



Home Inspection Report

Prepared exclusively for
Ashley LaRue



PROPERTY INSPECTED:
2925 Nantwich Lane
Saint Charles, MO 63301

Date of Inspection: 08/25/2025

Inspection No. 55661-4-26088

INSPECTED BY:

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REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

2.0 PROPERTY AND SITE

2.5 Driveway(s)

2.5.1 Cracking and vertical displacement (heaving or settling) noted. Repair or replace, as required, to limit further deterioration and related trip hazard. **(Exterior Front)**

3.0 EXTERIOR

3.3 Wall Surface

3.3.1 Minor damage and imperfections to the vinyl siding. Recommend sealing and/or replacing damaged siding to help prevent water/weather entry and related damages.

- Exterior Back
- Exterior Left

3.3.2 Observed loose siding piece. Secure loose siding to prevent further damage and/or moisture entry. **(Exterior Right)**

3.7 Exterior Doors

3.7.2 The door deadbolt does not line up and latch. Adjust door, hinges, and/or strike plates as needed to ensure proper operation (latch and lock) of all doors. **(Exterior Front)** - adjusted and secured striker plate. Door now operating properly.

3.7.3 Observed failed seal at glass door pane. Recommend a qualified contractor repair as needed to limit fogging and staining of the glass. **(Sun Room)**

3.9 Deck(s)

3.9.1 Corrosion observed/ improper installation at select base plates for the support posts. Recommend replacement as needed by a qualified contractor of the damaged base plate to ensure proper support. **(Exterior Back)**

3.9.3 Joists are missing joist hangers at the outer band board. Recommend the installation of joist hangers to ensure proper support. Consider installation of hurricane clips at the wood beam to bring the deck to today's standards. **(Exterior Back)**

6.0 GARAGE / CARPORT

6.7 Ceiling

6.7.1 Damaged, loose or open panels on the ceiling with open seams noted at the garage ceiling. Recommend repair to provide proper fire barrier protection. **(Garage)**

7.0 STRUCTURE

7.4 Floor Structure

7.4.1 No Fire Stop around openings in the sub floor around plumbing penetrations. Recommend installation of a proper fire stop around all penetrations to limit the risk of fire spreading through this cavity. **(Unfinished basement)**

7.4.3 Staining from moisture activity noted. These areas were tested with a moisture meter and found to contain elevated moisture levels at the time of inspection. I suspect it to be related to loose toilet in the hall bathroom and something with primary shower. Recommend further evaluation and repair as needed by a qualified contractor to prevent continuing moisture entry and related damages. **(Unfinished basement)** → minor shower leak identified in primary bathroom. Edges of shower professionally caulked and no further dampness or moisture has been observed since repair.

8.0 ELECTRICAL SYSTEM

8.4 Sub-Panel(s)

8.4.3 Electrical subpanel is improperly attached to the wall and is loose to the wall. Recommend properly securing to ensure safe and proper function. **(Laundry area)** Certified electrician has properly secured subpanel. see report.

8.5 Branch Circuit Wiring

8.5.1 Kitchen cabinetry has exposed/unprotected wiring. Recommend adding conduit to reduce hazards associated with unprotected wiring. **(Kitchen)**

8.5.2 Unprotected wiring noted. Recommend providing conduit to reduce hazards associated with unprotected wiring. **(Utility Room)**

8.5.3 House has a mix of copper and aluminum wiring present. It is only present in the original panel which is now the sub panel and most likely select 1st floor receptacles, switches and lights. While both materials are commonly used in residential electrical systems, it is crucial to ensure that proper connections and compatibility measures are in place to mitigate the risk of corrosion or potential fire hazards. Consult a qualified electrician to establish a routine maintenance schedule to maintain connections. *Licensed electrician evaluated home and completed recommended repairs. See report.*

8.5.4 Original branch circuit in the home is serviced by Aluminum Wiring and it appears that some receptacles and switches have been changed. For example, Dining room receptacle and kitchen wall marked with a green sticker was not CO/ALR stamped and/or have a proper Alumicon connector, but are done correctly. Not all were inspected and for that reason, I recommend further evaluation of the branch circuit wiring (receptacles, switches and lighting) with correction only as necessary by a qualified electrical contractor to limit potential hazards.

8.6 Receptacles

8.6.2 Loose receptacle/s noted with a green "L" sticker. Secure loose receptacle/s to limit risk of future damage and related hazards.

- Back bedroom
- Finished basement
- Living Room
- Primary Bathroom
- Primary Bedroom

All electrical items with an "X" repaired. See electrician report.

8.6.3 Missing proper exterior receptacle cover noted. Recommend correction to limit moisture related damage to receptacle. **(Sun Room)**

8.6.4 Damaged receptacle noted. Ground pin stuck. Recommend replacement by a qualified contractor to promote safe operation. **(Primary Bedroom)**

8.6.5 Receptacle marked with 2 green stickers was not operational. Recommend repair by a qualified contractor to ensure proper operation. **(Primary Bedroom)**

8.6.6 Open ground noted at receptacle marked with a green sticker. Recommend correction by a qualified contractor to ensure proper ground protection. **(Utility Room)**

8.6.7 GFCI protected receptacles were not present in all areas of the basement with a concrete floor surface. Recommend correction by a qualified contractor to reduce shock hazard. **(Utility Room)**

8.6.8 Damaged cover plate noted. Recommend replacement to reduce shock hazard. **(Finished basement)**

8.7 Lighting / Ceiling Fan(s)

8.7.1 Ceiling fan is loose or not properly installed. Recommend correction by a qualified contractor to limit damage to wiring, fan and any potential hazards. **(Sun Room)**

8.7.2 Missing bulb covers noted at ceiling fan. Recommend replacement to limit the risk of future damage and related hazards.

10.0 PLUMBING SYSTEM

10.2 Water Main

10.2.3 Main water shut off valve has seepage leak at the time of the inspection. Recommend repair by a qualified plumbing contractor. **(Utility Room)**

10.7 Hose Bib(s)

10.7.2 Secure loose faucet to the exterior of the house to limit the risk of future damage to the plumbing and related issues. **(Exterior Front)**

10.8 Sink(s)

10.8.1 Waste pipe under the sink is level / slopes slightly uphill which can be prone to blockages and/or leaks. Recommend correction to ensure proper drainage. **(Kitchen)**

10.9 Toilet(s)

10.9.2 Toilet was loose at the base of the floor. Recommend securing toilet and caulking around the base on three sides to limit movement on tile and provide a proper seal to the floor. **(1st Floor Hall Bathroom)**

Toilet secured.

10.10 Tub(s) / Shower(s)

10.10.2 Shower head is leaking at the stem connection. Recommend repair by a qualified contractor to limit further leaks and related damage. **(1st Floor Hall Bathroom)**

10.10.3 Shower door is off track or missing bottom guide. Recommend repair to ensure safety, proper operation, and to limit damages. **(Primary Bathroom)**

11.0 INTERIOR**11.3 Walls / Ceilings**

11.3.4 Suspect mold/ mildew related growth in an isolated area likely relates to elevated humidity and/ or minor moisture intrusion. It appears to be older and from a previous moisture event. Recommend treatment and/ or proper removal of affected areas. **(Utility Room)**

no active moisture. Area cleaned with bleach.

12.0 APPLIANCES**12.2 Ranges / Ovens / Cooktops**

12.2.1 Anti-tip device for the stove is missing or not properly aligned/installed. Recommend correction to limit safety hazards. **(Kitchen)**

12.7 Clothes Dryer

12.7.1 Recommend replacement of all plastic or duct tape dryer vent material with metal to limit safety hazard. **(Laundry area)**

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

- ⊙ Note: As part of the premium or prestige inspection package, the walls, ceilings, and plumbing areas were scanned with the infrared camera to detect active moisture entry and/ or leakage. The electrical panel (s) were scanned with an infrared camera to detect active overheating in the panel. Pictures were added to the report to show use of the infrared camera and any detected issues discovered at the time of inspection will be noted in the inspection report. A rodent inspection is also included in the premium inspection package, and any signs of rodent activity will be noted within the inspection report. A recall check has also been performed on all the major built in appliances throughout the home. Defer to the PTP Home Manual Power by Centriq for manuals, parts, and any recall information, and address as recommended.
- ⊙ A Sewer Lateral inspection has been selected and is being performed as an additional service. Please defer to the sewer lateral inspection report regarding status of all accessible subterranean sewer lateral components.

1.1.1 Thank you for choosing The Chad Borah Team powered by Pillar To Post Professional Home Inspection, "The Home of Home Inspection". As North America's #1 Home Inspection Company, we value you as a customer and are proud to serve. Please let us know if you have any questions regarding the format or content of this report.

The terms and conditions crucial to the interpretation of this report are outlined in the Visual Inspection Agreement (VIA), which you have reviewed and signed. By accepting this report you are again agreeing to and recognizing the terms of the VIA. The following paragraphs include SOME but not all of the points made in the VIA.

This report and inspection conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). These standards are widely recognized as the accepted guidelines for the home inspection industry. The ASHI standards are available at www.ashi.org.

The inspection is an examination of the overall condition of the major systems. As inspectors we are generalists not specialists. System specialists (e.g. plumbers, electricians, carpenters, roofers, engineers, etc.) could all be consulted but at a considerably higher price. Our visual and limited inspection provides the broadest overview of the property at less cost.

We make no representations about the property's performance with zoning or building codes. Although we are familiar with many codes and these codes may correspond with some of the recommendations in this report, this is not a code inspection. Code enforcement is the responsibility of a government authority and varies throughout the area in terms of what and how these codes are enforced.

The inspection is based on the inspector's professional and unbiased opinion. We pride ourselves in our experience and ongoing education, but even professional opinions will vary. This inspection should not be considered a guarantee or warranty of any kind.

The report is based on conditions existing and apparent at the time and date of the inspection. Not all conditions may be present due to weather conditions, storage items, etc. The final walk through is a valuable opportunity for you to evaluate the property.

Thank you again for the opportunity to serve and please let us know if you have any questions regarding the content and format of this report or future questions about the ownership and maintenance of your home. We are always available.

1.1.2 Visually Inspected

- 1st Floor Hall Bathroom
- Back bedroom
- Basement Stairs
- Dining room
- Exterior Back
- Exterior Front
- Exterior Left
- Exterior Right
- Finished basement
- Foyer
- Garage
- Kitchen
- Living Room
- Middle bedroom
- Primary Bathroom
- Primary Bedroom
- Sun Room
- Unfinished basement
- Utility Room
- Walk in Closet

1.2 Approximate Year Built

- ⊙ 1961-1970 Be advised that due to the age of the home, it is possible that asbestos containing material and lead paint may be present. Consult the EPA's website for more information regarding these materials and mitigation recommendation. Due to the age of the home aluminum wiring may be present, recommend establishing a routine maintenance schedule with a qualified electrician for aluminum wiring as needed.

1.3 Inspection / Site Conditions

- ⊙ 1 Story
- ⊙ Client Present
- ⊙ Framed

1.3.1 Limitation: The home was occupied at the time of the inspection. The presence of personal property (e.g. furniture, rugs, wall coverings, storage items, etc.) is a limitation. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

2.0 PROPERTY AND SITE

2.1 Limitations

- △ Some areas of the property were not accessible and could not be inspected.
- △ Shrubs
- △ Trees
- △ Vegetation

2.2 Site Overview

- ☉ Sunny
- ☉ Approx. Temp is 70-80 degrees F

2.2.1 Maintenance Recommendation: Wood mulch encourages termite and other pest related activity in and around the home. Consider alternatives.

Maintenance Recommendation: Maintain a positive grade around the home perimeter (e.g. 1" per foot) to promote proper drainage away from the structure.

Maintenance Recommendation: Trim all trees and other vegetation (>12") to limit moisture/insect related activity, abrasion, and related damage.

Maintenance Recommendation: Recommend sealing expansion joints and any cracks in concrete to limit moisture entry and related damage.

Maintenance Recommendation: Seal asphalt and concrete surfaces annually to limit moisture entry and prolong useful life.

Maintenance Recommendation: Recommend maintaining a seal of caulk or tar between the foundation and any walkway/patio/driveway to limit moisture entry and related damage.

Maintenance Recommendation: Seal wood porches and decks (e.g. paint/ stain) to prolong the useful life of wood structure.

2.3 Landscape / Grading

2.3.1 Lower the height of the flower beds and/ or soil where needed to below the bottom of the finished materials to limit moisture and/or insect related damage. **(Exterior Left)**



2.4 Walkway(s)

2.4.1 Settlement observed in the concrete surfaces and poses a minor trip hazard. Recommend re-sealing cracks and expansion joints to provide a more even surface, monitor for additional activity and repair as needed. (Exterior Front)

**2.5 Driveway(s)**

☉ Concrete

2.5.1 Cracking and vertical displacement (heaving or settling) noted. Repair or replace, as required, to limit further deterioration and related trip hazard. (Exterior Front)





2.6 Retaining Wall(s)

☉ Concrete Landscape Block

2.6.1 Unable to verify proper drainage behind retaining wall. Monitor performance and correct/ improve as required.

2.6.2 Retaining wall is showing signs of normal age and wear and appears to be performing as intended. Monitor retaining wall for signs of settlement or movement and repair as need to maintain intended soil retention.

2.6.3 Retaining walls are showing signs of normal age and wear and appears to be performing as intended. Monitor retaining wall for signs of settlement or movement and repair as need to maintain intended soil retention. (Exterior Back)



3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 The inspection of the exterior is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. Vegetation can limit accessibility of exterior surfaces such as siding, windows, and the foundation. Exterior wood components are randomly probed for moisture related damage which may be concealed. We do not probe everywhere. Varying degrees of deterioration could exist in any component.

3.1.2 Maintenance Recommendation: All exterior wood surfaces should be periodically evaluated and maintained (i.e. scrape, repair, seal/paint, caulk) to limit weather related damage and prolong useful life.

Maintenance Recommendation: Recommend sealing all holes around utility entrances and openings or gaps in finished materials on the exterior to help prevent water and/ or vermin entry and related damages.

Energy Tip: Maintain the caulk surrounding exterior windows and doors to limit moisture entry and/or air exchange.

Energy Tip: Maintain weather stripping around all doors and windows to limit air exchange and improve thermal efficiency.

3.2 Foundation Surface

☉ Concrete

☉ Not all areas of the foundation were visible due to landscaping and soil height.

3.2.1 Visible area of the exterior foundation (which is minimal) appears to be in acceptable condition. Minor cracks if present are most likely related to drying of the concrete and/or minor settlement in the structure, which is very common. Monitor for future activity (e.g. moisture entry, additional cracking) and repair as required.

3.3 Wall Surface

☉ Vinyl siding

3.3.1 Minor damage and imperfections to the vinyl siding. Recommend sealing and/or replacing damaged siding to help prevent water/weather entry and related damages.

- Exterior Back
- Exterior Left





3.3.2 Observed loose siding piece. Secure loose siding to prevent further damage and/or moisture entry. (Exterior Right)



3.4 Eaves / Fascia / Soffit

- ⊙ Aluminum
- ⊙ Vinyl

3.4.1 Fascia and soffit material were in acceptable condition at the time of inspection. Monitor performance and maintain as needed.

3.5 Trim

- ⊙ Composite
- ⊙ Metal Trim
- ⊙ Wood Trim

3.5.1 Exterior trim was in acceptable condition at the time of inspection. Monitor for wear and maintain as needed.

3.5.2 Wood trim will require routine maintenance. Scrape, repair, paint, and caulk to limit weather exposure and related deterioration. (Exterior Back)



3.6 Windows

3.6.1 Exterior windows and trim were in acceptable condition at the time of inspection. Monitor for wear and maintain as needed.

→ 3.7 Exterior Doors

3.7.1 Exterior doors and trim are showing signs of typical wear. Monitor and maintain as needed.

3.7.2 The door deadbolt does not line up and latch. Adjust door, hinges, and/or strike plates as needed to ensure proper operation (latch and lock) of all doors. (Exterior Front)



~~X~~ Adjusted and secured
striker plate. Door now
operating properly.

3.7.3 Observed failed seal at glass door pane. Recommend a qualified contractor repair as needed to limit fogging and staining of the glass. (Sun Room)



3.8 Porch(es)

☉ Concrete

3.8.1 Porch was in acceptable condition at the time of inspection. Monitor performance and maintain as needed.

3.9 Deck(s)

☉ Wood

3.9.1 Corrosion observed/ improper installation at select base plates for the support posts. Recommend replacement as needed by a qualified contractor of the damaged base plate to ensure proper support. (Exterior Back)





3.9.2 Deck posts are in contact with the ground. This could cause premature deterioration of the wood posts. Monitor for future deterioration and correct as needed. **(Exterior Back)**



3.9.3 Joists are missing joist hangers at the outer band board. Recommend the installation of joist hangers to ensure proper support. Consider installation of hurricane clips at the wood beam to bring the deck to today's standards. (Exterior Back)



3.9.4 No visible signs of deck flashing which is a common omission in this area. Flashing helps to limit any potential moisture related entry at the deck area into the home. No visible damage noted at the time of the inspection but moisture related activity could still be present.



3.9.5 Ledger board was not entirely visible due to the felt paper. Consider adding additional ledger board bolts to the structure to ensure proper support. (Exterior Back)



4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 Maintenance Recommendation: Gutter system and/ or roof drainage related issues are the number one cause of moisture entry and related damage to the foundation. Maintain (e.g. clean, seal, repair, secure, extend, etc) gutters, downspouts and drains to ensure proper drainage away (i.e. >6') from the structure. Installation of a gutter guard system is a nice improvement that will limit leaf debris buildup and help ensure proper drainage.

Maintenance Recommendation: Monitor roof covering seasonally for loose, damaged, or missing shingles.

Maintenance Recommendation: Recommend annual evaluation and maintenance of all flashing to limit the risk of moisture entry and related damage.

Maintenance Recommendation: Keep trees trimmed at least 6' away from the gutter and roof covering to limit moisture/insect related activity and damaged associated with abrasion.

Maintenance Recommendation: Rubber boots flashing around roof penetrations are prone to cracking and are a common source of leaks. Monitor for signs of deterioration and repair/replace as needed to limit water entry and related damages.

4.1.2 The objective of this inspection is to report on the current health and status of the roof covering and identify any apparent or immediate repair or replacement needs. Any roof can leak and future performance cannot be predicted or guaranteed. The serviceable life of any roof covering cannot be determined because it is affected by so many variables, not the least of which is weather. We recommend annual evaluation of all roof covering and all roof repairs be performed by a qualified roofing contractor.

4.2 Roofing Inspection Method

☉ Walked on roof surface.

4.2.1 The inspection of the roof is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice and is not a certified roof inspection.

4.3 Sloped Surface(s)

☉ Asphalt shingles

☉ Gable

4.3.1 Estimated Age 5-10 yrs

4.3.2 Suspect previous hail and/or heat related damage. This type of activity is common (especially in this region). This type of deterioration may prematurely age the shingles but no repair or replacement is recommended at this time.



4.3.3 Staining present on the roof covering is an indication of an algae or fungal growth which can prematurely age the shingle, but is of minimal concern. A qualified contractor can clean the roof covering if desired.



4.4 Flashings

- ⊙ Aluminum
- ⊙ Lead

4.4.1 Flashing showed signs of typical wear at the time of inspection. Monitor performance and maintain as needed.

4.5 Roof Drainage

- ⊙ Gutters are discharging above ground. Recommend maintaining proper distance from the foundation to deter moisture entry and encourage proper drainage away from the structure.
- ⊙ Aluminum
- ⊙ Downspouts are discharging into underground drain tile. I was unable to determine the operational status or destination of these drain lines. Damaged drain lines around the foundation may lead to moisture entry or related damage. Recommend periodic evaluation and maintenance to ensure proper drainage.

4.5.1 Gutter system is showing typical signs of wear. Recommend periodic evaluation of the entire system to ensure proper water drainage away from the structure.

4.6 Accessories

- ⊙ Flue Vent
- ⊙ Plumbing Stack
- ⊙ Roof Vent

4.6.1 Roof accessories were inspected for wear and condition and found to be acceptable at the time of inspection. Recommend monitoring all roof components annually at minimum to limit potential leakage.

4.6.2 Recommend a qualified person properly seal around flue collar to limit water entry and related damages.



4.6.3 Recommend a qualified person properly seal around flue collar to limit water entry and related damages.



5.0 ATTIC

5.1 Limitations

- △ Storage items limited accessibility to attic hatch. Recommend further evaluation of the attic space once the storage items have been removed.

5.2 Attic General Comments

- Attic was inspected from the Attic Hatch
- Fiberglass Insulation

5.2.1 Insulation Levels 8-10"

5.2.2 The inspection of the attic space is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice. Not all attic spaces are entered or accessible due to the risk of personal injury and/or property damage. Insulation present in the attic naturally limits inspection of many components in this space (e.g. exhaust, electrical wiring, and ceiling structure).

5.2.3 Energy Tip: Most homes could benefit from additional insulation. Consult a qualified contractor or the Department of Energy web site to determine benefit cost calculation. Typically this is a cost effective and easy way to improve thermal efficiency.

Maintenance Recommendation: Older homes can benefit from improved ventilation. Good ventilation can help lower energy costs and improve the performance of your attic space and all its components.

Maintenance Recommendation: Monitor attic vents and protective screens for signs of vermin entry and repair when needed to limit vermin activity in the attic space.

5.2.4 View of Insulation.



5.2.5 Little to no insulation present in the garage attic. Consider adding additional insulation to improve thermal efficiency and limit potential condensation activity and related damage.

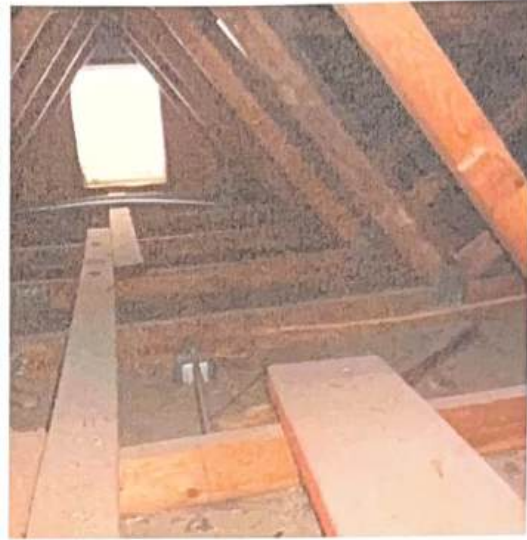
5.3 Attic Conditions

- ⊙ OSB Sheathing
- ⊙ Plywood sheathing
- ⊙ Truss System

5.3.1 Attic components showed signs of typical age and wear. Monitor attic space for signs of leakage and damage to structural components and repair as needed.

5.3.2 View of the Attic Structure

5.3.3 View of the Attic Structure. Select pieces of sheathing were replaced when the roof covering was last replaced. This is common practice when a roof is replaced. Recommend inquiring with the seller as to scope and reason of replacement.



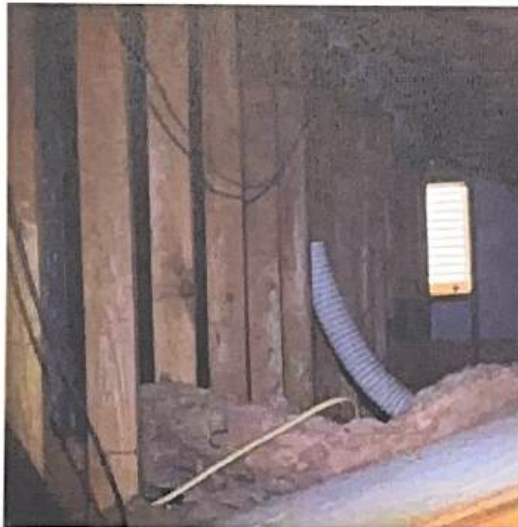
5.4 Ventilation

- ⊙ Gable Vent
- ⊙ Ridge Vent

5.4.1 Attic insulation appears to be covering/blocking soffit vents. Clear restricted soffit vents and provide baffles to ensure proper operation which will prolong the life of the roof covering, limit moisture related issues in the attic space, and lower energy bills.

**5.5 Exhaust Duct**

5.5.1 Bathroom exhaust discharges into the attic which is a common practice but not recommended in my opinion. Consider extending the exhaust to the exterior to limit moisture related activity in attic space.

**6.0 GARAGE / CARPORT****6.1 Limitations**

- △ Limitation: Inspection was limited by the vehicle and/ or other storage items. It is recommended that special attention be paid to this area during your final walk through to ensure no damage exists that was not visible during this inspection.

6.2 Garage General Comments

- ⊙ Attached Garage

6.2.1 The inspection of the garage is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. The presence of storage items in any area of the home creates a limitation but even more so in the garage due to the size and quantity of storage items. Recommend close examination of this space during the final walk through.

6.2.2 Maintenance Tip: Recommend annual inspection of the home for termites. The garage is a common place to find termites because of the slab on grade construction.

Maintenance Recommendation: Recommend periodic evaluation of the weather stripping along the base of the garage door to limit moisture/vermin entry and air exchange.

Maintenance Tip: Recommend caulking around garage door trim to provide intended weather protection.

Safety Tip: Routinely check auto reverse mechanism on the garage door to ensure proper operation and limit the risk of personal injury and/or property damage.

Safety Tip: Consider installation of an automatic door closer for the garage access door between the house and garage to limit the risk of gas entry and related hazards.

Safety tip: Properly maintain and seal any holes in the drywall between the attic and livable spaces adjacent to the garage to properly maintain the fire barrier.

6.3 Interior Access Door(s)

- ☉ Metal
- ☉ Fire Rated

6.4 Vehicle Door(s)

- ☉ Metal
- ☉ Automatic

6.4.1 Garage door is showing signs of typical age and wear and is performing as intended. Monitor performance and maintain as required.

6.4.2 Garage door(s), opener(s) and springs were all operational at the time of the inspection. Garage door panels are also insulated. **(Garage)**



6.5 Floor

- ☉ Concrete

6.5.1 Garage floor is showing signs of typical wear and is performing as intended. Monitor performance and maintain as needed.

6.6 Wall

☒ Drywall

6.6.1 Damaged, loose or open tape seams noted at the garage walls. Recommend repair to provide proper fire barrier protection. (Garage)



6.7 Ceiling

☒ Drywall☐ Wood

6.7.1 Damaged, loose or open panels on the ceiling with open seams noted at the garage ceiling. Recommend repair to provide proper fire barrier protection. (Garage)



7.0 STRUCTURE

7.1 Structure General Comments

- ⊙ Limitation: Finished areas of the basement and storage items limited inspection of almost all of the basement structure components as well as plumbing areas. Special attention should be paid to these areas when conducting your walk through before closing.

7.1.1 Energy and Maintenance Recommendation: Seal around all exterior wall penetrations visible from the basement (e.g. line set for AC, service entrance, gas line, etc.) and any areas such as overhangs, bump outs, windows and doors to limit moisture and/ or vermin entry and/or air exchange.

Energy Tips: Maintain or install insulation between floor joists around perimeter walls to limit air exchange and improve thermal efficiency.

Maintenance Tip: Seal all cracks in concrete to limit moisture and/or soil gas entry and related damages or hazards.

7.1.2 Our evaluation of the structural is a visual inspection of the readily accessible components in accordance with the ASHI Standards of Practice. Finished basements can limit inspection of a large portion of the structure. Painted floors and walls may also create a limitation because largely what we look for are historical clues of performance. All basements are prone to moisture entry because they are below ground and surrounded by porous material. This inspection can not predict future performance or guarantee against a wet basement. The potential for moisture entry increases drastically when the exterior grade and/or drainage is not properly maintained.

7.2 Foundation

- ⊙ Concrete
- ⊙ Concealed

7.3 Support - Post / Beam / Column

- ⊙ Metal beam support
- ⊙ Metal support post(s)
- ⊙ Concealed

7.3.1 Structural Support System appears to be performing as intended at the time of inspection. Monitor performance and maintain as needed.

7.4 Floor Structure

- ⊙ Floor structure is concealed by finish materials.
- ⊙ Plywood Sub-Floor
- ⊙ Solid Wood Joists

7.4.1 **No Fire Stop** around openings in the sub floor around plumbing penetrations. Recommend installation of a proper fire stop around all penetrations to limit the risk of fire spreading through this cavity. (Unfinished basement)



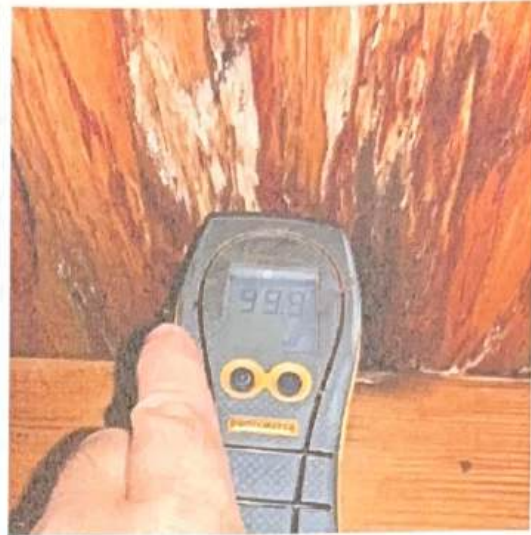
7.4.2 Several areas of staining from previous leaking noted in sub floor below bathrooms. This is very common in a building this age. Monitor for additional activity and repair as needed. (Unfinished basement)



7.4.3 Staining from moisture activity noted. These areas were tested with a moisture meter and found to contain elevated moisture levels at the time of inspection. I suspect it to be related to loose toilet in the hall bathroom and something with primary shower. Recommend further evaluation and repair as needed by a qualified contractor to prevent continuing moisture entry and related damages. (Unfinished basement)



Shower leak identified in primary bathroom. Edges of shower professionally caulked and no further dampness or moisture has been observed since repair.



7.5 Slab

☉ Concealed

7.5.1 Basement floor slab was in acceptable condition at the time of inspection. Monitor for cracking, which is common and not typically a structural concern, and repair/ seal as needed.

7.5.2 Radon gas is the second leading cause of lung cancer in the United States. The EPA recommends that we test for radon every time we buy a home and every two years thereafter. Mitigation is a simple and effective solution to this cancer-causing agent. (www.EPA.gov/Radon)

7.5.3 Cracks in the slab are common and likely related to shrinkage upon drying. The slab is not a structural element of the home and these cracks create no cause for concern.

8.0 ELECTRICAL SYSTEM**8.1 Electrical General Comments**

8.1.1 **Energy Tips:** Consider purchasing energy efficient LED lamps for all compatible light fixtures. LED lamps consume a fraction of the energy while lasting considerably longer than incandescent lamps. Keep in mind that some dimmers are not compatible with LED lamps and may need to be updated as well.

Safety Tip: Provide permanent labeling in the panel to promote breaker identification in the case of an emergency or to facilitate future maintenance.

Safety Tip: Limit the long term use of extension cords to reduce safety hazards associated with potential overheating and electrical shocks.

Maintenance Tip: Seal/ caulk around service entrance wire and meter base to limit potential water entry in the panel and related hazards.

Maintenance Tip: Keep trees trimmed away from service entrance wire. Falling limbs can damage lines and may result in power disruption.

8.1.2 The inspection of the electrical system is performed in accordance with The ASHI Standards of Practice and is not a code inspection. Determining adequacy of future operation, load calculations and voltage tests are beyond the scope of a general home inspection. Load testing, removing, and switching of breakers is also an example of actions which are outside the scope of a general home inspection. All low voltage wiring (e.g. telephone, cable, security, landscape lighting, etc.) is excluded from the scope of this inspection unless otherwise noted. Comments regarding these items are provided as a courtesy. Determining whether improvements or upgrades were performed under a permit is also outside the scope of a home inspection. It is recommended that you contact your local municipality regarding permit and code related questions.

8.2 Service Entrance

- ⊙ Electrical service to home is by overhead cables.
- ⊙ Electrical service voltage is 240 volts.
- ⊙ Service entry conductors are aluminum.
- ⊙ Main Disconnect= In Panel

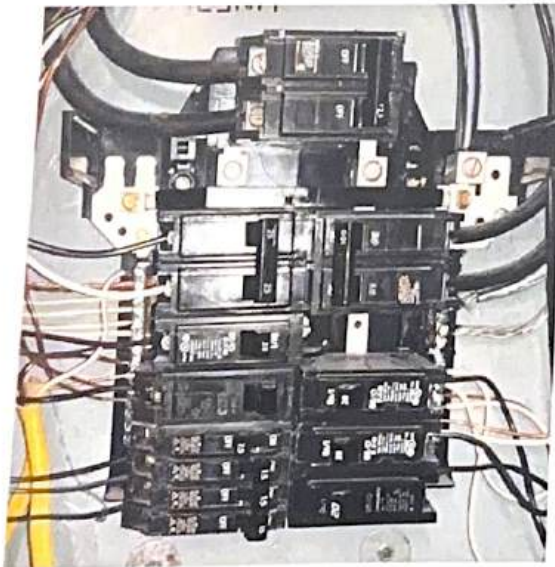
8.2.1 View of the Meter Base (Exterior Back)**8.3 Distribution Panel(s)**

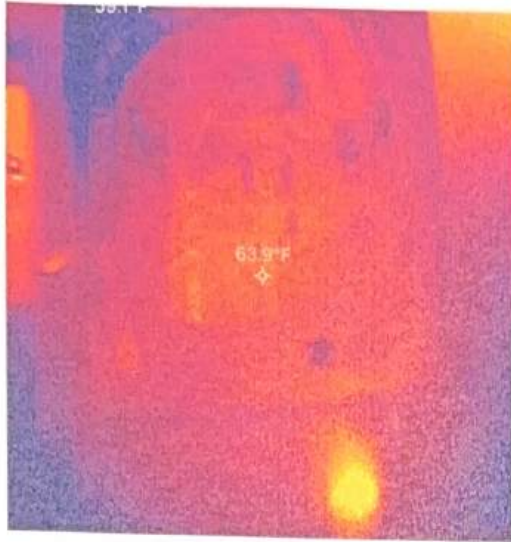
- ⊙ 125 Amp Rating
- ⊙ Electrical panel located in basement
- ⊙ Breakers
- ⊙ Ground= Ground Rod

8.3.1 Electric panel was operational at the time of inspection and showed no signs of visible damage.

8.3.2 Electric panel was scanned with an infrared camera as part of the premium inspection. All temperatures appeared normal at the time of the inspection.

8.3.3 View of Electric Panel. Electric panel was scanned with an infrared camera as part of the premium inspection. All temperatures appeared normal at the time of the inspection. **(Laundry area)**





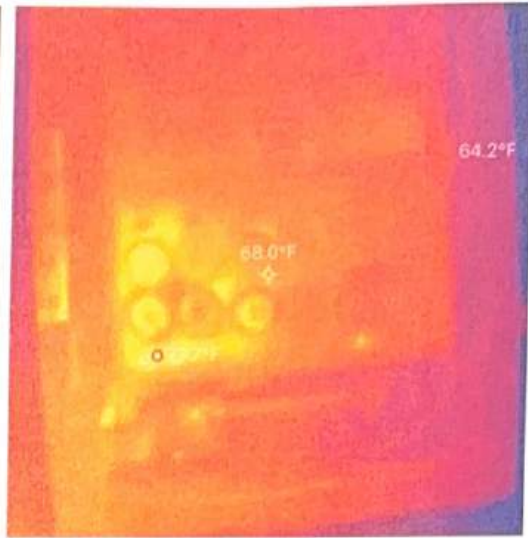
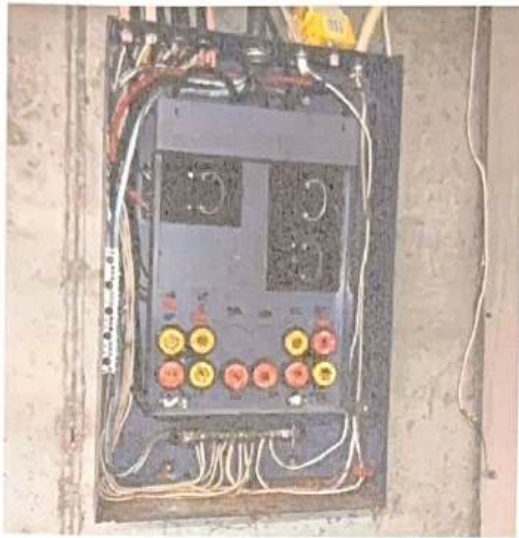
8.4 Sub-Panel(s)

- Ⓞ 100 Amp Rating
- Ⓞ Electrical sub-panel located in basement
- Ⓞ Fuses

8.4.1 The presence of glass/screw type fuses alone is not a reason for concern. In many ways, these fuses are more sensitive and more reliable than a breaker. The hazards associated with fuses largely related to over-fusing or by-passing and were due to limited capacity (e.g. 60 Amp service). **(Laundry area)**



8.4.2 View of sub-panel. Electric panel was scanned with an infrared camera as part of the premium inspection. All temperatures appeared normal at the time of the inspection. (Laundry area)



→ 8.4.3 Electrical subpanel is improperly attached to the wall and is loose to the wall. Recommend properly securing to ensure safe and proper function. (Laundry area)



Licensed electrician has properly secured subpanel. see report.

8.5 Branch Circuit Wiring

- ⊙ Copper wire branch circuits.
- ⊙ Aluminum wire branch circuits.
- ⊙ Grounded wiring
- ⊙ Ungrounded wiring
- ⊙ Armor Clad Cable
- ⊙ Non Metallic Sheath Cable

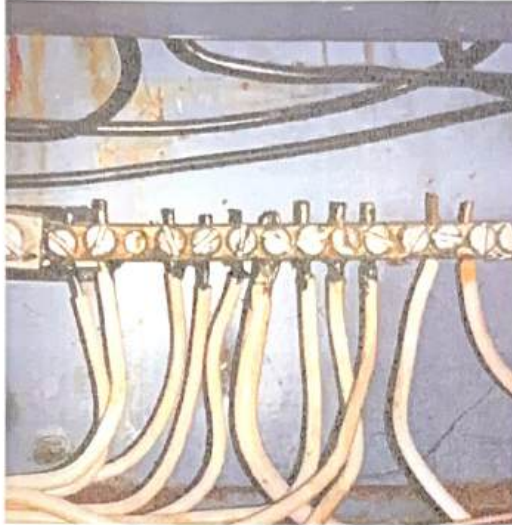
8.5.1 Kitchen cabinetry has exposed/unprotected wiring. Recommend adding conduit to reduce hazards associated with unprotected wiring. (Kitchen)



8.5.2 Unprotected wiring noted. Recommend providing conduit to reduce hazards associated with unprotected wiring. (Utility Room)



→ 8.5.3 House has a mix of copper and aluminum wiring present. It is only present in the original panel which is now the sub panel and most likely select 1st floor receptacles, switches and lights. While both materials are commonly used in residential electrical systems, it is crucial to ensure that proper connections and compatibility measures are in place to mitigate the risk of corrosion or potential fire hazards. Consult a qualified electrician to establish a routine maintenance schedule to maintain connections.



Licensed electrician evaluated home and completed recommended repairs. See report.

→ 8.5.4 Original branch circuit in the home is serviced by Aluminum Wiring and it appears that some receptacles and switches have been changed. For example, Dining room receptacle and kitchen wall marked with a green sticker was not CO/ALR stamped and/ or have a proper Alumicon connector, but are done correctly. Not all were inspected and for that reason, I recommend further evaluation of the branch circuit wiring (receptacles, switches and lighting) with correction only as necessary by a qualified electrical contractor to limit potential hazards.





8.6 Receptacles

- ⊙ GFCI Protected
- ⊙ Grounded Receptacles
- ⊙ Switched Receptacles

8.6.1 Accessible receptacles were inspected. Due to personal property not all receptacles were able to be tested.

8.6.2 Loose receptacle/s noted with a green "L" sticker. Secure loose receptacle/s to limit risk of future damage and related hazards.

- Back bedroom
- Finished basement
- Living Room
- Primary Bathroom
- Primary Bedroom



Repaired as recommended
by licensed electrician.



8.6.3 Missing proper exterior receptacle cover noted. Recommend correction to limit moisture related damage to receptacle. (Sun Room)



8.6.4 Damaged receptacle noted. Ground pin stuck. Recommend replacement by a qualified contractor to promote safe operation. (Primary Bedroom)



All electrical repairs completed as recommended. See report



8.6.5 Receptacle marked with 2 green stickers was not operational. Recommend repair by a qualified contractor to ensure proper operation. (Primary Bedroom)



Repaired as recommended
by licensed electrician.

8.6.6 Open ground noted at receptacle marked with a green sticker. Recommend correction by a qualified contractor to ensure proper ground protection. (Utility Room)



8.6.7 GFCI protected receptacles were not present in all areas of the basement with a concrete floor surface. Recommend correction by a qualified contractor to reduce shock hazard. (Utility Room)



→ 8.6.8 Damaged cover plate noted. Recommend replacement to reduce shock hazard. (Finished basement)



X
Cover replaced/evaluated
by electrician.

8.7 Lighting / Ceiling Fan(s)

8.7.1 Ceiling fan is loose or not properly installed. Recommend correction by a qualified contractor to limit damage to wiring, fan and any potential hazards. (Sun Room)



8.7.2 Missing bulb covers noted at ceiling fan. Recommend replacement to limit the risk of future damage and related hazards.

**8.8 Exhaust Fan(s)**

⊙ Mechanical Exhaust

8.8.1 Exhaust fans present were tested and operational at the time of inspection.

8.9 Smoke Alarms

8.9.1 Upon occupancy, recommend installation of smoke detectors in each bedroom and at least one on each floor of the home including the basement. Recommend replacement of all battery operated units upon occupancy.

8.10 Carbon Monoxide Alarms

8.10.1 Upon occupancy, recommend proper installation and maintenance of Carbon Monoxide detectors within 15' of all bedrooms and at least one per floor to limit safety hazard.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 HVAC General Comments

9.1.1 Maintenance Tip: Check filter once a month and clean/replace per manufacturer's specification or as needed. A dirty filter places an enormous amount of stress and premature wear on the system.

Maintenance Tip: Recommend annual evaluation and service of the entire HVAC system by a qualified contractor to prolong useful life and maximize operational efficiency.

Maintenance Tip: Keep the exterior condenser unit clean and free of vegetation to ensure proper air flow.

Maintenance Tip: During the winter cover only the top of the unit to reduce moisture entry and promote ventilation.

Energy Tip: Installation and/or operation of a programmable thermostat can lower your energy cost by an EPA estimated 10-25%.

Maintenance Tip: Clean and maintain the condensate line to ensure proper drainage.

9.1.2 The inspection of the HVAC is performed in accordance with The ASHI Standards of Practice and is not a code inspection. Estimated age and approximate life expectancy are provided as a courtesy. Serviceable life is impossible to predict. Determining supply adequacy or distribution is outside the scope of the inspection. Dismantling and/or extensive inspection of interior components (e.g. heat exchanger) is also outside the scope of this inspection.

9.2 Thermostat(s)

- ⊙ Digital
- ⊙ The home is serviced by a programmable thermostat. Properly programming your thermostat will drastically lower your energy costs.

9.3 Energy Source(s)

- ⊙ Exterior Shut-Off
- ⊙ Natural Gas
- ⊙ Appliance Shut-Offs = Inline

9.3.1 Fuel runs where visible and accessible were inspected.

9.3.2 View of the Gas Meter (Exterior Right)

**9.4 AC / Heat Pump System(s)**

- ⊙ Air Conditioning System

9.4.1 Estimated Age is 0-5 yrs

9.4.2 Air conditioning system was operating properly at the time of inspection. The temperature differential between the return and supply registers was within acceptable parameters at the time of inspection.

9.4.3 The manufacturer's typical life expectancy is 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

9.4.4 AC unit is from 2021 (Exterior Right)



9.4.5 Air conditioning was operating properly at the time of the inspection. The temperature differential between the return and supply register is very good at 23 degrees drop in temperature which is within the acceptable parameters at the time of the inspection.



9.5 Forced Air Furnace(s)

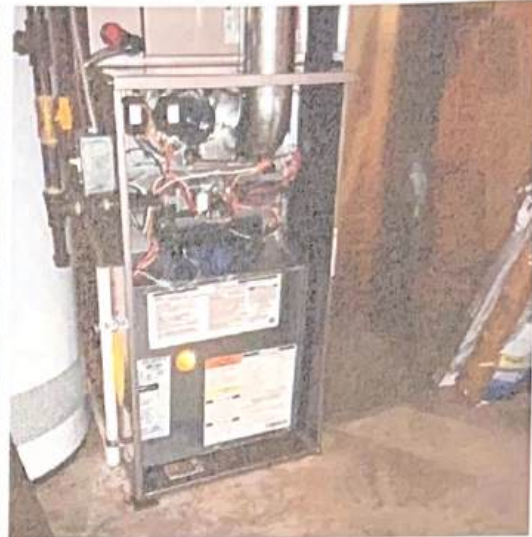
- ☐ Gas Furnace
- ☒ Mid Efficiency

9.5.1 Estimated Age is 0-5 yrs

9.5.2 Furnace was operational at the time of inspection. Recommend annual evaluation and service by a qualified contractor to prolong service life.

9.5.3 The manufacturer's typical life expectancy of a mid or high efficiency forced air furnace is between 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance. Defer to the gas inspection, if ordered, regarding operational safety.

9.5.4 Furnace is from 2020 (Utility Room)



9.6 Distribution System(s)

- ☉ Condensation drain line runs to the floor drain.

9.6.1 Duct work was visually inspected where accessible and shows typical signs of age and wear. Monitor and maintain as needed.

10.0 PLUMBING SYSTEM

10.1 Plumbing General Comments

10.1.1 Recommendation: As a part of a visual inspection it is impossible to examine the underground waste drainage pipes at this home. We recommend every home have a lateral video inspection performed to determine the health and status of these pipes.

Conservation: Water your lawn during the morning hours to limit water loss associated with evaporation.

Maintenance Tip: Remove hoses during winter months to prevent damaged associated with freezing.

Maintenance Tip: Consult a qualified sewer contractor to establish a maintenance schedule for the sewer lateral line based on the age of the home and condition of the line.

Maintenance Tip: Recommend caulking around the exterior and interior of tub/showers to limit water penetration and related damage.

10.1.2 The inspection of the Plumbing was performed in accordance with The ASHI Standards of Practice and is not a code inspection. It is recommended that you contact your local municipality regarding code and permit related questions or concerns. The main water shut off valve and all other valves are not tested or moved at the time of the inspection to limit the risk of leaks and related damage. As a part of a visual inspection it is impossible to examine the underground waste pipes. We recommend having these lines further evaluated (i.e. video scanned) to determine the health and status of this system. After a home sits vacant for any amount of time the plumbing and waste drainage are more prone to future leakage. This makes identifying some leaks difficult at the time of the inspection. Monitor these systems closely upon occupancy.

10.2 Water Main

- ⊙ Water main is copper pipe.
- ⊙ Main water shut-off valve is in the basement.
- ⊙ Public Water Supply

10.2.1 Inspected the visible portion of the house water main.

10.2.2 View of the Water Main (Utility Room)



10.2.3 Main water shut off valve has seepage leak at the time of the inspection. Recommend repair by a qualified plumbing contractor. (Utility Room)



10.3 Distribution Piping

- ⊙ Interior water supply pipes are copper.
- ⊙ The majority of the water supply lines are concealed.

10.3.1 The visible portions of the water distribution piping was inspected.

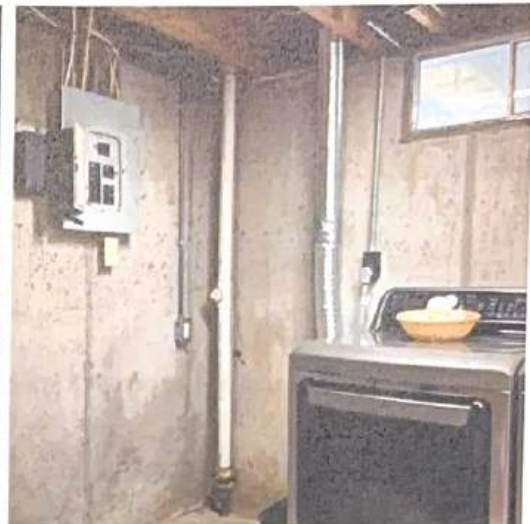
10.3.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.4 Drain, Waste, and Vent Piping

- ⊙ Plastic
- ⊙ Cast Iron
- ⊙ Concealed

10.4.1 The visible portions of the interior drain, waste and vent system were inspected.

10.4.2 View of updated PVC waste stacks.

**10.5 Water Heating Equipment**

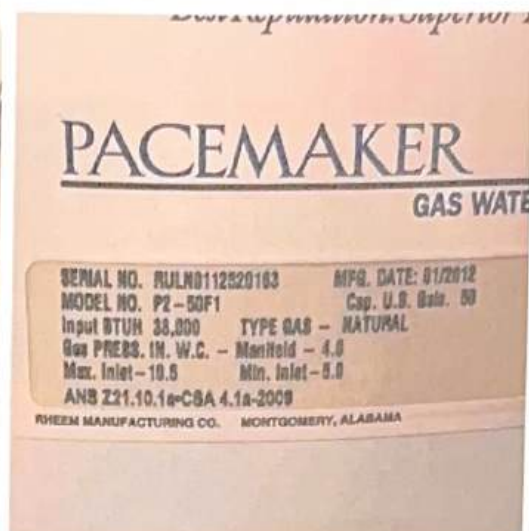
- ⊙ Fuel source is natural gas.
- ⊙ 50 Gallon
- ⊙ Water heater is located in the basement
- ⊙ Water heater is located in the utility room.

10.5.1 Estimated Age is 10-15 yrs

10.5.2 Water heater was operational at the time of inspection. Recommend annual maintenance to prolong useful life.

10.5.3 The manufacturer's typical life expectancy of a water heater is between 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

10.5.4 View of Water Heater (Utility Room)



10.6 Water Heater Venting

- ☉ Galvanized

10.6.1 The combustion and venting of the water heating equipment was inspected.

10.7 Hose Bib(s)

10.7.1 Exterior hose bibs were inspected and operated.

10.7.2 Secure loose faucet to the exterior of the house to limit the risk of future damage to the plumbing and related issues. (Exterior Front)



10.7.3 Consider installation of frost free, anti-siphon hose faucets to limit risk of damage associated with freezing pipe and contamination of potable water.

- Exterior Back
- Exterior Front



10.8 Sink(s)

10.8.1 Waste pipe under the sink is level / slopes slightly uphill which can be prone to blockages and/or leaks. Recommend correction to ensure proper drainage. (Kitchen)



10.9 Toilet(s)

10.9.1 All toilets were tested and functioning properly at the time of inspection. Monitor performance and maintain as needed.



10.9.2 Toilet was loose at the base of the floor. Recommend securing toilet and caulking around the base on three sides to limit movement on tile and provide a proper seal to the floor. (1st Floor Hall Bathroom)



Toilet seured
as recommended.

10.10 Tub(s) / Shower(s)

⊙ Composite shower surrounds are prone to leaks due to the multiple seams. Recommend monitoring and caulking all seams as needed to ensure proper operation.

10.10.1 Tubs and showers were operated and functional at the time of inspection.

10.10.2 Shower head is leaking at the stem connection. Recommend repair by a qualified contractor to limit further leaks and related damage. (1st Floor Hall Bathroom)



10.10.3 Shower door is off track or missing bottom guide. Recommend repair to ensure safety, proper operation, and to limit damages. (Primary Bathroom)



→ 10.10.4 Damaged caulk noted at the tub/shower. Recommend repair of damaged caulk to limit moisture entry and related damage. (Primary Bathroom)



~~X~~
Caulk repaired.

10.11 Floor drain

☉ Floor Drain Present

11.0 INTERIOR

11.1 Interior General Comments

11.1.1 Safety Tip: It is important to make sure that all windows and doors (especially in bedrooms) are operating properly for the purposes of fire egress. Storage of a ladder is recommended for all second story bedrooms.

Maintenance Tip: Lock all windows when they are in the closed position to improve thermal efficiency and limit movement in the window frame that may prevent windows from locking in the future.

11.1.2 The inspection of all interior rooms was a visual inspection of the readily accessible components performed in accordance with The ASHI Standards of Practice. Inspection of these rooms is performed with similar aged homes in mind. The presents of furniture or personal items limits our inspection. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

11.2 Floors

11.2.1 All floor coverings were visually inspected where accessible at the time of inspection.

11.3 Walls / Ceilings

☉ Drywall

☉ Paneling

11.3.1 Minor wall and/ or ceiling cracking is apparent and considered typical of plaster in older homes. Monitor for further cracking and make repairs as needed.

11.3.2 Interior walls and ceilings were scanned with an infrared camera to look for temperature anomalies that may be an indication of moisture intrusion.

11.3.3 Typical drywall defects noted throughout the house (exposed tape seams, nail pops, cracks, etc). Recommend repair by a qualified contractor as needed.



Painted

11.3.4 Suspect mold/ mildew related growth in an isolated area likely relates to elevated humidity and/ or minor moisture intrusion. It appears to be older and from a previous moisture event. Recommend treatment and/ or proper removal of affected areas. (Utility Room)



11.4 Windows

11.4.1 Accessible windows were inspected and tested for functionality.

11.5 Doors

11.5.1 Accessible doors throughout the house were inspected and where allowed tested for functionality.

11.5.2 The door does not line up and latch. Adjust door, hinges, and/or strike plates as needed to ensure proper operation (latch and lock) of all doors. (Middle bedroom)



Area cleaned with bleach.

11.5.3 Door has loose hardware. Replace damage/missing door hardware throughout to ensure proper operation, lock and latch, and safety. **(1st Floor Hall Bathroom)**



11.5.4 The door binds which makes it difficult to operate. Recommend correction or adjustment to ensure proper operation. **(Primary Bedroom)**



11.6 Stairs / Railings / Guardrails

11.6.1 Railings and stair cases throughout the home were inspected and performing as intended at the time of inspection.

11.7 Countertops / Cabinets

11.7.1 Counter tops and cabinetry were inspected and in acceptable condition at the time of inspection.

12.0 APPLIANCES

12.1 Appliance General Comments

12.1.1 The inspection of the appliances is performed in accordance with The ASHI Standards of Practice and is a visual inspection of normal operating controls to activate the primary function of installed appliances (i.e., ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders). *Excluded from the scope of this inspection per ASHI standards are: Refrigerators, countertop microwaves, washers, dryers, appliance thermostats (including calibration), adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliances. Comments regarding any of these items are provided as a courtesy.

12.2 Ranges / Ovens / Cooktops

12.2.1 Anti-tip device for the stove is missing or not properly aligned/installed. Recommend correction to limit safety hazards. (Kitchen)

**12.3 Dishwasher**

12.3.1 Tested and operational at the time of inspection.

12.4 Microwave Oven

12.4.1 Microwave was ran for a short heat cycle only to test operation. Not all functions could be tested.

12.4.2 Microwave exhaust vent is a recirculating vent as apposed to an exterior vent. This type of configuration is not ideal, but is an acceptable practice. (Kitchen)

12.5 Food Waste Disposer

12.5.1 Operational

12.6 Clothes Washer

☉ Not Tested

12.7 Clothes Dryer

☉ Electric Dryer

☉ Not Tested

12.7.1 Recommend replacement of all plastic or duct tape dryer vent material with metal to limit safety hazard. (Laundry area)

