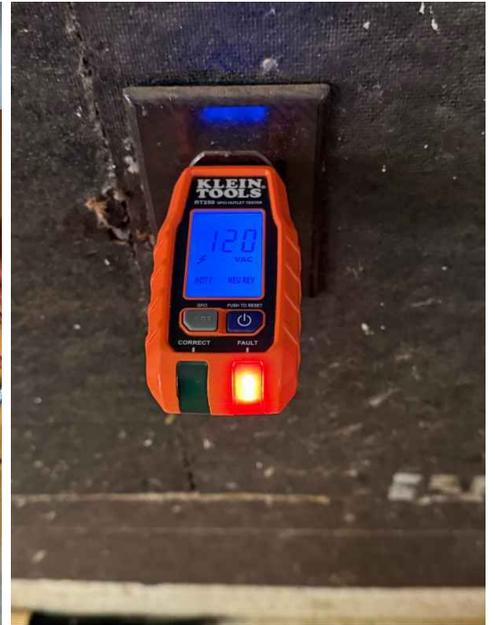
Recommendation

Contact a qualified electrical contractor.





Kitchen



6.8.2 GFCIs

GFCI TRIP AT PANEL

SUB PANEL

The structure was equipped with GFCI outlets in the kitchen, bathroom and garage as required by today's standards. The reset buttons are in the sub panel and worked as intended. For convenience and ease of use recommend adding GFCI breaker receptacles inside structure.

Recommendation

Contact a qualified electrical contractor.

 Maintenance Items



6.9.1 Lights and Switches

SWITCH INOPERABLE

2ND FLOOR BATHROOM

Switch appeared to be inoperable at the time of the inspection. Tracing the devices controlled by all switches exceeds the scope of the general home inspection. You should take action to confirm that these switches are safe, either by asking the seller or having them traced by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

 Maintenance Items



2nd Floor Bathroom

6.10.1 Smoke/Carbon Monoxide Detectors

 Safety Hazard

SMOKE DETECTORS LOCATED OUTSIDE OF ROOM

I observed one or more smoke detectors located outside of rooms instead of them located inside the room. This can be a potential safety hazard because if the door were shut and the room had a fire the smoke detector alarms will be delayed due to the door preventing the smoke getting to the detector. Recommend installing smoke detectors inside the room for safety purposes.

Recommendation

Contact a handyman or DIY project

6.10.2 Smoke/Carbon Monoxide Detectors

 Safety Hazard

NO CARBON MONOXIDE DETECTORS

I observed no carbon monoxide detectors near gas appliances inside the home. This can be a safety hazard. Recommend installing a carbon monoxide detector for safety purposes.

Recommendation

Contact a handyman or DIY project

7: PLUMBING

7.1	Supports and Insulation
7.2	Interior Supply/Distribution Piping
7.3	Drain and Waste Vent System
7.4	Water Supply Leaks/Drain Leaks
7.5	Cross Connections
7.6	Functional Flow and Drainage
7.7	Fixtures and Faucets
7.8	Water Heating Equipment and Operating Controls
7.9	Automatic Safety Controls
7.10	Fuel storage and Fuel Distribution System and Supports

Information

**Supports and Insulation:
Condition of Supports and
Insulation**

Supports Satisfactory, Insulation
Missing

**Interior Supply/Distribution
Piping: Type of Distribution
Piping**

Galvanized, Copper

**Interior Supply/Distribution
Piping: Condition of Distribution
Piping**

Moderate

**Drain and Waste Vent System :
Type of Drain and Waste Vent
Piping System**

ABS

**Drain and Waste Vent System :
Condition of Drain and Waste
Vent System**

Satisfactory

**Water Supply Leaks/Drain Leaks:
Evidence of Water Supply Leaks**

Evidence of Leaks

**Water Supply Leaks/Drain Leaks:
Evidence of Drain Leaks**

Evidence of Leaks

**Cross Connections: Presence of
Cross Connections**

None Observed

**Functional Flow and Drainage:
Functional Flow**

Satisfactory

**Fixtures and Faucets: Condition
of Fixtures and Faucets**

Satisfactory

**Fixtures and Faucets: Operation
of Fixtures and Faucets**

Satisfactory

**Water Heating Equipment and
Operating Controls: Gallon
Capacity**

52 gal

**Water Heating Equipment and
Operating Controls: Age of Water
Heater**

48 years old

Water Heating Equipment and Operating Controls: Operation of Water Heater

Operable



Automatic Safety Controls: Presence of Automatic Safety Controls

TPR

Automatic Safety Controls: Condition of Automatic Safety Controls

Satisfactory

Fuel storage and Fuel Distribution System and Supports: Condition of Fuel Storage and Fuel distribution System and Supports

Satisfactory



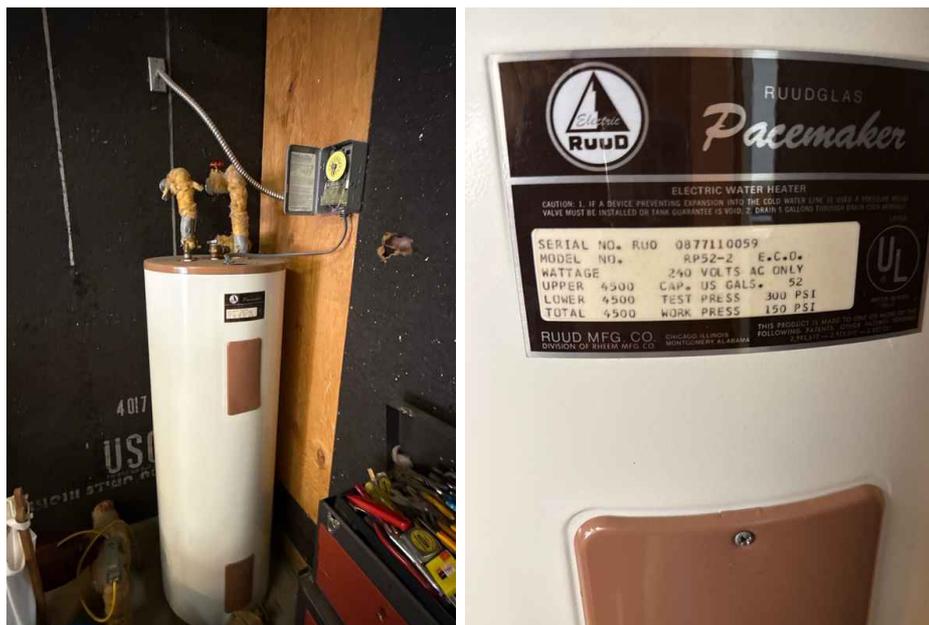
Functional Flow and Drainage: Functional Drainage

Satisfactory

We tested the functional drainage by filling the sink basin with a drain stop and unplugging the drain see if the sink drained properly.

Water Heating Equipment and Operating Controls: Type of Water Heater

Electric



Plumbing Inspected

The plumbing components of the home were inspected to the extent observable and by following the standards of practice used on the inspection. Things can potentially go unnoticed. Keep in mind that the inspector has your best interests. Any recommendations or considerations should be considered before purchasing the home.

Observations

7.1.1 Supports and Insulation

MISSING INSULATION

ALL PLUMBING

I observed piping missing insulation. Insulation is recommended to reduce heat loss.

Recommendation

Contact a qualified plumbing contractor.



Defect

7.2.1 Interior Supply/Distribution Piping

GALVANIZED STEEL

CRAWLSPACE

Water distribution pipes in the home were galvanized steel. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss the necessity, options and costs for replacement.

Recommendation

Contact a qualified plumbing contractor.



Defect



7.4.1 Water Supply Leaks/Drain Leaks

LEAKING PIPE

CRAWLSPACE



One or more drain, waste and/or vent pipes showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



7.4.2 Water Supply Leaks/Drain Leaks

PIPE LEAKING

CRAWLSPACE



Actively leaking water distribution pipes visible and should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.

Recommendation

Contact a qualified plumbing contractor.



7.7.1 Fixtures and Faucets

TOILET ROCKS/LOOSE

MASTER BATHROOM

I observed the toilet was loose, recommend repairs and corrections by builder.

Recommendation

Contact a qualified plumbing contractor.



7.8.1 Water Heating Equipment and Operating Controls

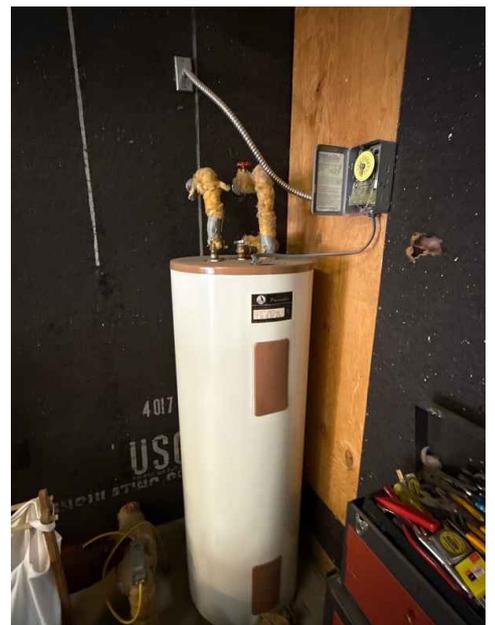
PAST USEFUL DESIGN LIFE

WATER HEATER

This water heater appeared to be past its design life and may need replacement soon.

Recommendation

Contact a qualified plumbing contractor.



7.10.1 Fuel storage and Fuel Distribution System and Supports

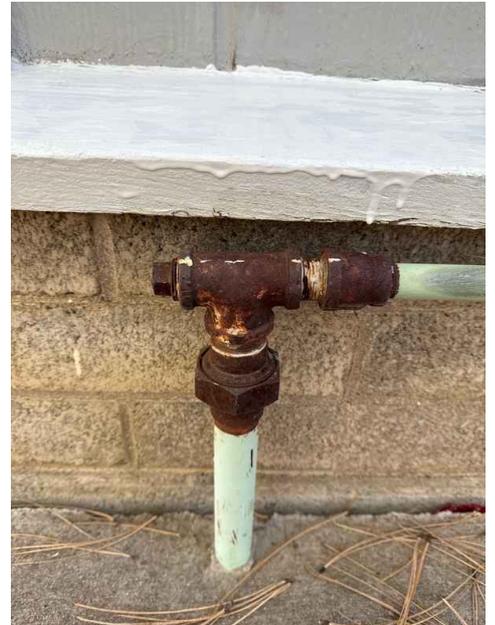
GAS PLUMBING RUSTED

WEST EXTERIOR

Rust was observed in one or more gas distribution pipes. Recommend corrections to prevent leaks.

Recommendation

Contact a qualified professional.



8: HVAC

8.1	Heating Equipment and Cooling Equipment
8.2	Energy Source
8.3	Operating Controls
8.4	Automatic Safety Controls
8.5	Distribution Systems
8.6	Air Filters
8.7	Heat and Cooling Source
8.8	Solid Fuel Heating Devices
8.9	General

Information

Heating Equipment and Cooling Equipment: Type of Heating Equipment

Forced Air Gas Furnace



Heating Equipment and Cooling Equipment: Condition of Heating Equipment

Satisfactory

Heating Equipment and Cooling Equipment: Type of Cooling Equipment

N/A

Energy Source: Energy Source for Heating Equipment #1

Natural Gas

Operating Controls: Condition of Operating Controls

Satisfactory

Operating Controls: Operation of Operating Controls

Satisfactory

Automatic Safety Controls: Condition of Automatic Safety Controls

Satisfactory

Distribution Systems: Furnace

Insulated Ducts, Registers, Blower/Fan

Air Filters: Size of Air Filters

16x25x1

Air Filters: Condition of Air Filters

Satisfactory

Heat and Cooling Source: Presence of Heat Source

Present in Each Room

Heat and Cooling Source: Presence of Cooling Source

N/A

Solid Fuel Heating Devices: Type of Solid Fuel Heating Equipment
Fireplace

Solid Fuel Heating Devices: Condition of Solid Fuel Heating Device
Satisfactory, Inspection Limited

Automatic Safety Controls: Presence of Automatic Safety Controls
Present

The presence of the automatic safety controls for both heating and cooling equipment have been observed and reported on to the extent visible.

Limitations

Solid Fuel Heating Devices

DID NOT OPERATE SOLID FUEL HEATING DEVICE

We are not required to operate any solid fuel or gas fueled heating devices. We only perform a visual inspection of the devices components.

Observations

8.1.1 Heating Equipment and Cooling Equipment

SHOWING AGE

FURNACE

The HVAC system appeared to be aged. Although the system appeared to be functional we recommend further evaluation by a licensed HVAC specialist to determine a more in-depth view of its condition.

Recommendation

Contact a qualified professional.



Defect



8.1.2 Heating Equipment and Cooling Equipment

FLUE INADEQUATE CLEARANCE FROM COMBUSTIBLES

FURNACE

At the time of inspection I observed the furnace flue had an inadequate clearance from combustibles. Typically type B vents are required to have 1" clearance away from any combustibles. This can be a potential fire hazard. Recommend corrections as needed.

Recommendation

Contact a qualified professional.



Safety Hazard



8.8.1 Solid Fuel Heating Devices

RECOMMEND CHIMNEY SWEEP/INSPECTION BEFORE USE

FIREPLACE

Recommend a chimney sweep and inspection before use. We do not operate solid fuel devices so having it cleaned before use is recommended.

Recommendation

Contact a qualified chimney contractor.



9: INTERIORS

9.1	Counters and Cabinetry
9.2	Steps and Stairways
9.3	Doors
9.4	Balconies and Railings
9.5	Windows
9.6	Walls, Ceilings, and Floors
9.7	Fire Separation Walls, Ceilings, and Doors
9.8	General

Information

Counters and Cabinetry:
Condition of Counters and Cabinetry
 Satisfactory

Steps and Stairways: Condition of Steps and Stairways
 Satisfactory

Doors: Condition of Doors
 Satisfactory

Doors: Operation of Doors
 Satisfactory

Balconies and Railings: Condition of Balconies and Railings
 Satisfactory

Windows: Operation of Interior Windows
 Moderate

Walls, Ceilings, and Floors: Condition of Walls, Ceilings and Floors
 Satisfactory

Fire Separation Walls, Ceilings, and Doors: Condition of Fire Separation Walls, Ceilings, and Doors
 Poor

General : Interior Inspection

The interior of the home was inspected and reported to the extent observable and by following the standards of practice used on the inspection. The inspector is not required to move any furniture or any obstructions that may limit the inspection. Keep in mind that the inspector has your best interests. We highly recommend that all the information reported is considered before making the purchase on the home.

Limitations

Windows

UNABLE TO TEST

Unable to test due to occupant belongings blocking access. Recommend careful check during final walkthrough.



West 1st Floor Bedroom



East 1st Floor Bedroom

Observations

9.2.1 Steps and Stairways

 Safety Hazard

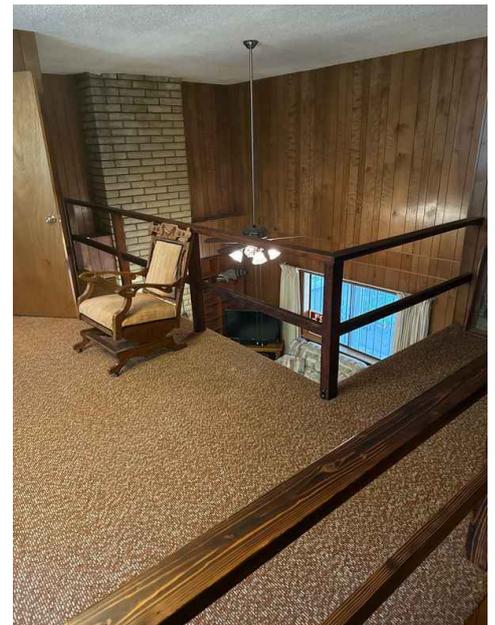
BALUSTERS IMPROPER SPACING

2ND FLOOR

I observed balusters that were too wide in spacing. This can be a potential safety hazard for child being able to either get stuck or to slip through. Recommend repairs by a qualified professional.

Recommendation

Contact a qualified professional.



9.2.2 Steps and Stairways

 Safety Hazard

HANDRAIL NOT GRASPABLE

2ND FLOOR

I observed the handrail for the interior stairs were not graspable. This is a potential safety hazard. Recommend repairs as needed.

Recommendation

Contact a qualified professional.



9.2.3 Steps and Stairways

LOOSE HANDRAIL

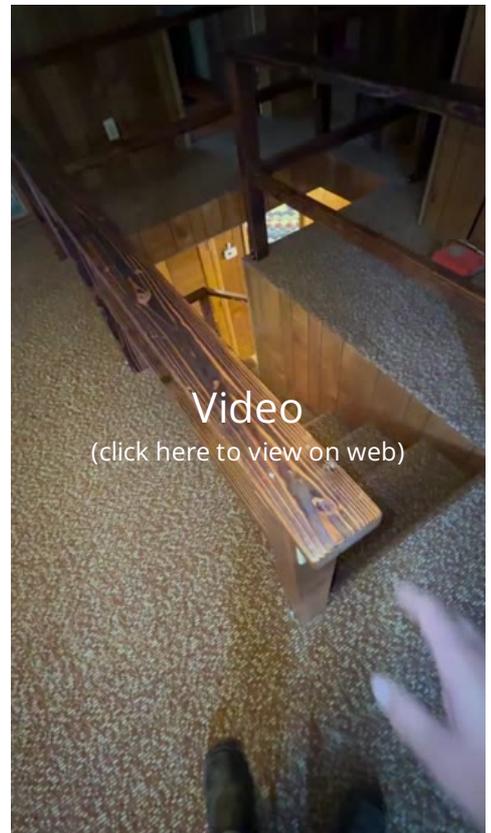
2ND FLOOR

I observed a loose handrails at the time of inspection, recommend tightening.

Recommendation

Contact a qualified professional.

 Safety Hazard



9.3.1 Doors

DOOR DOESN'T LATCH CLOSED

NORTHWEST 2ND FLOOR BEDROOM

I observed one or more doors that did not latch properly, recommend further evaluation and repairs as needed.

Recommendation

Contact a qualified professional.

 Defect



Northwest 2nd Floor Bedroom

9.5.1 Windows

OPERATION DIFFICULT

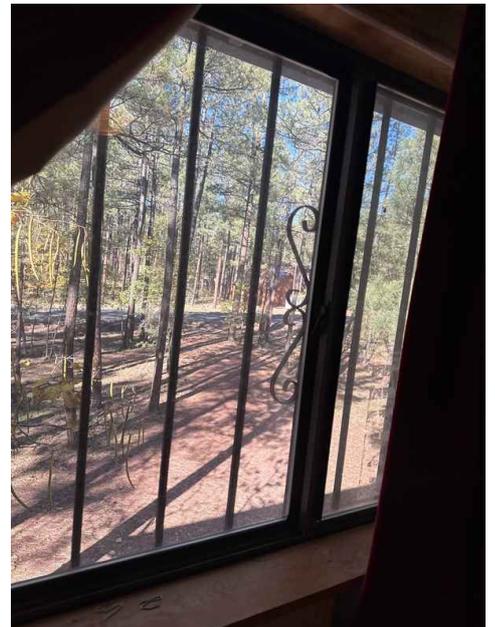
NORTHWEST 2ND FLOOR BATHROOM

I observed one or more windows that was generally difficult to operate. Recommend cleaning and lubrication where needed.

Recommendation

Contact a handyman or DIY project

 Maintenance Items



Northwest 2nd Floor Bedroom

9.5.2 Windows

POSSIBLE MOISTURE INTRUSION

1ST FLOOR EAST BEDROOM

Evidence of possible previous moisture intrusion was observed at one or more windows in the home. No real damage was observed, but staining and pant bubbling was observed. Recommend requesting information from seller and further evaluation by a window specialist.

Recommendation

Contact a qualified window repair/installation contractor.

 Defect



Northwest 2nd Floor Bedroom



Northeast 2nd Floor Bedroom



Southwest 2nd Floor Bedroom



Southwest 2nd Floor Bedroom



Southeast 2nd Floor Bedroom



2nd Floor loft



9.5.3 Windows

WINDOW(S) DID NOT LOCK

NORTHWEST 2ND FLOOR BEDROOM

I observed one or more windows in the home that would not lock when closed. Recommend corrections for security purposes.

Recommendation

Contact a qualified professional.



Northwest 2nd Floor Bedroom

9.6.1 Walls, Ceilings, and Floors

NAIL POPS FROM SETTLING

2ND FLOOR BATHROOM

Protruding nail heads visible in ceilings appeared to be the result of framing members shrinking after original construction was complete. Framing lumber is often installed with a relatively high moisture content and typically shrinks as it dries. Once framing has reached moisture equilibrium with the homesite environment, framing will become stable and nail pops can be repaired without concern that they will reappear. The time required to reach stability depends on the moisture content of framing materials at the time of original construction and humidity levels at the homesite. The time frame may vary between one and two years in many environments. The Inspector recommends repair by a qualified drywall or painting contractor once the condition appears stable.

Recommendation

Contact a qualified drywall contractor.



2nd Floor Bathroom

9.6.2 Walls, Ceilings, and Floors

MOISTURE DAMAGE FROM POSSIBLE ROOF LEAKS

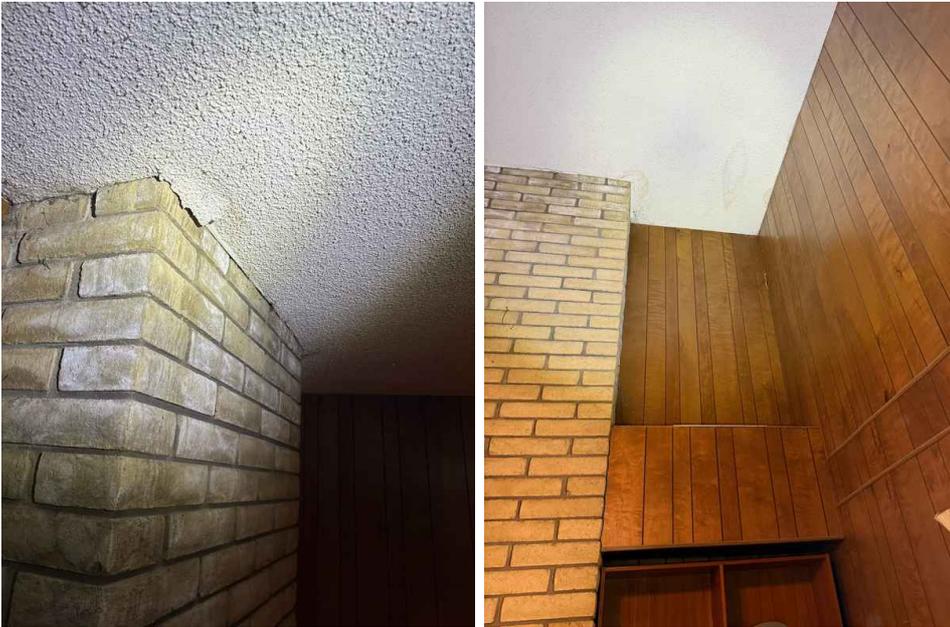
CHIMNEY

Stains on the ceiling were visible at the time of the inspection appeared to be the result of moisture intrusion from possible roof leakage. Recommend further evaluation by a roofing contractor.

Recommendation

Contact a qualified roofing professional.





9.6.3 Walls, Ceilings, and Floors

CONDENSATION MOISTURE STAINING

SOUTHWEST 2ND FLOOR BEDROOM

I observed possible condensation staining on the ceiling. This could be due to lack of moisture vent use. Recommend monitoring and using moisture vents as a preventative measure.

Recommendation

Recommend monitoring.



Maintenance Items



9.6.4 Walls, Ceilings, and Floors

MOISTURE STAINING MINOR DAMAGE BY AROUND TOILET.

MASTER BATHROOM

I observed at the time of inspection moisture staining/damage around toilet.



Maintenance Items



9.7.1 Fire Separation Walls, Ceilings, and Doors

AREAS OF GARAGE WALL NOT FIRE RATED



GARAGE

I observed one or more areas of the garage walls were not fire rated. Garage walls that support trusses that are common both to the garage and house should be fire rated with 5/8 type x sheet rock. Recommend installing fire rated material to walls as necessary for safety purposes.

Recommendation

Contact a qualified professional.



10: INSULATION AND VENTILATION

10.1	Insulation and Vapor Retarder
10.2	Attic Ventilation
10.3	Underfloor Crawlspace Ventilation
10.4	Kitchen Ventilation
10.5	Bathroom Ventilation
10.6	Laundry Ventilation

Information

Insulation and Vapor Retarder: Type of Insulation

Batt Fiberglass

Insulation and Vapor Retarder: Depth of Insulation

6- 8 in

Insulation and Vapor Retarder: Condition of Insulation

Satisfactory

Insulation and Vapor Retarder: Presence and Type of Vapor Retarder

Not Visible

Insulation and Vapor Retarder: Condition of Vapor Retarder

N/A

Attic Ventilation: Presence of Attic Ventilation

Present

Attic Ventilation: Condition of Attic Ventilation

Satisfactory

Underfloor Crawlspace Ventilation: Presence of Underfloor Crawlspace Ventilation

Present

Underfloor Crawlspace Ventilation: Condition of Underfloor Crawlspace Ventilation

Moderate

Kitchen Ventilation: Condition of Kitchen Ventilation

Satisfactory

Bathroom Ventilation: Condition of Bathroom Ventilation

N/A

Bathroom Ventilation: Operation of Bathroom Ventilation

Non-Functional

Laundry Ventilation : Presence of Dryer Vent

Present

Laundry Ventilation : Condition of Dryer Vent

Satisfactory

Laundry Ventilation : Presence of Laundry Room Vent

Not Present

Laundry Ventilation : Operation of Laundry Room Vent

Non-Functional

Insulation and Ventilation Inspected

The insulation and ventilation of the home was inspected and reported on to the extent visible and by following the standards of practice used on the inspection. Keep in mind that inspectors are not required to walk the attic however we do our absolute best on every inspection to do so. Some homes do not have attics which does limit the inspection of the insulation and ventilation of the attic space. Things may go unnoticed. Keep in mind that the inspector has your best interests. Any recommendations or considerations should be considered before purchasing the home.

Limitations

Insulation and Vapor Retarder

UNABLE TO SEE VAPOR RETARDER

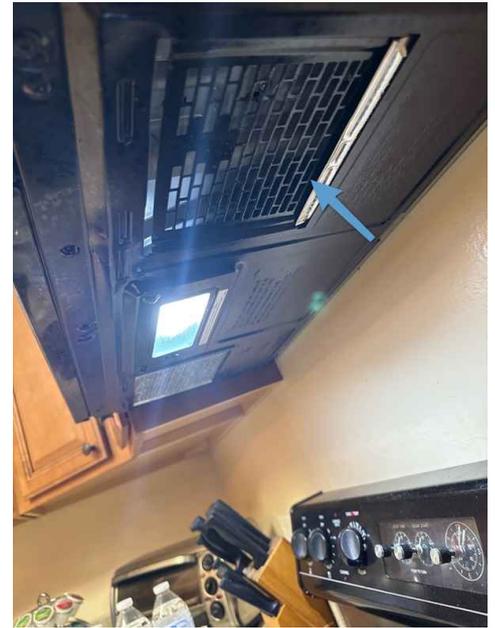
I was unable to see if there was a vapor retarder or the condition of it in the attic due to insulation.

Observations

10.4.1 Kitchen Ventilation

EXHAUST FAN COVER MISSING

I observed at the time of inspection that the fan cover plate is missing. Recommend repair.



Kitchen

10.5.1 Bathroom Ventilation

EXHAUST FAN MISSING (HAS A WINDOW)

ALL 3 BATHROOMS

One or more bathrooms were missing an exhaust fan, however there were operational windows. Recommend opening windows before showering for proper ventilation.



11: APPLIANCES

11.1	Dishwasher
11.2	Refrigerator
11.3	Range
11.4	Microwave
11.5	Dryer/Washer

Information

Dishwasher: Functionality of Dishwasher

Non-Functional

Refrigerator: Functionality of Refrigerator

Functional

Range: Functionality of Range Functional



Dryer/Washer: Functionality of Washer

Functional

Dryer/Washer: Functionality of Dryer

Functional

Microwave: Functionality of Microwave

Functional

We only inspect wallmounted or permanantly installed microwaves. Any microwaves that are not mounted are not inspected.

Appliances Inspected

The Appliances were inspected to the extent observable. We only check for functionality by utilizing the appliances primary controls. Any recommendations or considerations should be reviewed before purchasing the home.

Observations

11.1.1 Dishwasher

POTENTIAL DISHWASHER LEAK

KITCHEN



I observed a potential leak at the dishwasher after operating. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified appliance repair professional.



11.2.1 Refrigerator

WATER DISPENSER NOT FUNCTIONAL

REFRIGERATOR

I observed the water dispenser on the refrigerator was not functional due to no water supply. Recommend repairs and further evaluation by a qualified professional.

Recommendation

Contact a qualified appliance repair professional.



11.2.2 Refrigerator

ICE DISPENSER NOT FUNCTIONAL

REFRIGERATOR

I observed the ice dispenser at the refrigerator and it was not functional. Recommend repairs as needed.

Recommendation

Contact a qualified appliance repair professional.



STANDARDS OF PRACTICE

Inspection Details

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Exterior

5. SYSTEM: EXTERIOR

5.1: The inspector shall observe: A. wall cladding, flashings and trim. B. entryway doors and representative number of windows. C. garage vehicle doors and door operators. D. decks, balconies, stoops, steps, areaways, and porches including railings. E. eaves, soffits and fascias. F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2: The inspector shall: A. describe wall cladding materials. B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator. C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3: The inspector is NOT required to observe: A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories. B. fences. C. safety glazing. D. garage door operator remote control transmitters. E. geological conditions. F. soil conditions. G. recreational facilities. H. outbuildings other than garages and carports.

Roofing

6.1 The inspector shall observe: A. roof coverings. B. visible portions of roof drainage systems. C. flashings. D. skylights, chimneys and roof penetrations. E. signs of leaks or abnormal condensation on building components.

6.2 The inspector shall: A. describe the type of roof covering materials. B. report the methods used to inspect roofing.

6.3 The inspector is NOT required to: A. walk on the roofing. B. observe attached accessories including but not limited to solar systems, antennae, and lightning arresters. C. observe underground roof drainage systems.

Structural Components

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe: A. structural components including: 1. foundation. 2. floors. 3. walls. 4. columns. 5. ceilings. 6. roofs.

4.2 The Inspector shall: A. describe the type of: 1. foundation. 2. floor structure. 3. wall structure. 4. columns. 5. ceiling structure. 6. roof structure. B. enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. C. report the methods used to inspect underfloor crawl spaces and attics. D. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

Electrical

8. SYSTEM: ELECTRICAL

8.1 The inspector shall observe: A. service entrance conductors. B. service equipment, grounding equipment, main overcurrent device, main and distribution panels. C. amperage and voltage ratings of the service. D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls. F. the presence or absence of GFCI and AFCI protection. G. operation of readily accessible GFCI devices. H. the presence or absence of smoke alarms. I. the presence or absence of carbon monoxide alarms.

8.2 The inspector shall: A. describe: 1. service amperage and voltage. 2. branch circuit conductor materials. 3. service type as being overhead or underground. 4. location of main disconnect(s), main panel and distribution panels.

8.3 The inspector is **NOT required to:** A. insert any tool, probe or testing device inside the panels. B. test or operate any overcurrent device except ground fault interrupters. C. dismantle any electrical device or control other than to remove covers of the main and auxiliary distribution panels. D. test smoke or carbon monoxide alarms. E. observe: 1. low voltage electrical components and systems. 2. telephone, security, cable TV, intercom, audio-video, home network, wifi systems, electronic controls or any components that are not a part of the primary electrical distribution system. 3. geothermal, solar, wind, and other renewable energy systems.

Plumbing

7. SYSTEM: PLUMBING

7.1: The inspector shall observe: A. interior water supply and distribution system including: 1. piping materials, including supports and insulation. 2. fixtures and faucets. 3. functional flow. 4. leaks. 5. cross connections. B. interior drain, waste and vent system, including: 1. traps; drain, waste, and vent piping; piping supports and pipe insulation. 2. leaks. 3. functional drainage. C. hot water systems including: 1. water heating equipment. 2. normal operating controls. 3. automatic safety controls. 4. chimneys, flues and vents. D. fuel storage and distribution systems including: 1. interior fuel storage equipment, supply piping, venting and supports. E. drainage sump pumps. F. waste ejector pumps.

7.2: The inspector shall: A. describe: 1. water supply and distribution piping materials. 2. drain, waste and vent piping materials. 3. water heating equipment and energy source B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house. C. operate jetted bathtubs.

7.3: The inspector is **NOT required** to: A. state the effectiveness of anti-siphon devices. B. determine whether water supply and waste disposal systems are public or private. C. operate automatic safety controls. D. operate any valve except water closet flush valves, fixture faucets and hose faucets. E. operate drainage sump pumps. F. observe: 1. water conditioning systems. 2. fire and lawn sprinkler systems. 3. on-site water supply quantity and quality. 4. on-site waste disposal systems. 5. foundation irrigation systems. 6. solar water heating systems.

HVAC

9. SYSTEM: HEATING

9.1 The inspector shall observe: A. permanently installed heating systems including: 1. heating equipment. 2. normal operating controls. 3. automatic safety controls. 4. chimneys, flues and vents. 5. distribution systems. 6. air filters. 7. the presence or absence of an installed heat source in each habitable space. B. fuel-burning fireplaces and appliances including, but not limited to: 1. manufactured fireplaces, freestanding stoves, and fireplace inserts. 2. accessories installed in fireplaces. 3. chimneys, flues, dampers, and vents. 4. mantles, hearth, floor protection and wall protection.

9.2 The inspector shall: A. describe: 1. energy source. 2. heating equipment and distribution type. B. operate the systems using normal operating controls. C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is **NOT required to:** A. operate heating systems when weather conditions or other circumstances may cause equipment damage. B. operate automatic safety controls. C. ignite or extinguish solid fuel fires, or move fireplace inserts and stoves or firebox contents. D. observe: 1. the interior of flues. 2. humidifiers. 3. electronic air filters. 4. the uniformity or adequacy of heat supply to the various rooms. 5. the function and efficiency of multi-zone HVAC system dampers and thermostats. 6. seals and gaskets. 7. adequacy of combustion air components. 8. draft characteristics. 9. window or portable heating systems. 10. fireplace insert flue connections. 11. automatic fuel feed devices. 12. heat distribution assists (gravity fed and fan assisted). 13. fuel-burning fireplaces and appliances located outside the inspected structures. 14. glass enclosures and screens.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1: The inspector shall observe: A. permanently installed cooling systems including: 1. cooling equipment. 2. normal operating controls. 3. distribution system. 4. air filters. 5. the presence or absence of an installed cooling source in each habitable space.

10.2: The inspector shall: A. describe: 1. energy sources. 2. cooling equipment type. 3. Distribution Type. B. operate the systems using normal operating controls. C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3: The inspector is **NOT required to:** A. operate cooling systems when weather conditions or other circumstances may cause equipment damage. B. observe window or portable air conditioners. C. observe the uniformity or adequacy of cool-air supply to the various rooms.

Interiors

11. SYSTEM: INTERIORS

11.1 The inspector shall observe: A. **walls, ceiling and floors.** B. **steps, stairways, balconies and railings.** C. **counters and a representative number of cabinets.** D. **a representative number of doors and windows.** E. **separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.** F. **installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary functions.** **11.2:** The inspector shall: A. **operate a representative number of windows and interior doors.** B. **report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.** C. **report absence of secondary fire egress from bedrooms.**

11.3: The inspector is **NOT required** to observe: A. **paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.** B. **carpeting.** C. **draperies, blinds or other window treatments.** D. **recreational facilities or another dwelling unit** E. **non-primary features of any observed appliance.** F. **installed and freestanding kitchen and laundry appliances not listed in section 11.1.F**

Insulation and Ventilation

12. SYSTEM: INSULATION & VENTILATION

12.1: The inspector shall observe: A. **insulation and vapor retarders in unfinished spaces.** B. **ventilation of attics and foundation areas.** C. **kitchen, bathroom, and laundry venting systems.**

12.2: The inspector shall describe: A. **presence or absence of insulation and vapor retarders in unfinished spaces.**

12.3: The inspector is NOT required to report on: A. **concealed insulation and vapor retarders.** B. **venting equipment which is integral with household appliances.**

Appliances

Appliances

F. **installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders by using normal operating controls to activate the primary functions**

Appendix B

Other Pertinent Documents

123 Test Street, Missouri City, TX, 77459

EFE - Engineer's Foundation Evaluation

Noble Property Inspections



1715 Shearn Street

Houston, 77007

Client: tet

Agent: stas

Date: October 16, 2025

DEFICIENCY SUMMARY

General: 0 Defects Found

Foundations: 11 Defects Found

Grading and Drainage: 9 Defects Found

Walls (Interior and Exterior): 3 Defects Found

Ceilings and Floors: 1 Defect Found

Doors (Interior and Exterior): 1 Defect Found

Windows: 1 Defect Found

Other: 2 Defects Found

Basements: 3 Defects Found

Total: 31 Total Defects

PROJECT INFORMATION

Project ID	2178
Property Address	1715 Shearn Street, Houston, 77007
Client Name	tet
Agent Name	stas
Inspector Name	attsdt
Year Built	1234
Square Feet	1,234
Type of Building	Multi-
Building Style	Townhouse

SERVICE & INSPECTION DETAILS

Date of Inspection	October 16, 2025
In Attendance	Me, Selling Agent
Weather Conditions	testub
Outdoor Temperature	Heard
Occupancy/Furnishings	adadf
Secondary Foundation Type	Block / Pier & Beam (Laundry Room, test)
Owner/Occupant Interview	Owner/occupant not available for discussion

GENERAL

COMMENTS

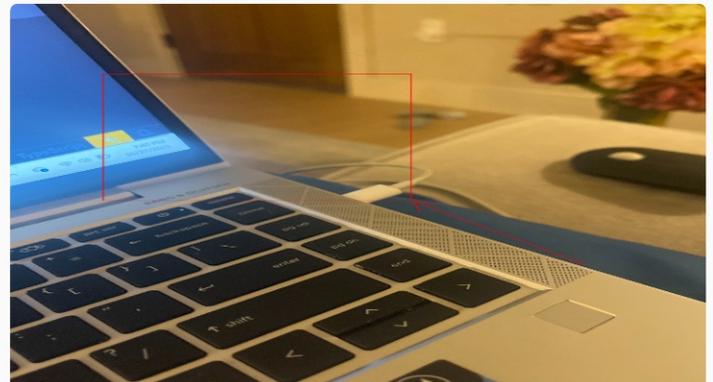
▶ Habitability

Habitability is a determination based on visual foundation-related criteria only and not based on other trades (electrical, plumbing, HVAC, etc.)

Yes

▶ General Photos

General Photos

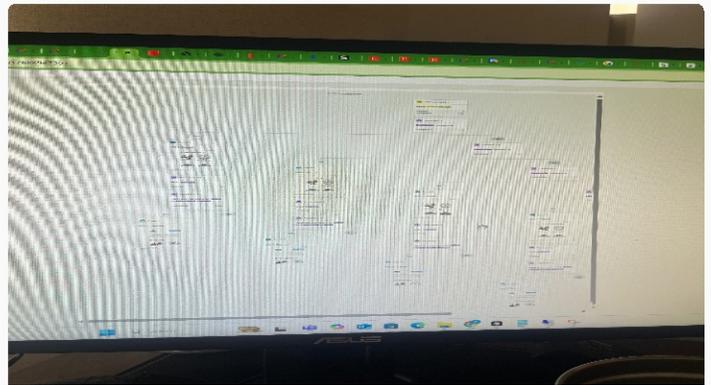


Back 4th

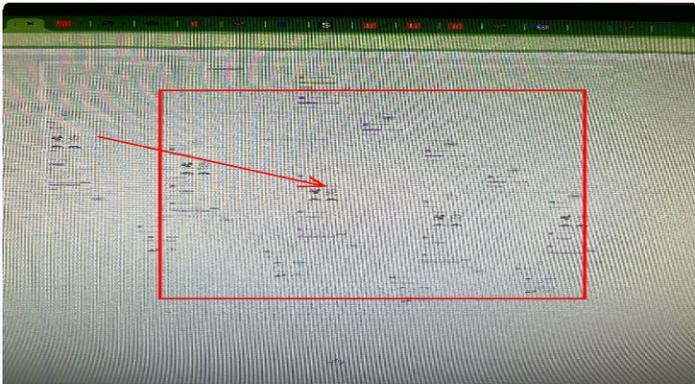
COMMENTS

▶ Photo(s) of post-tension anchors

You have indications of a post-tension slab. A post-tension anchor is used to secure and tension cables or tendons that are embedded within the concrete foundation. These anchors are typically placed at the ends of the tendons and are used to apply and maintain the necessary tension to strengthen the concrete. This process helps to improve the structural integrity and load-bearing capacity of the concrete elements such as the slab, grade-beams, or walls. Post-tension anchors are essential components in post-tensioned concrete construction, where the tendons are tensioned after the concrete has hardened.



Hall Kitchen Living



Supply Bedroom

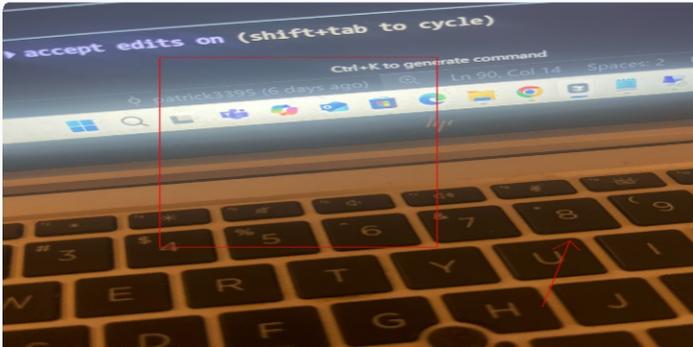
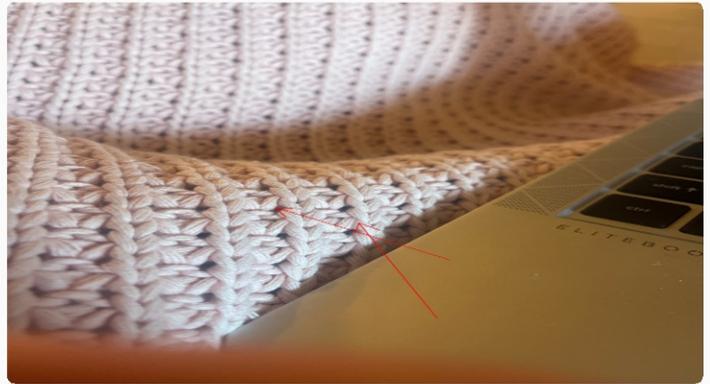
BALI (DPS)
GgCn1

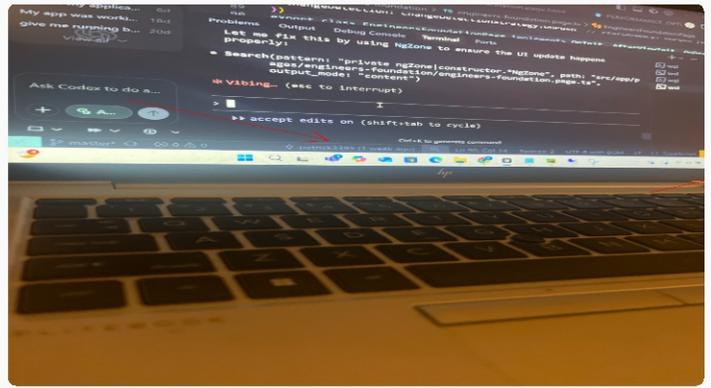
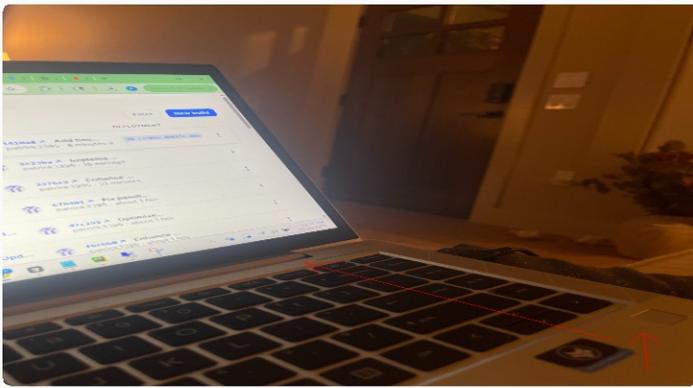
A hand holding a business card for home inspection services. The card features the text "Our 11 - Month Inspection is Here!" and a price of "\$275". It lists the names of the inspectors, Phil Bullock and Patrick Bullock, and includes a QR code and contact information.

Our 11 - Month Inspection is Here!

\$275

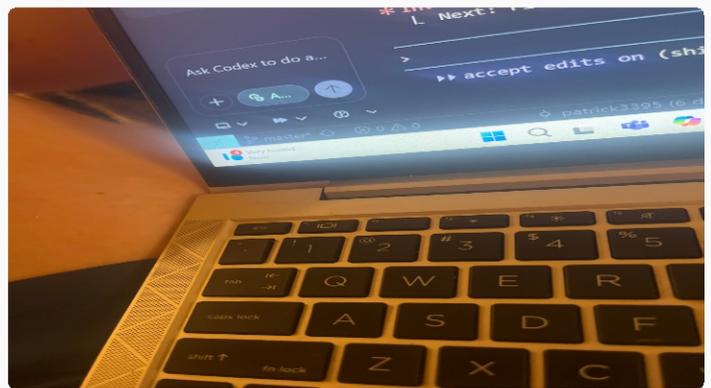
Phil Bullock, ME, MPA, PE | Patrick Bullock, ME, EIT
Senior Engineers & Owners
Noble Home Inspections





► Photo(s) of possible foundation repair

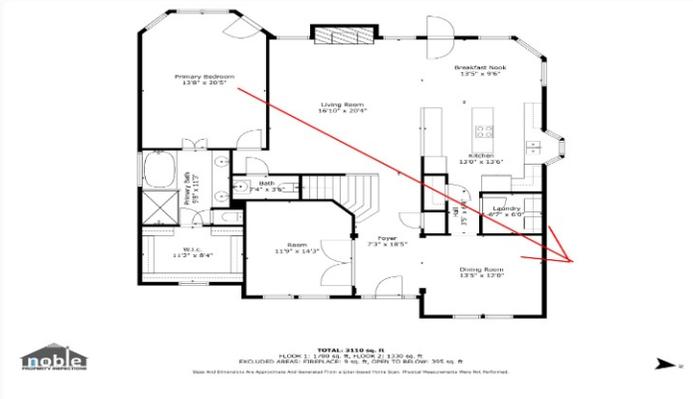
There are indications of previous foundation repair. This represents a limitation to the performance statement. Assessment of true and present foundation deficiencies is difficult when foundation repair has been completed because inspector is unable to determine the extent of the stabilization and resolution of present foundation issues. Common indicators of foundation problems may be resolved or may continue to exhibit failure. It is a difficult situation to fully understand without a timeline of events. Recommend contacting the owner about the extent of the repairs to determine their validity as a true foundation stabilization, type of repair, and warranty. Recommend researching the previous foundation repair company to determine if they have quality reviews, have a long standing reputation, and if any warranty is transferable.



LIMITATIONS

► Furnishings

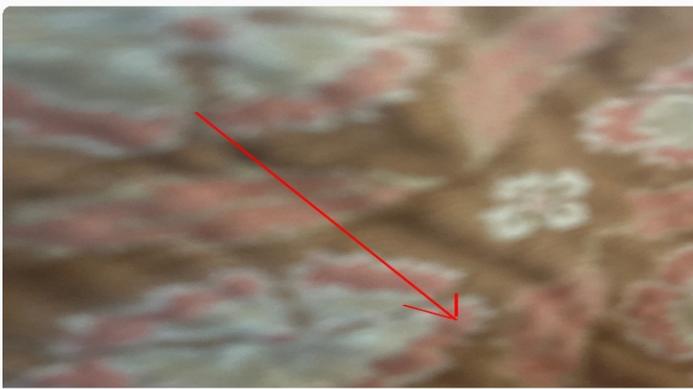
The property contains furnishings that may obstruct the inspectors view and access . Due to liability considerations, the inspector is not permitted to move furnishings.



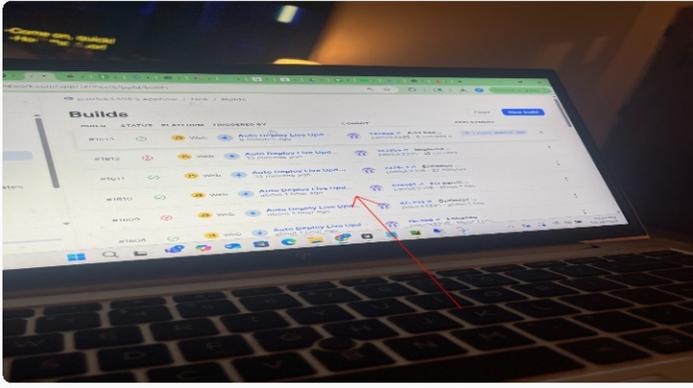
test



rd Closet Front Ceiling

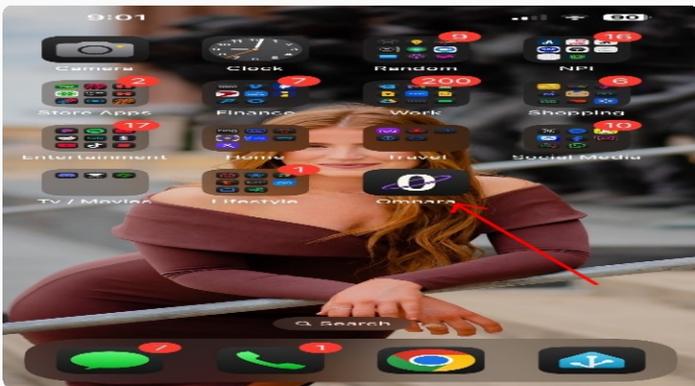
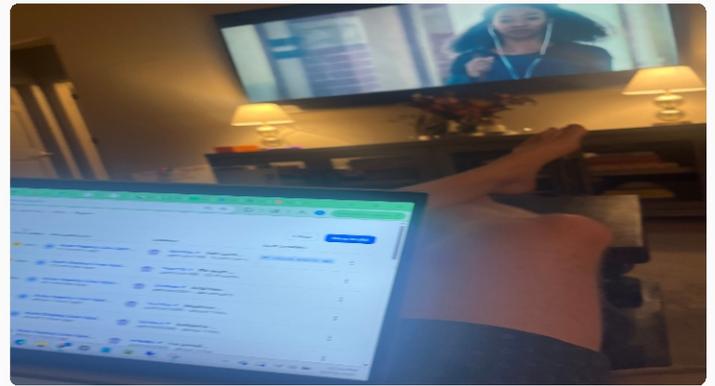


Bottom Right Supply Living Entry



► Visual discovery of previous foundation Work

There exist signs of previous foundation improvements that were completed to the structure. Refer to the inspection report for approximate locations of the improvements to the structure. The exact extent (depth, width, type, etc.) could not be field-verified (other than capped field-observations reported herein). Existing underpinning is typically concealed entirely below grade. No invasive or destructive investigation nor subgrade radar readings were performed to confirm the presence or absence of any existing foundation underpinning.



► Recent remodeling

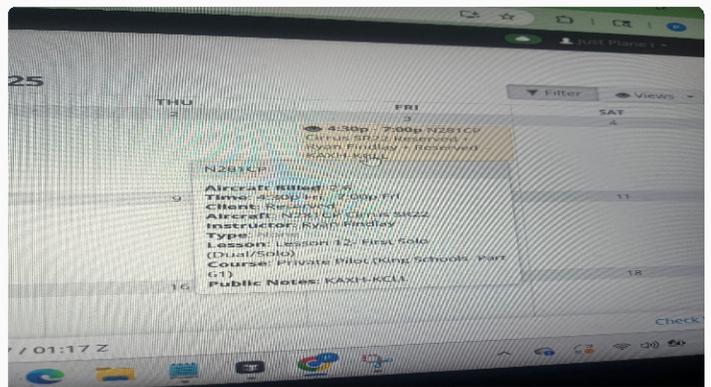
The structure appears to have been recently painted, skim-coated, touched-up, floored, tiled, and/or undergone other “remodeling” activities. This can obscure visual deficiencies such as cracks, mold, stains, and other defects. The inspector

remodeling activities. This can obscure visual deficiencies such as cracks, stains, etc. The inspector always makes a thorough effort to search for defects in accessible areas, but will not find problems hidden by fresh paint, caulk, trim, tile, cabinets, flooring, etc.



► **Limited portions of the foundation (single unit)**

Evaluation of all areas of the structure that the subject foundation supports was not performed. The performance of the foundation areas we observed are part to the whole of the foundation and our evaluation of the foundation cannot be considered comprehensive. Implementation of our recommendations is likely to alter the performance of the entire foundation. It may be prudent to obtain a Foundation Evaluation of the remainder of the foundation that we did not observe prior to implementing our recommendations to ensure that they are the most effective solutions for the entire foundation.

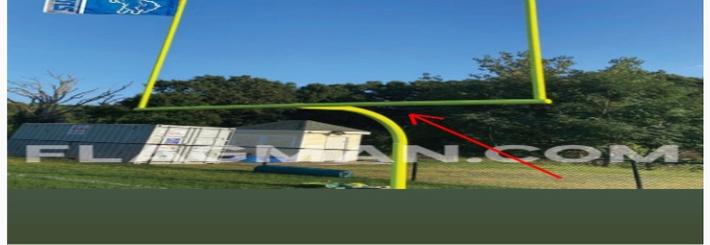


Bedroom Entry

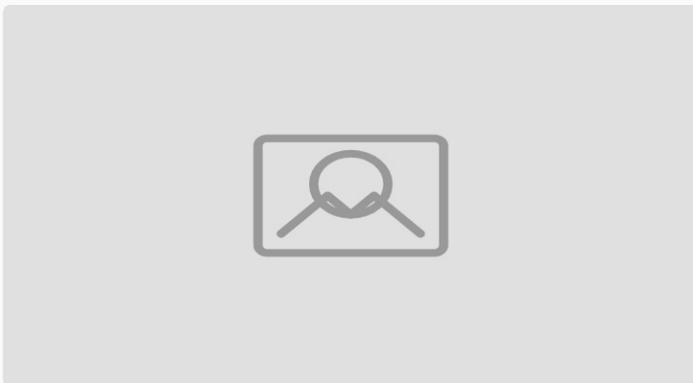




Dining



Hall Kitchen

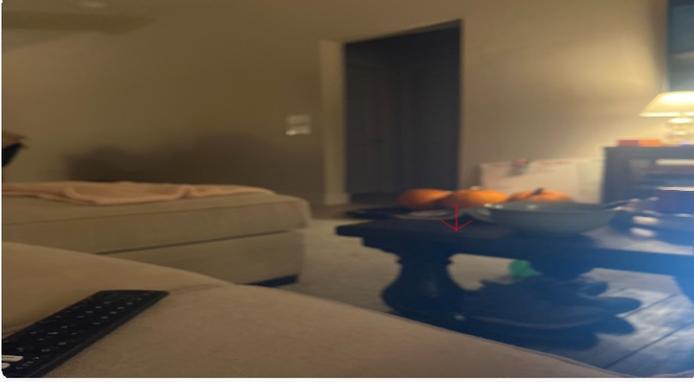


► Framing exposed

The interior and exterior of the house is in the process of being updated and the interior has been stripped down to the stud framing. It should be noted that, while foundation movement can cause interior and exterior cosmetic distress, it is not the only reason that cracks and separations may appear in a structure. The normal and expected thermal expansion and contraction of dissimilar building materials (such as veneer, trim materials, windows, wood framing, and interior drywall on a typical exterior wall) can cause cracks and separations that are not an indication of structural failure. In addition, some building materials, such as sealants, deteriorate over time and require regular maintenance.

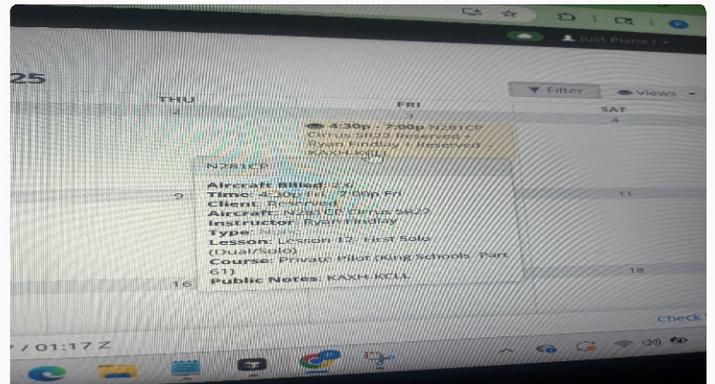
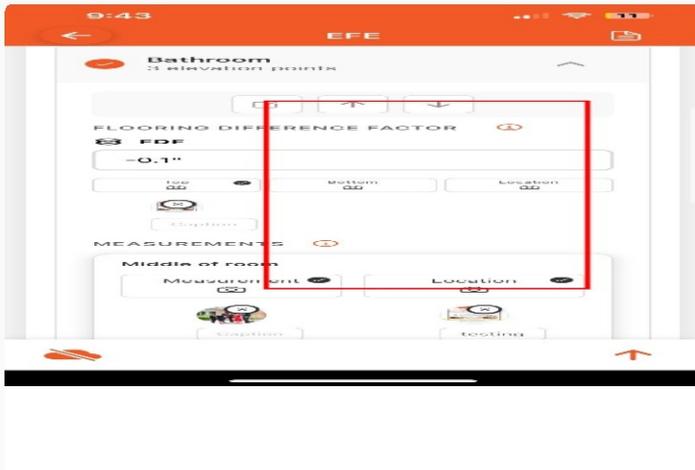
► Parts of the foundation are not visible

Some areas of the foundation are not visible due to overgrowth and the natural ground being built-up too high. In these areas, the inspector is not able to evaluate the foundation from the exterior and is limited to walking the interior for visible foundation problems.



► Parge coat present

There are exposed areas of the foundation that are covered with a parge, a cementitious mortar on the perimeter foundation wall. The purpose of parge is to provide a cosmetic overlay and seal the slab from moisture/insect infiltration. Parge can also cover defects, as such, it's presence does limit our ability to visually evaluate the foundation in these areas.



Laundry

► Condo inspection

The inspection taking place is of a Condominium. Condominium inspections generally do not include inspection of the foundation exterior, other than from within the condo itself. Area is considered not inspected.





► **Performance - Engineer's foundation evaluation pending**

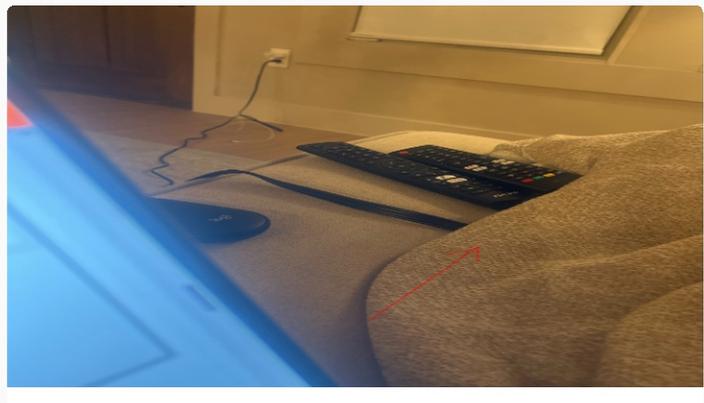
The Engineer's Foundation Evaluation (to be delivered at a later date) will determine the performance of the foundation by utilizing the visual deficiencies gathered in this report coupled with analytical methods for calculating elevation, deflection, and tilt. Instead of making a statement of performance here, the inspector will rely on the results of the Engineer to ultimately determine the foundation's performance.



DEFICIENCIES

► **Slab - foundation cracks - minor**

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend patching the minor cracks to prevent moisture/pest intrusion. Also recommend monitoring for more serious shifting/displacement.



Unit

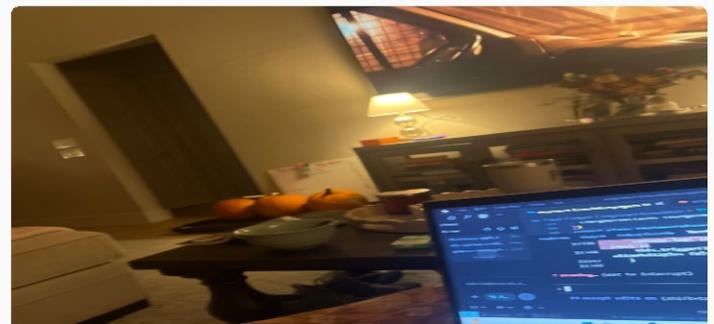
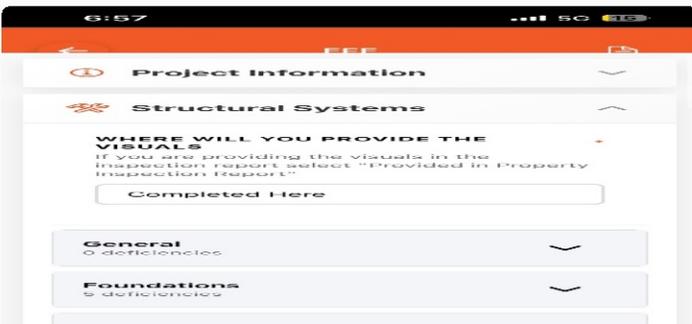
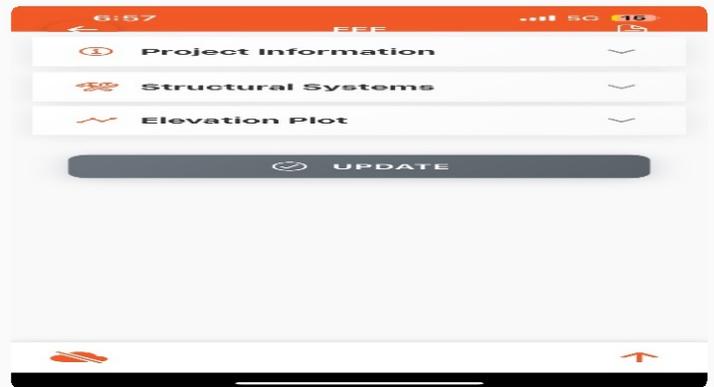
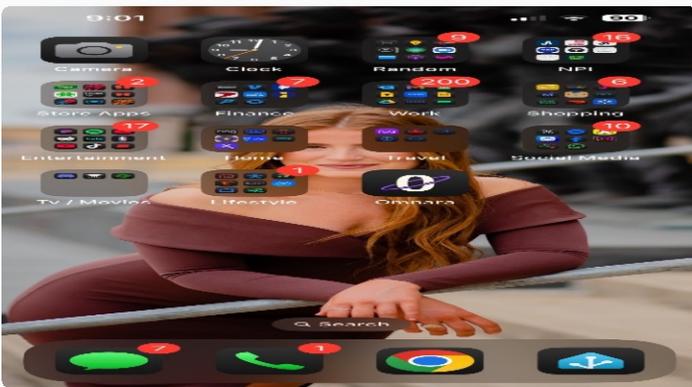
Hall Roof



Front 4th

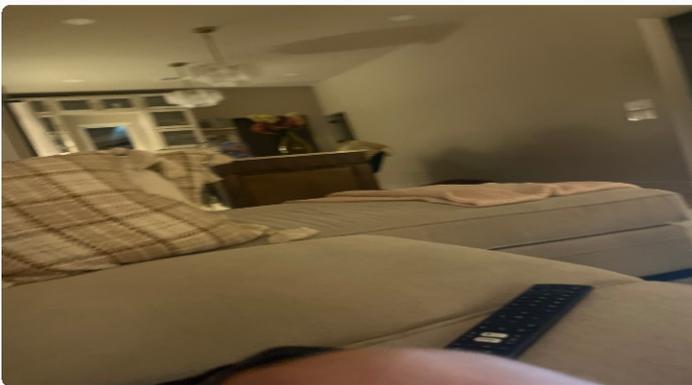
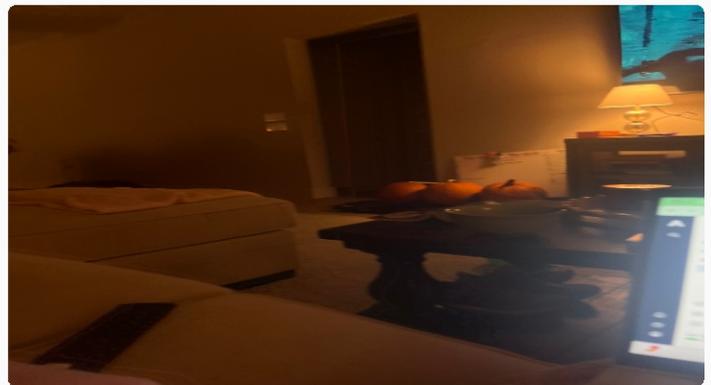
► Slab - foundation cracks - corners

Corner cracks are visible in the foundation slab but are of minimal structural concern. Shrinkage is a natural part of the curing process of concrete and cracks located in corners of structures are common. Recommend patching the corner cracks to prevent moisture/pest intrusion. Also recommend monitoring to confirm the cracking does not worsen.



► **Slab - exposed post-tension anchors**

In post-tension reinforced slab-on-grade foundations, the concrete of the foundation is reinforced with cables to prevent cracking and hold the concrete together. The tendons are the assemblies made up of a cable extending across the foundation, sheathing filled with grease covering the cable, and an anchor at either end of each tendon cable. The tendon assemblies are installed in a grid arrangement across the foundation forms with the purpose of compressing the concrete in two directions. Tension is applied to each cable by using a hydraulic tool that pulls on the cable of the tendon stretching the steel cable. Exposure of these ends can result in corrosion of the cable, anchor, or locking wedges and eventually cause the cable to lose its tension and leave the foundation concrete with insufficient compression to resist cracking. Inspector recommends masonry be placed to cover the exposed tension anchors. It is not possible to determine if the cable is already compromised. Relaxed or inadequately stressed post-tension tendons may be re-stressed to restore the residual prestress in the concrete. It is possible to contact a post-tension professional to test the tendon stress and determine if remediation is needed. Re-stressing tendons should be performed after any elevations adjustments and/or epoxy crack injecting.

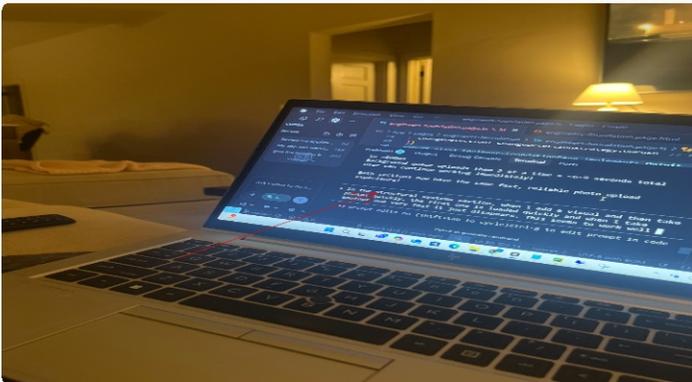


► Slab - exposed rebar

The foundation has exposed rebar. Rebar is used to strengthen the foundation concrete and hold the foundation in tension. Exposed rebar on the outside of the foundation should be repaired with mortar or monitored for further evidence of foundation issues. Limited amounts of exposed rebar is not an indicator of foundation problems unless it is coupled with other foundation concerns (such as spalling concrete, cracking, shifting, etc.).

► Slab - foundation spalling concrete

Spalling is the flaking or peeling away of cement pieces from the near-surface portion of a finished foundation slab. In most instances, the defect does not affect the slab's service life if untreated. Freezing and thawing cycles can cause concrete to spall. Recommend patching the minor cracks to prevent moisture/pest intrusion. Also recommend monitoring the spalling concrete for future elevated and/or continued cracking and separation.



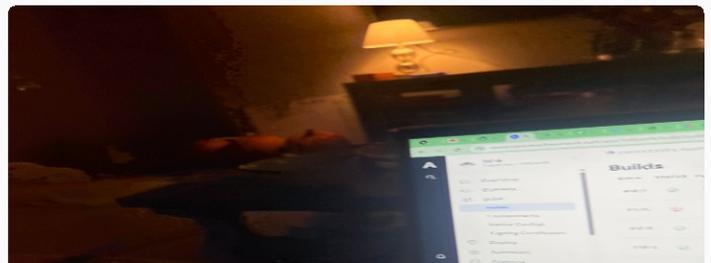
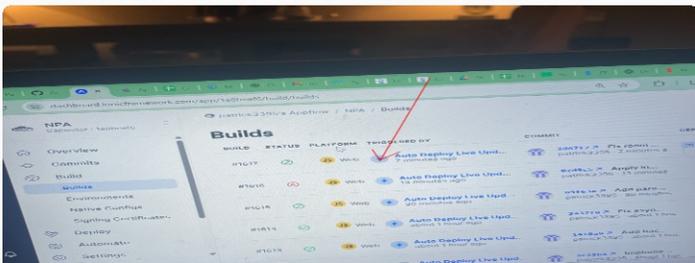
► Primary floor - areas are sloping and uneven

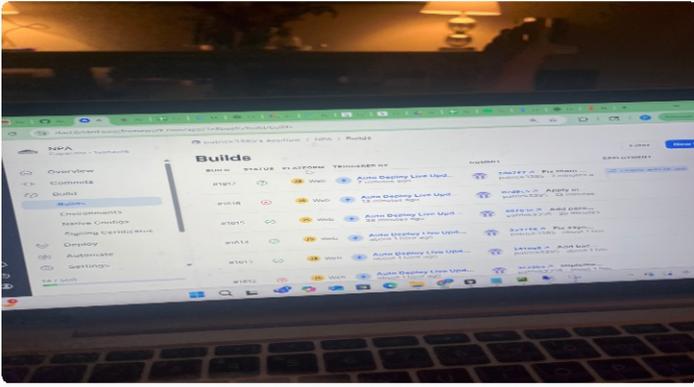
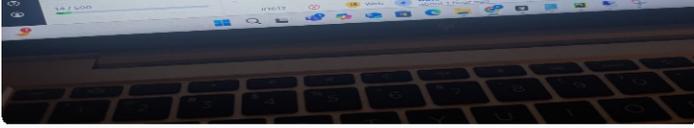
The inspector notes areas of the home are sloping/uneven. Significant sloping or unevenness on the primary foundation finished floor, especially in open spaces or across several rooms, is often one of the more direct indicators of possible foundation movement or settlement. When the slope exceeds normal construction tolerances (typically 1/2 inch over 10 feet) and cannot be explained by framing irregularities, it can suggest underlying structural deformation. The greater the extent and severity of sloping, the more likely it is to be the result of differential foundation movement, particularly if accompanied by other signs such as wall cracks or sticking doors. In such cases, the condition may warrant further evaluation to determine whether stabilization measures are necessary. In this case, due to the nature of being able to "feel" unevenness, this is considered a sign that further evaluation by an Engineer may be necessary.



► **Secondary floor - areas are sloping and uneven**

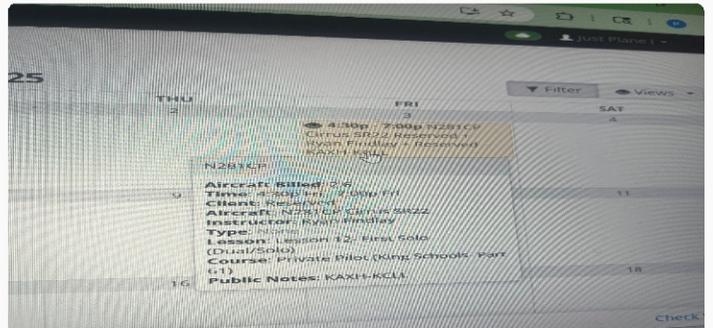
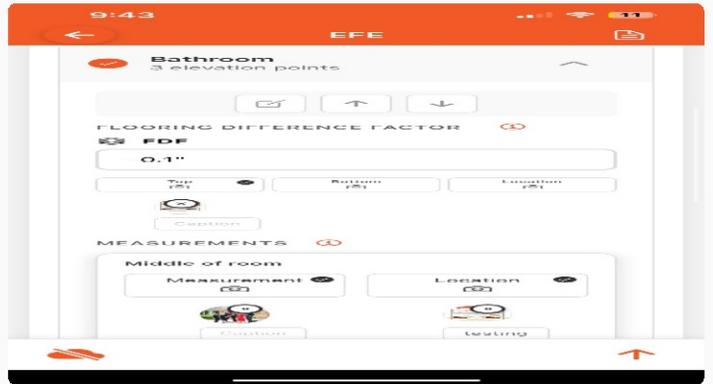
The home inspection report notes areas of the home are sloping/uneven. The uneven floor appears to be located on a secondary/upper level of the structure. This is often related to subfloor warping, framing movement, or material degradation rather than foundation issues. In multi-story homes, settlement of the foundation or shifting of structural supports can transmit movement through the framing system, manifesting as irregularities on upper floors, but is less common. When these are isolated and minor, they are less likely to indicate serious structural problems. If widespread or accompanied by sagging, cracking, or similar irregularities on the floor below, they may signal more systemic issues that justify further structural evaluation by an Engineer.

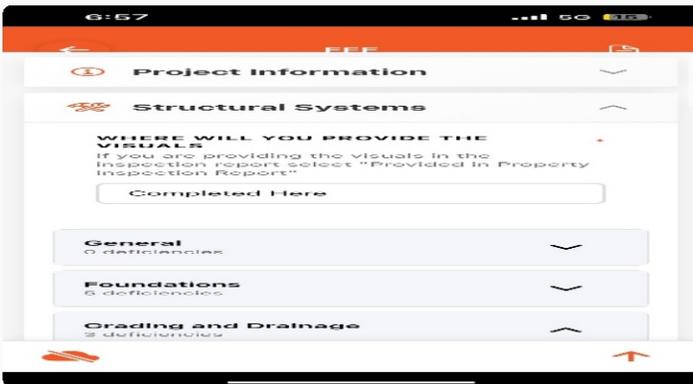
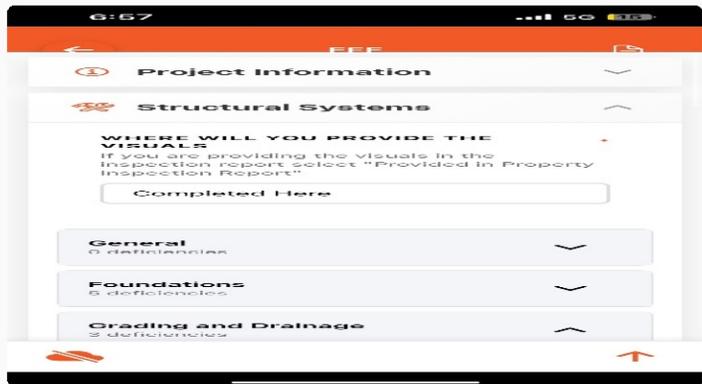
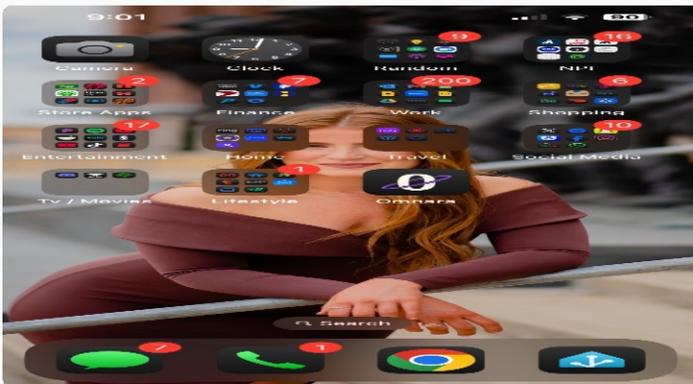
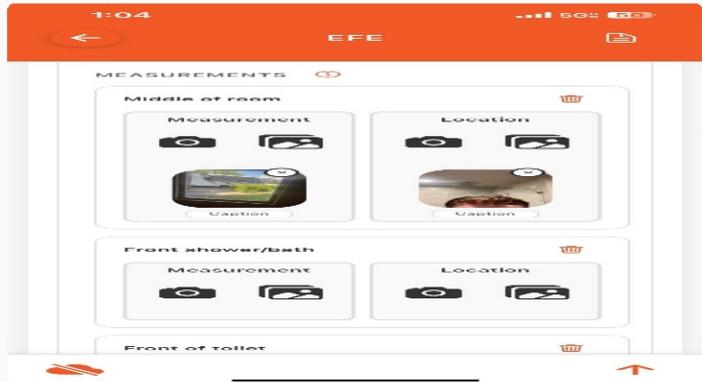
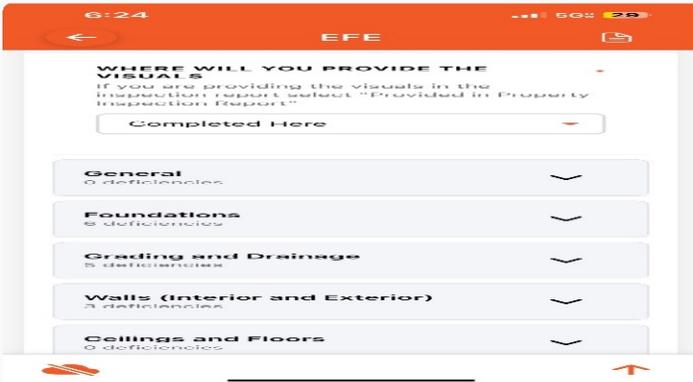
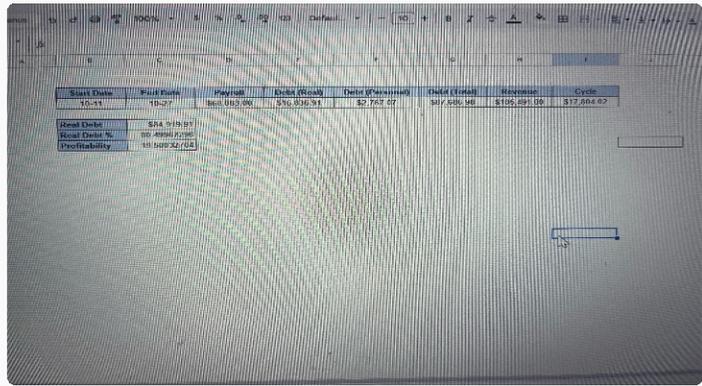
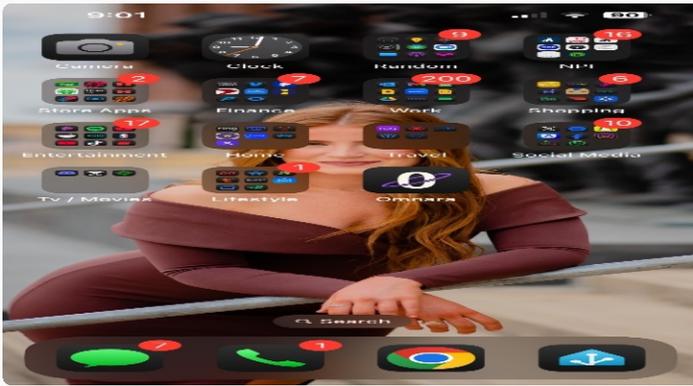




► Areas are spongy and/or squeaky

The inspector notes a spongy area in some parts of the flooring during the walk of the structure. This includes a general feeling of poor flooring support, dips when walking, or odd sounds emanating from some locations. This can be caused by framing defects, wood rot, wide joist spacing, or other structural defects.

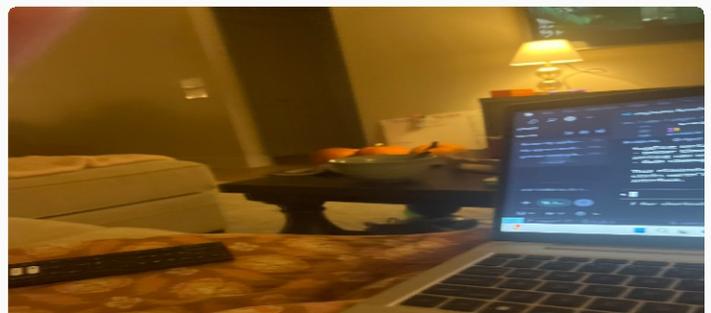
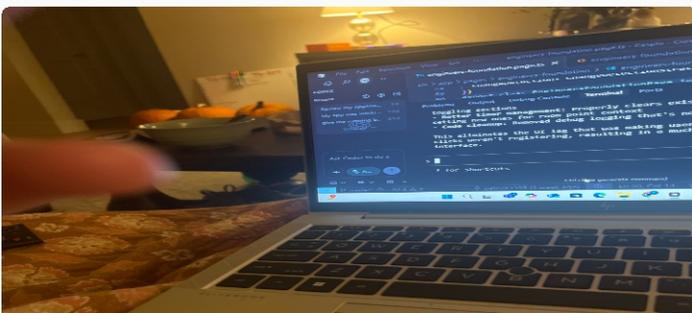
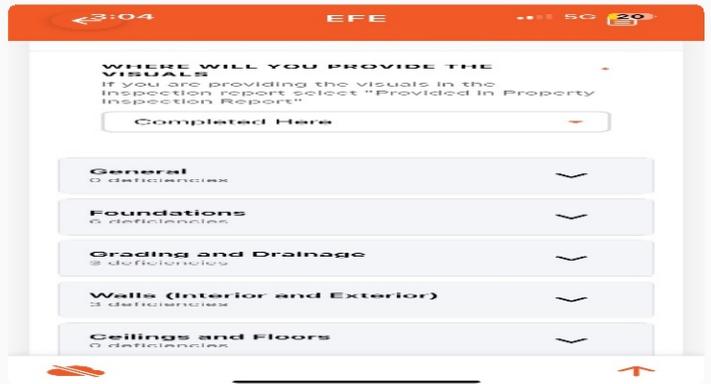
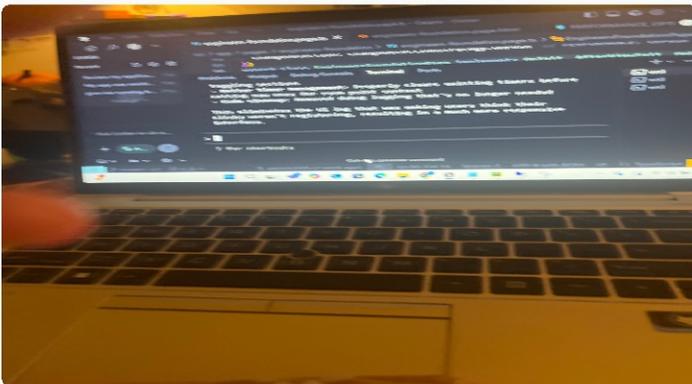
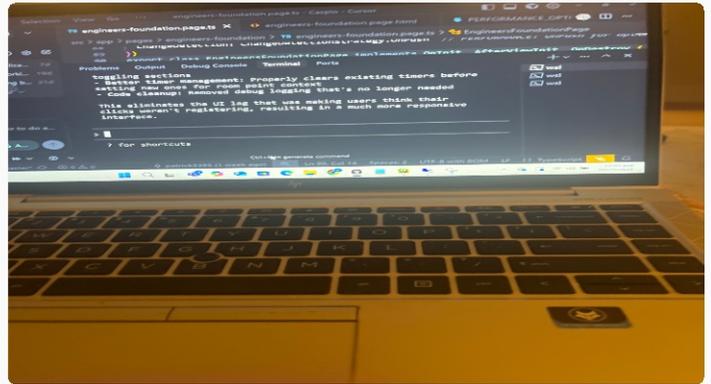
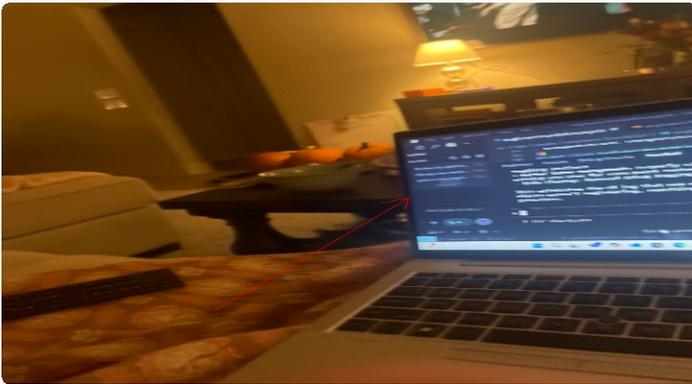


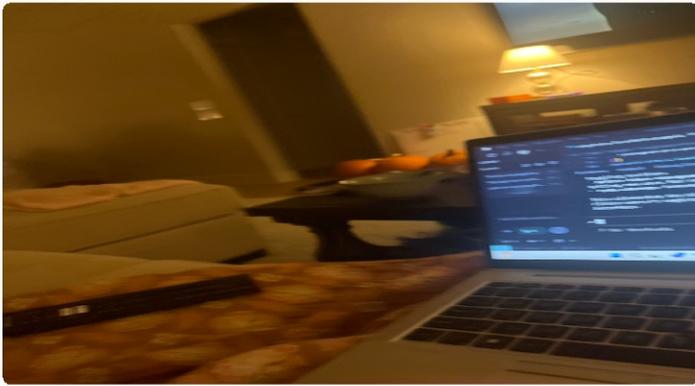
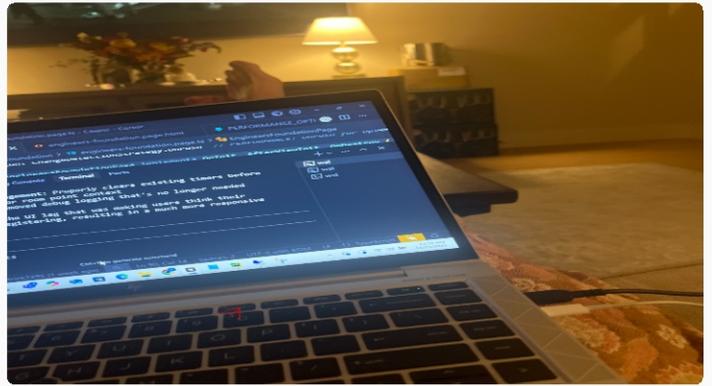


► Areas of trim/cabinets/baseboards are separating

Areas in the structure are showing separation. Separation of trim/cabinets/baseboards are primarily considered cosmetic and can be resolved by sanding, recaulking, and/or re-painting. That said, these finish areas are some of the most sensitive areas of the home and susceptible to small changes in movement of the foundation and framing. These types of separations are the first signs of foundation issues and should be monitored. The best way to monitor for future separation

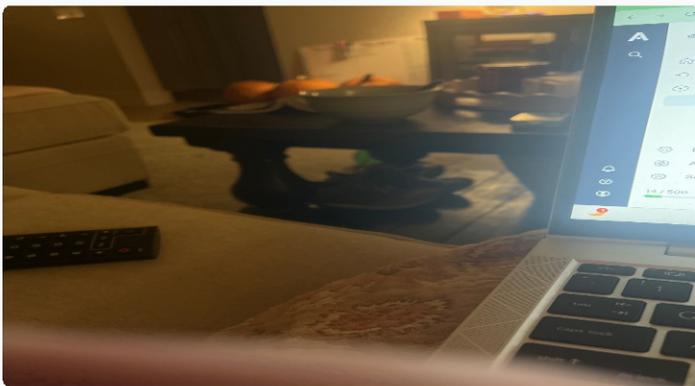
is to fix these problems professionally and monitor the areas for reappearing.

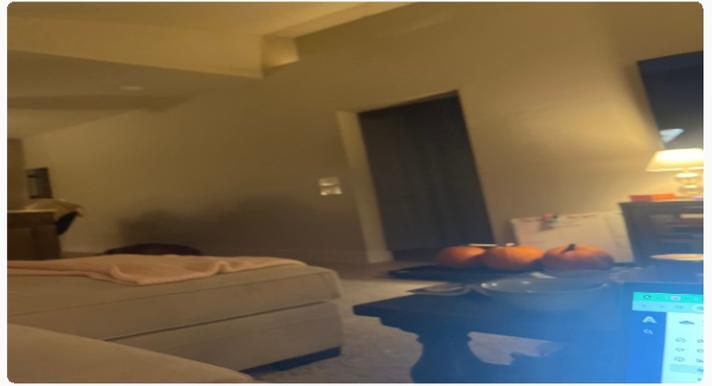




▶ Young (small) trees near structure

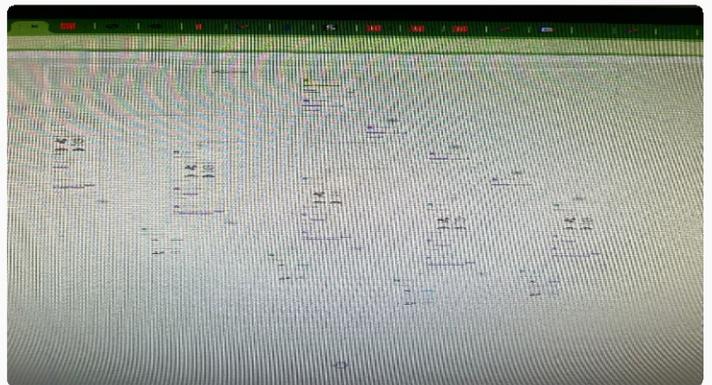
Young or small trees are observed growing near the foundation. While they may not be currently impacting the structure, root systems can expand over time and may contribute to soil displacement, moisture imbalance, or foundation movement in the future. Monitor growth and proximity to the structure. Consider early removal or installation of root barriers to prevent long-term impact on the foundation.





► Mature (large) trees near structure

Mature (larger) trees are located in close proximity to the foundation. Tree roots can contribute to soil movement, moisture imbalance, or direct displacement, which may negatively impact the foundation over time. Consult with a qualified arborist or foundation specialist to evaluate potential risks. Monitor the area for changes, and consider root barrier installation, selective pruning, or tree removal as needed to mitigate future foundation issues.

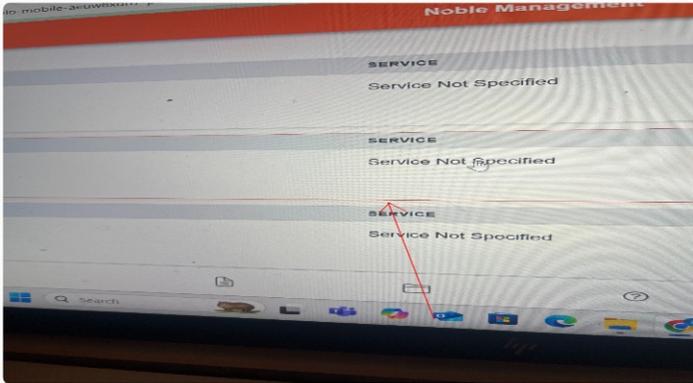


GRADING AND DRAINAGE

LIMITATIONS

► Condo inspection

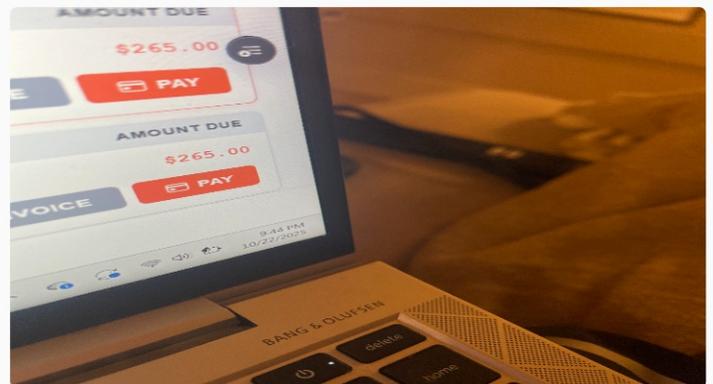
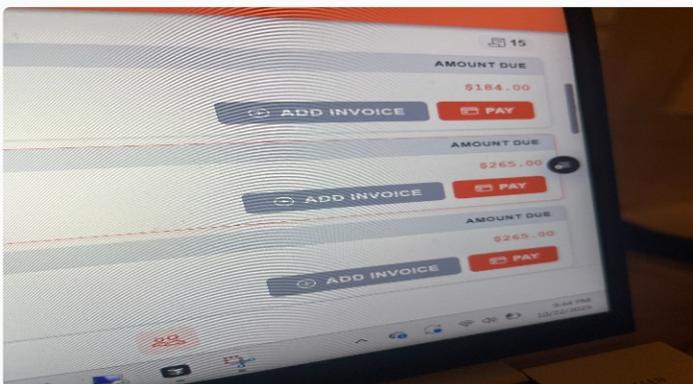
The inspection taking place is of a Condominium. Condominium inspections generally do not include grading and drainage. Area not inspected.



DEFICIENCIES

► Gutters are full

The gutters are full of leaves and debris. Recommend removal.

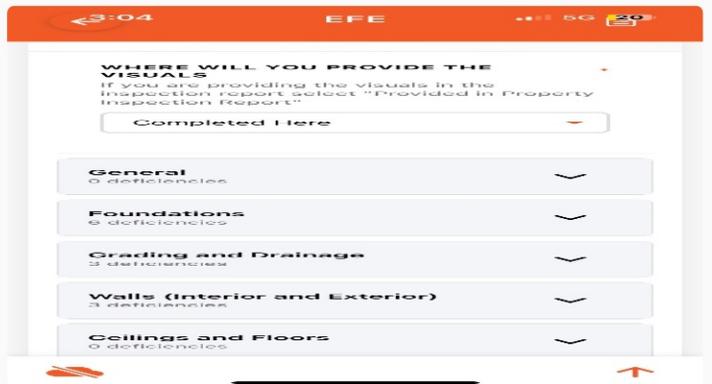
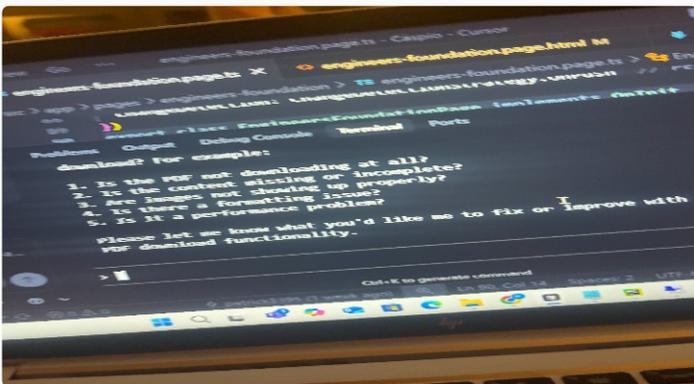




3rd 4th

▶ Gutter is holding water

A gutter is holding water. Gutters holding water are often sagging or clogged; they will hold debris, will leak at joints, and/or will be heavy to the fascia to withstand. Recommend a gutter contractor to correct the issue.



▶ Gutter is sagging

A gutter is sagging. Sagging gutters will often hold water and debris, will leak at joints, and/or will be heavy to the fascia to withstand. Recommend a gutter contractor to correct the issue.



► **Gutter is broken**

The gutter is broken at this location and should be replaced or fixed. Recommend a gutter contractor to resolve the issue.



► **Gutter is leaking**

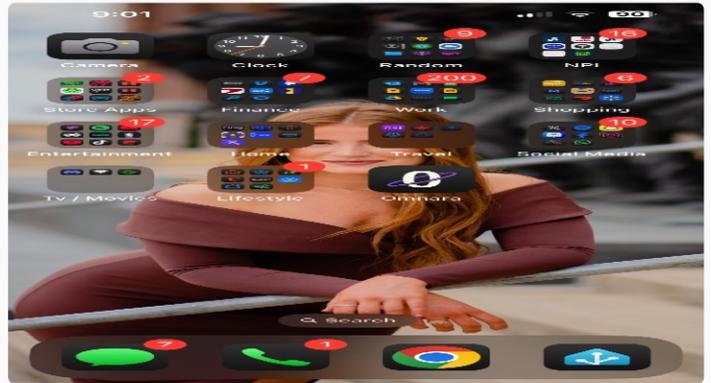
The gutter is actively leaking or shows signs of a water leak. Recommend replacement of the gutter in this location by a gutter contractor or sealing the gutter with an appropriate sealant.





► Gutter missing splashblock

Some or all of the gutter downspouts are missing splashblocks. Splashblocks help to disperse the water away from the foundation and prevent erosion of soils. Recommend installation.



► Gutters not present (entire structure)

Gutters are used to direct rain water away from the foundation of the building which can help protect the foundation, reduce erosion, and prevent leaks/flooding from forming. The structure does not have gutters. Recommend installation as necessary.



► Low clearance to grade

The clearance from the finished floor elevation (i.e. top of slab) to the exterior grade (i.e. ground) should be 6-inches or greater. This will prevent pooling surface water runoff from storm events from entering the structure. Recommend regrading the build-up of material to expose the foundation and create a greater clearance. Additionally the soil and vegetation should not be in contact with the siding or any wood.





► **Area where water will stand**

Area where water can occur, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.



Front Left

WALLS (INTERIOR AND EXTERIOR)

COMMENTS

▶ Wall material (exterior)

Concrete Board, Wood, here

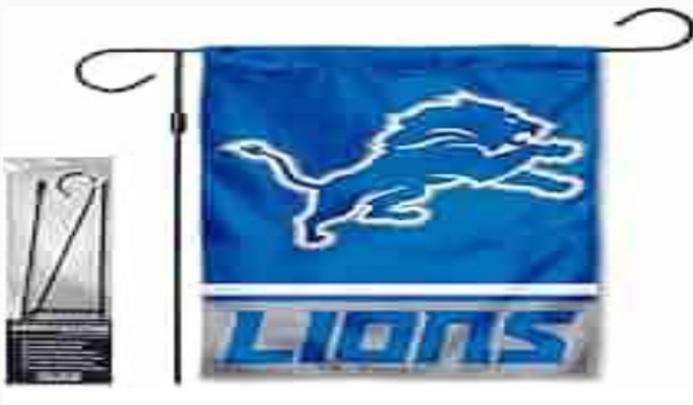
▶ Wall material (interior)

test

LIMITATIONS

▶ Stucco inspection recommendation

Stucco siding can be one of the most costly and problematic siding choices, particularly in geographic areas with high levels of temperature, humidity and rainfall. Moisture intrusion through stucco defects on a wood frame structure can lead to rot of the framing structure and have negative effects on the indoor air quality (mildew/mold). A great amount of detail and skill is required during the installation of stucco veneer to achieve proper performance. Due to the severity of stucco-related issues (when they exist), it is always recommended that a standalone stucco inspection is performed by a specialty company when a large amount of the structure's exterior is stucco. Specialty stucco inspectors can perform detailed inspections using special devices/tools that will provide the client more information on stucco types, risk, common issues, and costs.



Staircase Dining

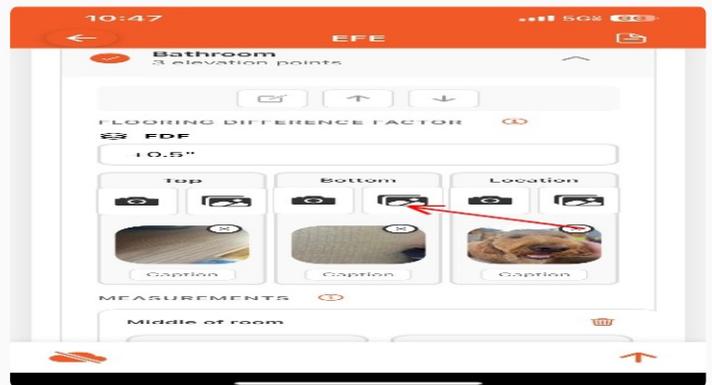




DEFICIENCIES

► Interior sheetrock cracks minor

Minor interior sheetrock cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time; recommend monitoring. The best way to monitor a crack is to patch it (with a sheetrock repair) and repaint it, to see if the crack reappears.

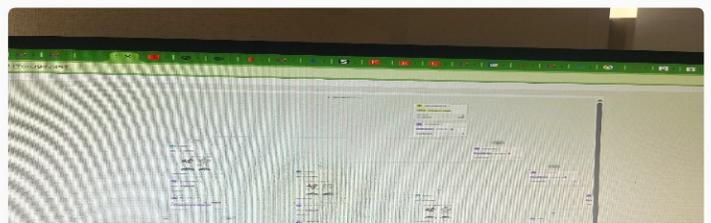


► Cracks patched minor

Cracking patches were observed in wall structure. This is common in structures of this age and is often determined to be cosmetic. That said, cracks could conceal current foundation problems. Cracks that have been patched can also be a sign of previous foundation work (as foundation repair companies also patch structural cracks). Recommend monitoring and discussing with the owner the possibility of previous foundation work completed. Monitor these areas for future cracking.

► Exposed nails on siding

The siding has exposed nails and/or nails that are not caulked and painted correctly. Over time, nails that are exposed to the elements will rust and discolor the siding causing streaking. Serious imperfections can eventually lead to water intrusion and falling siding. Recommend a general contractor to resolve, as necessary.

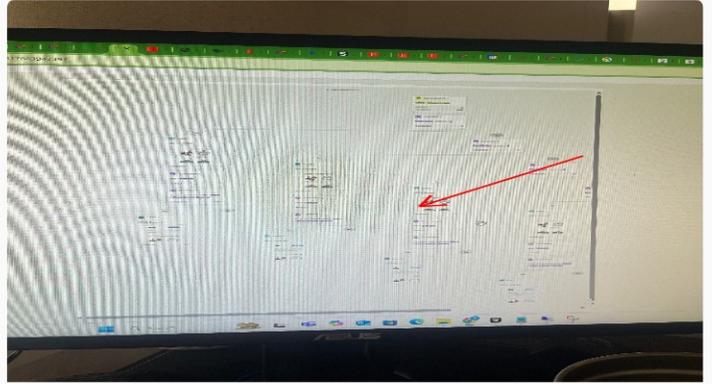




Roof Deck



Kitchen



Entry Indoor

CEILING AND FLOORS

DEFICIENCIES

▶ Ceiling - sheetrock cracks minor

Minor sheetrock cracking was observed on the ceiling. This is common in structures this age and is often determined to be cosmetic, most often the separation of drywall tape joints. Recommend patching, repainting, monitoring these locations for further cracking.



DOORS (INTERIOR AND EXTERIOR)

LIMITATIONS

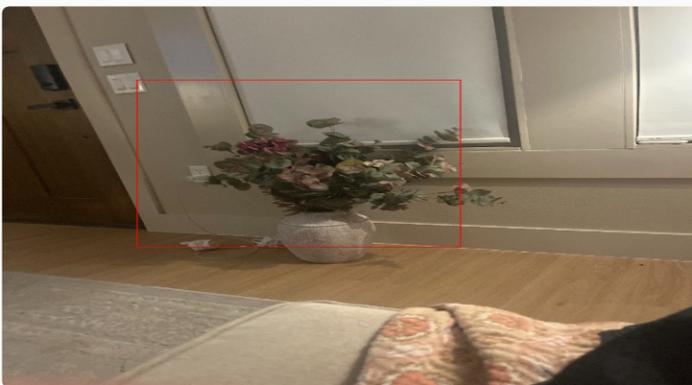
▶ Door is obstructed

The door is obstructed with personal effects such that the inspector did not feel safe moving. Inspection of the door and systems behind the door for all deficiencies is not possible and limited. Recommend client to have owner demonstrate the effectiveness of the door functionality; or have the owner remove contents for client inspection.

DEFICIENCIES

▶ Door doesn't latch to close

Door doesn't latch to close properly. Recommend handyman repair door, latch, frame, and/or strike plate.



WINDOWS

DEFICIENCIES

▶ Window difficult to open

One or more windows are difficult to open. This could be caused by a number of reasons, including structural deficiencies that apply force to the frame, windows have broken springs, or windows that are off their track(s). Recommend windows be restored to functional use by an window repair and installation contractor.



OTHER

DEFICIENCIES

▶ Old concrete - cracks, separation, and heaving

The driveway and/or sidewalks show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of the state that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a concrete sealer. Cracking can also be a safety hazard for pedestrians if it becomes (or is currently) a trip hazard.

▶ New concrete - shrink cracks

The concrete exhibited shrinkage cracks. Shrinkage cracks in new concrete is common and occurs as newly-placed concrete dries and cures, particularly at high-stress areas. Shrinkage cracks are surface cracks and don't penetrate deep into the foundation. Recommend monitoring.

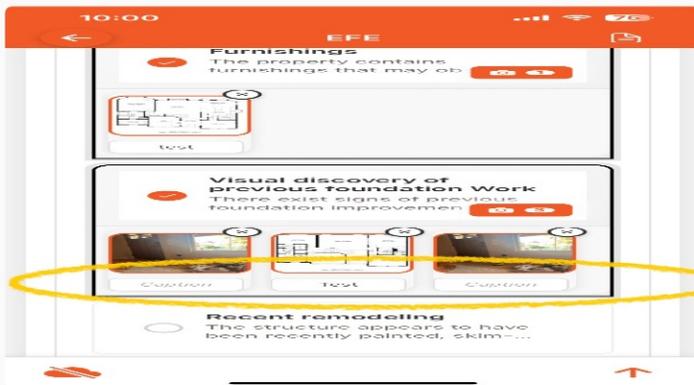


BASEMENTS

DEFICIENCIES

► Wall - hairline shrinkage cracks

Hairline cracks can occur both in the concrete itself or in mortar joints between concrete blocks. These tiny cracks can appear in newly poured concrete and are likely caused by concrete shrinkage. Because hairline cracks are thin and shallow, these are considered primarily cosmetic. Recommend patching the minor cracks to prevent moisture/pest intrusion. Also, monitor closely for changes.



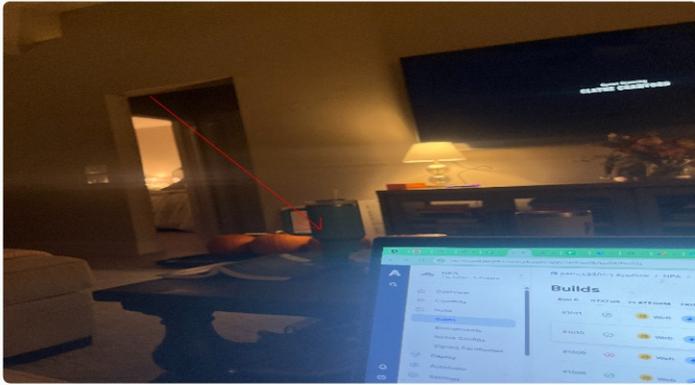
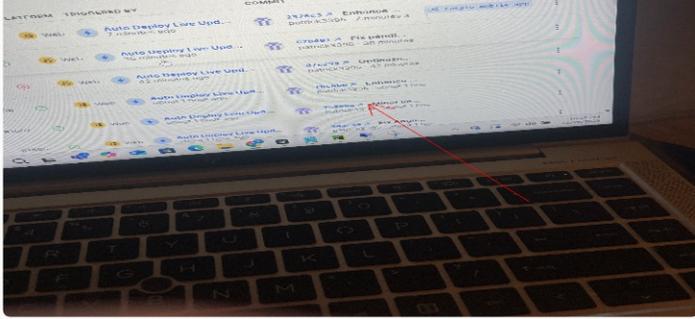
► Wall - vertical cracks

Vertical cracks can appear straight up and down or within 30 degrees of vertical, and are typically caused by settlement. In some cases, newly constructed homes can settle within the first few years, vertical cracks are common in both newly constructed and older homes. Vertical cracks seldom indicate structural failure. That said, they can allow water to seep into a basement and allow for pest infestations to persist. Recommend sealing/caulking the vertical crack to prevent moisture intrusion and pests from entering the structure. This will also allow for the monitoring of the crack for possible foundation issues in the future.

► Wall - stair-step cracking (major)

Stair-step cracks typically occur in brick, block, and masonry foundation walls in basements, and are a classic indicator of foundation settlement. Stair-step cracks typically form when oversaturated, expansive, or settling soils place pressure against your foundation walls. Stair-step cracks along mortar joints or through the actual brick are more serious indicators of foundation fatigue if the cracks are larger than $\frac{1}{4}$ an inch. In this case, the cracks are considered major and do indicate active foundation settlement and possible future failure. The issue is not considered dangerous but may need to be corrected, as the issue is causing active degradation of the structure itself. Recommend consulting a foundation contractor that can assist in a preferred solution and provide an accurate cost.





ELEVATION PLOT

Foundation elevation measurements and observations for 4 rooms

BASE STATION

▶ Base Station



BATHROOM

▶ Middle of room



Measurement



Location

▶ Front shower/bath



Location



Measurement

▶ Front of toilet



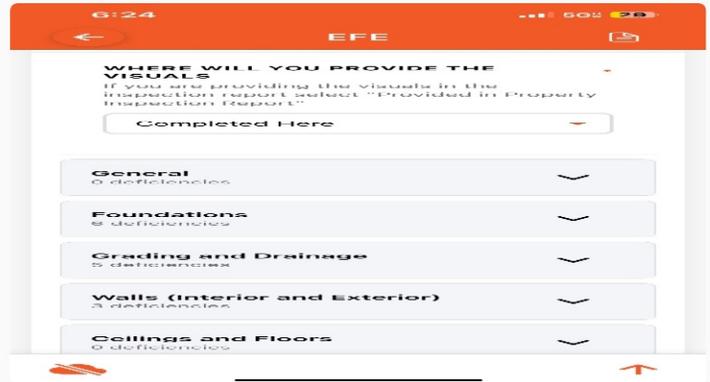
Location



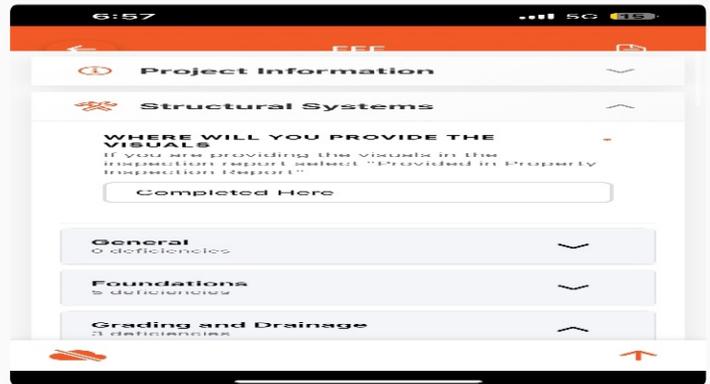
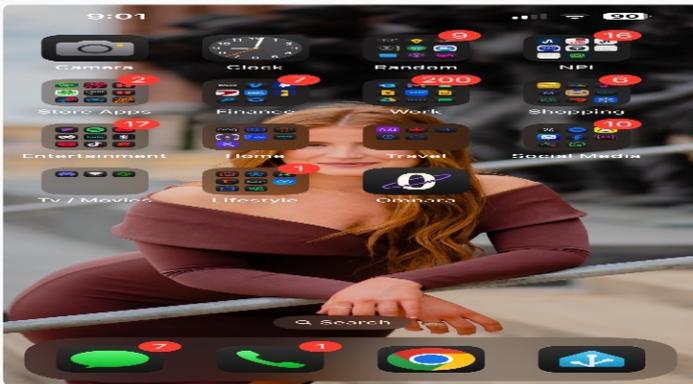
Measurement

BEDROOM

▶ Back-left



▶ Back-right



▶ Front-right



Location

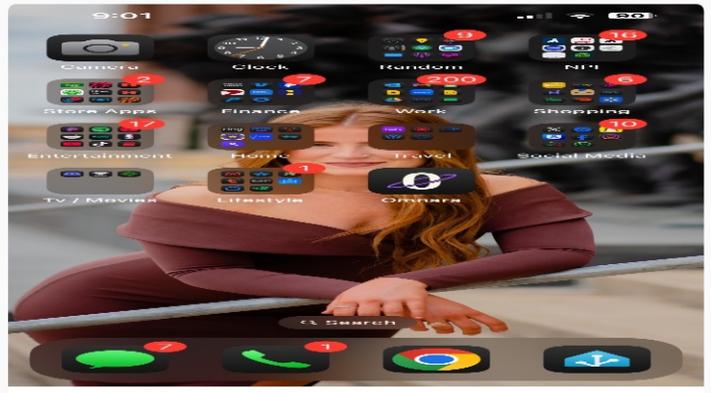


Measurement

▶ Front-left

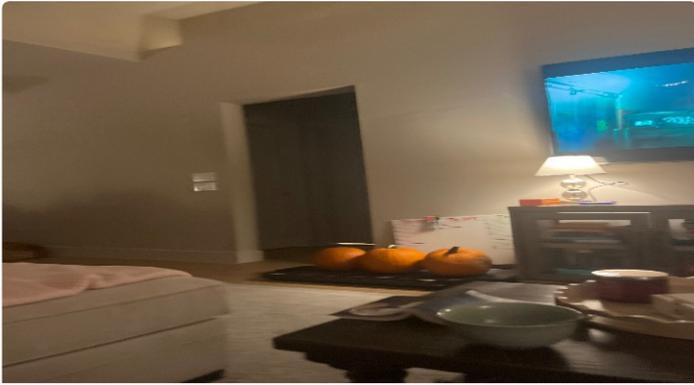


Location



DINING ROOM

▶ Back-left



Measurement



Location