



# Inspection Report

03.12.26

3421 Oak Trail  
Clayton, NC 27520



Your Inspector  
Drew Saunders  
Lic# 2440  
*Drew Saunders*

Client(s)  
Carl Allen

Realtor  
Allen Smith  
919-815-4414



# Contents

03.12.26

3421 Oak Trail  
Clayton, NC 27520



Client(s)  
Carl Allen

Realtor  
Allen Smith  
919-815-4414

|                                          |    |
|------------------------------------------|----|
| Summary Page.....                        | 3  |
| Inspection Picture Addendum .....        | 16 |
| General Information.....                 | 20 |
| Structural .....                         | 21 |
| Exterior .....                           | 24 |
| Roof.....                                | 30 |
| Plumbing .....                           | 33 |
| Water Heater .....                       | 38 |
| Bathroom.....                            | 40 |
| Electrical.....                          | 46 |
| Heating .....                            | 50 |
| Fireplace.....                           | 52 |
| Air Conditioning .....                   | 56 |
| Ducts .....                              | 58 |
| Interior .....                           | 59 |
| Insulation & Ventilation.....            | 62 |
| Appliances.....                          | 65 |
| Home Access and Close Out Procedure..... | 68 |
| Addendum .....                           | 71 |

THE SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN. IT IS STRONGLY RECOMMENDED THAT YOU READ THE COMPLETE REPORT. THE SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY, ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING, APPEAR TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST OR REQUIRE SUBSEQUENT OBSERVATION. FOR INFORMATION REGARDING THE NEGOTIABILITY OF ANY ITEM IN THIS REPORT UNDER THE REAL ESTATE PURCHASE CONTRACT, CONTACT YOUR NORTH CAROLINA REAL ESTATE AGENT OR AN ATTORNEY.

**THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON**

## Needs Repair / Needs Further Evaluation

### Exterior - Repairs completed by HOA

#### 1. A) Needs Repair: Exterior Cladding and Trim - Deteriorated Paint -

Observed the paint on some of the wood surfaces around the home to be deteriorated/flaking. This exposes the wood to moisture which can result in damage. Recommend that a professional paint contractor prep and properly paint any areas where necessary to properly seal/protect the exposed wood.

#### B) Needs Repair: Exterior Trim - Deteriorated Sealant -

Unions of doors/window frames/exterior trim to the exterior wall cladding have areas of sealant/adhesion failure present. Caulked joints that have cracked and/or separated need to be sealed in order to prevent any possibility of water intruding into the walls where damage can occur. Have a professional contractor properly prepare/reseal all areas where joints have been compromised.

#### C) Needs Repair: Exterior Trim - Wood Rot -

Observed moisture damaged wood around the exterior of the home. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Damaged wood may not be limited to just the area noted in this report. Have a professional contractor evaluate all of the exterior wood around the house making repairs as necessary.

>>>> Note: Water damage at the noted areas may not be limited to the visible wood components. Damage may be present inside the walls/roof/overhangs as well. Evaluations in these areas should include opening up the areas to observe/repair any damage as a result of the moisture penetration.



See Additional Photos on Page #24

### Exterior

#### 2. Needs Repair: Sliding Glass Door - Sliding Glass Doors Difficult to Operate -

The sliding glass doors are difficult to move on track. This limits the operation of the doors, and can result in damage to the doors. Have a professional contractor evaluate all of the sliding glass doors and make necessary repairs to allow for proper operation.



## Exterior

### 3. Needs Repair: Window Screens Missing -

Some of the windows around the home did not have window screens installed in the windows at time of inspection. Replace missing screens at all windows where not currently installed so that all window screens can be accounted for.



See Additional Photos on Page #25

## Exterior

### 4. A) Needs Repair: Rear Deck - Flashing Missing/Not Visible -

The rear deck requires a flashing over the deck band attachment to the home. Typically this flashing is visible from the underside of the deck, but in this case was not observed. Missing flashing can result in moisture damage along the foundation wall/deck connection. Recommend that a professional contractor fully evaluate the deck connection/flashing and verify proper installation of the deck flashing or make the necessary repairs.

B) Needs Repair: Deck Bolts-Bolts Backing Out-Observed some of the bolts used to attach the deck to the home not properly installed. Some of the bolts have backed out and are not secured properly. Recommend a contractor that specializes in deck construction to evaluate the entire deck and make repairs to provide proper installation and long term serviceability.

### C) Suggestion: Deck Maintenance -

Manufacturers of exterior wood products recommend preventive maintenance in order to extend the long term serviceability of the product. Deck boards have NOT been cleaned and sealed recently. Recommend that preventative maintenance be performed to help maintain the moisture resistant surfaces on the exterior wood components of the deck.

### D) Information: Older Deck -

The building practices employed on this structure may have been consistent with the time of construction, but are not with current building standards. For personal safety and personal liability concerns, structures of this age are suggested to be evaluated by a professional contractor specializing in wood deck construction and repairs made as necessary to bring the deck up to current building standards wherever possible.



See Additional Photos on Page #26

## Exterior - Repairs completed by HOA

### 5. Needs Repair: Fascia - Deteriorated Soffit -

Observed a few areas of damaged soffits around the exterior of the home. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Moisture damaged wood may not be limited to the area noted in the report. Have a professional contractor evaluate all of the exterior wood around the home and make the necessary repairs for long term serviceability.

>>> Note: Water damage at the noted areas may not be limited to the visible wood components. Damage may be present inside the overhangs as well. Evaluations in these areas should include opening up the overhang to observe/repair any damage as a result of the moisture penetration.



See Additional Photos on Page #27

### Exterior - Repairs completed by HOA

#### 6. Needs Repair: Fascia - Deteriorated Fascia -

Observed damaged fascia around the exterior of the home. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Moisture damaged wood may not be limited to the area noted in the report. Have a professional contractor evaluate all of the exterior wood around the home and make the necessary repairs for long term serviceability.

>>> Note: Water damage at the noted areas may not be limited to the visible wood components. Damage may be present inside the overhangs as well. Evaluations in these areas should include opening up the overhang to observe/repair any damage as a result of the moisture penetration.



### Exterior - Repairs completed by HOA

#### 7. Needs Repair: Retaining Wall - Damaged Fall Protection Rails -

The retaining walls around the exterior of the house have wood fall protection rails installed at the top of the wall systems. The wood rails are loose and have moisture damage. Have a professional contractor make repairs or replace railings due to personal safety concerns.



See Additional Photos on Page #28

### Exterior - Repairs completed by HOA

#### 8. Needs Repair: Tree/Shrub Limbs - Limbs In Contact With The House -

Observed tree/shrub limbs that are in contact/near contact with the home. Branches in contact with the house can cause damage to the shingled roof covering and water shedding off the trees can divert water toward the house. The canopy under large trees will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house in order to prevent damage to the house and reduce higher moisture levels that can cause rot on wood surfaces.

>>> Note: Limbs over the fireplace chimney can cause poor drafting/back drafting in the fireplace.



See Additional Photos on Page #28

## Roof

#### 9. A) Needs Repair: Roof Covering - Organic Growth on Shingles -

There is organic growth on the shingled roof. This growth can cause deterioration and possible water penetration through the shingles. Recommend that this growth be removed by a professional contractor.

#### B) Needs Repair: Roof Covering - Raised Shingles -

- Repairs completed by HOA

Observed raised shingles on the roof. Raised shingles can allow moisture to penetrate under the roof covering that can result in damage, as well as exposing the shingle to further damage during high wind conditions. Have a professional roofing contractor evaluate the entire roof and make the necessary repairs for proper installation and long term serviceability.



See Additional Photos on Page #30

## Roof - Repairs completed by HOA

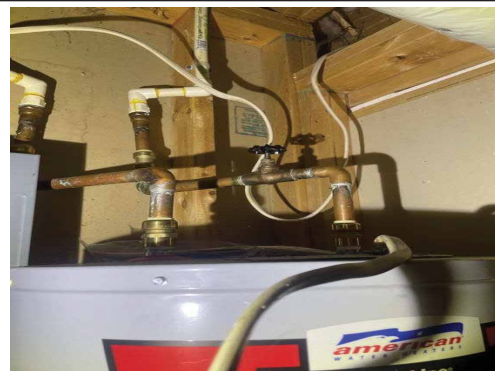
**10. Needs Repair: Roof Flashings - Deteriorated Plumbing Waste Pipe Boot Flashings -**  
The plumbing waste pipe flashings are deteriorated at the pipe penetrations in the roof covering. Rubber boots around plumbing vents last (depending on exposure to UV light) about 8 to 10 years before cracking. Have a professional roofing contractor evaluate all of the roof flashings and make any necessary repairs to properly seal all roof penetrations.



See Additional Photos on Page #31

## Water Heater

**11. Needs Repair: Water Heater Safety - No Thermal Expansion Tank Installed -**  
A thermal expansion tank was not observed on the water supply plumbing system. This tank compensates for increased water pressure due to heated water from the water heater and/or the public utility. At the most recent replacement of the water heater, requirements were in place for an approved thermal expansion control device, a thermal expansion tank (TET), to be installed on the water system as part of this water heater replacement. Have a professional plumbing contractor provide this pressure compensating device for added protection against high water pressure fluctuations in the water system.



See Additional Photos on Page #38

## Bathroom - First Floor Hall Bathroom

**12. Needs Repair: Bathroom Toilet Loosely Installed at Floor -**  
The first floor hall bathroom toilet is loosely connected to the floor. This can result in damage/leaking. Recommend that a professional plumbing contractor fully evaluate the toilet and make the necessary repairs for proper installation and long term serviceability.



See Additional Photos on Page #40

## Bathroom - First Floor Primary Bathroom

**13. Needs Repair: Bathroom Toilet Loosely Installed at Floor -**  
The primary bathroom toilet is loosely connected to the floor. This can result in damage/leaking. Recommend that a professional plumbing contractor fully evaluate the toilet and make the necessary repairs for proper installation and long term serviceability.



See Additional Photos on Page #42

### Bathroom - First Floor Primary Bathroom

**14. Needs Repair: Bathroom Bathtub Surface Damaged -**

There is an area of surface damaged to the primary bathroom bathtub. Damaged tub surfaces can result in increased damage and/or leaking. Have an authorized manufacturers representative repair contractor evaluate the entire tub and make repairs so that the product warranty is maintained in effect.

>>> Information: Fiberglass tubs are made by applying a gel coating to a mold, so when the gel coating gets damaged or scratched off, the fibers of the fiberglass base can show through.

**Needs Repair: Bathroom Tub/Shower Diverter Not Working Properly -**

The bathroom tub/shower valve does not fully divert water to the shower head. This can limit use and is inefficient. Have a professional plumbing contractor evaluate the fixture and make the necessary repairs for proper operation.



See Additional Photos on Page #42

### Bathroom - Basement Ensuite Bathroom

**15. Needs Repair: Moisture Stains Around The Base Of The Bathroom Toilet -**

Moisture stains are present around the perimeter of the basement ensuite bathroom toilet base. This may indicate that the toilet is or has leaked - typically at the toilet base/wax ring connection the the waste plumbing line. A lack of moisture, currently present, is not conclusive evidence that the leaking condition has been repaired as these leaks can be intermittent. If service records can not be provided by the seller indicating that the leaking condition has been repaired, have a professional plumbing contractor evaluate the toilet and make the necessary repairs to prevent further leaking.



See Additional Photos on Page #44

### Bathroom - Basement Ensuite Bathroom

**16. Needs Repair: Deteriorated Shower Floor Tile/Grout in Bathroom -**

The basement shower floor tile has evidence of cracking/separation present. ( missing tile ) This can allow water to infiltrate behind the floor tile which can result in damage. Recommend that a professional contractor provide a full evaluation of the shower area and any repairs necessary to prevent possible water penetration. Hidden damage and fungal growth may be present.



See Additional Photos on Page #44

### Electrical

**17. Needs Repair: Main Electrical Panel - Openings In Main Electrical Panel -**

Opening observed in the main electrical panel housing/panel cover due to exterior rust. Opening in the panel housing can result in contact with live electrical components. Have a professional electrical contractor make the necessary repairs to seal all openings.



See Additional Photos on Page #46

### Electrical

**18. Needs Repair: Ground Fault Protection - Not Tripping/Not Protected -**  
Ground fault circuits, where present and accessible, were tested by simulating a fault. The circuit outlets serving the exterior, the bathrooms and the kitchen would not trip when a fault was simulated. Have a professional electrical contractor service these ground fault circuits so that proper operation is known to be occurring when conditions are necessary.



See Additional Photos on Page #47

### Electrical

**19. A) Needs Repair: Outlets/Wall Switches - Missing Covers -**  
There are electrical outlets/wall switches throughout the home that are missing their covers. The missing covers expose wire connections which, if contacted, can result in personal injury. Recommend that covers be added at all outlets/switches throughout the home where not currently present.

**B) Needs Repair: Outlets - No Power -**  
Observed some outlets in the home without power. This limits use. Have a professional electrical contractor evaluate the outlets/circuits and make any necessary repairs to allow for proper operation.



See Additional Photos on Page #48

### Electrical

**20. A) Needs Repair: Lighting, Fans & Switches - Lights Not Operating -**  
Some of the light fixtures throughout the house were not operating when tested. This will prevent proper lighting when needed. Have a professional electrical contractor evaluate the light fixtures throughout the home and make the necessary repairs to ensure proper operation.

**B) Needs Repair: Lighting, Fans & Switches - Missing Globes -**  
Observed light fixtures to be missing globes over the light bulbs. Globes over the bulbs limit exposure to damage from contact. Recommend that a globe be installed at all light fixtures where not currently present.



See Additional Photos on Page #48

### Electrical

**21. A) Needs Repair: Exterior Lighting, Fans & Switches - Missing Bulb -**  
Observed light fixtures to be missing a light bulb. The missing bulb prevents proper operation. Replace the bulb and check for proper operation.

**B) Needs Repair: Exterior Lighting, Fans & Switches - Missing Globes -**  
Observed light fixtures to be missing globes over the light bulbs. Globes over the bulbs limit exposure to damage from contact. Recommend that a globe be installed at all light fixtures where not currently present.



See Additional Photos on Page #48

### Fireplace - House

**22. Needs Repair: Fireplace Gas Log Set - Not Operational -**  
The fireplace gas log set was not operational at time of inspection. Have the homeowner verify proper operation or have a professional contractor evaluate the log set and make the necessary repairs.



See Additional Photos on Page #52

### Fireplace - House

**23. Needs Repair: Fireplace Gas Log Set - Not Operational -**  
The fireplace gas log set was not operational at time of inspection. Have the homeowner verify proper operation or have a professional contractor evaluate the log set and make the necessary repairs.



See Additional Photos on Page #54

### Air Conditioning

**24. Needs Repair: A/C - Tilted A/C Unit -**  
The HVAC condensing unit is slightly tilted. Oils in the bottom of the compressor can be prevented from circulating when units are not in a level position. Have a professional contractor evaluate the A/C unit installation and make any necessary repairs in order to provide for long term serviceability of the appliance.



See Additional Photos on Page #56

### Ducts

**25. Needs Repair: HVAC Filter - Loose HVAC Return Duct -**  
Observed the HVAC return in the basement closet to not be properly secured. The loose return could result in damage to the surrounding area. Recommend that a professional contractor make the necessary repairs to properly secure the return vent.



See Additional Photos on Page #58

**Interior** **Partial repair - See Page 59**

**26.** Needs Further Evaluation/Repair: Stains - Ceiling/Wall Stains - Observed ceiling and wall stains in almost every room throughout the home. Staining may be due to a one time occurrence, previously repaired leak, or an active leak. Continued leaking in these areas can result in significant hidden damage to the structure. Recommend a professional contractor fully evaluate the areas and make all necessary repairs to prevent further leaking/moisture penetration and any additional repairs necessary to restore any damaged materials. Hidden damage may be present.



See Additional Photos on Page #59

**Interior**

**27.** Needs Repair: Flooring - Excessive Floor Squeaking - Personal property, furnishings and floor coverings prevented full inspection of some floor surfaces. Where visible, floor condition is serviceable and typical for the age of the house. Observed areas in the first floor system where the subfloor is loosely secured to the floor trusses/floor joist. This results in some minor floor deflection and/or squeaking in the floor when walked on. This is a common occurrence in many floor systems and can be repaired by pulling up the floor coverings and adding additional fasteners (preferable screws) in the areas of the loose subfloor. Due to excessive floor noise noted at several areas, it is recommended that a professional contractor evaluate the entire home and repair areas where more excessive noise is present.



**Interior**

**28.** Needs Repair: Counters/Cabinets - Cabinet Doors/Drawers Loose and/or Not Aligned Properly - Some of the kitchen and bathroom cabinet doors/ drawers are improperly installed/missing components. Cabinet doors and/or drawers, when improperly installed can rub against each other restricting smooth operation and cause physical damage, or even fall out of position if repairs are not made. Have a professional cabinet installation contractor make the necessary adjustments/repairs so that unobstructed motion/safe operating conditions are provided at all of the cabinets.



See Additional Photos on Page #60

## Interior

### 29. A) Needs Repair: Windows - Window/Door Glass Unit Seal Failure -

Glass unit (doors and windows) insulation seals were observed to be compromised in various locations throughout the home. ( windows and sliding glass doors) Compromised glass seals may not necessarily be limited to just the glass units noted. Signs of compromised glass seals can be masked by weather conditions, lighting, and cleanliness of glass at the time of the inspection. Have a professional window pane replacement company evaluate all of the glass units in the home and make the necessary repairs/replacement to restore the insulation integrity of any units determined to have bad seals.

### B) Needs Repair: Windows - Windows Difficult to Open -

Observed many of the windows that are hard to open/would not open (most likely from inactive use over long periods of time and or repainting of the interior trim that has bonded sashes to the side valances). Have a professional window installation/repair contractor service/check all windows for proper/smooth operation when using and make any repairs necessary for proper operation. At a minimum, due to concerns for personal safety, at least one designated window in every bedroom needs to be assured of operating freely so that emergency egress is known to be provided.

### C) Needs Repair: Windows - Windows Not Holding Position -

Observed some of the window sashes in the home to not hold position once the windows were raised/unlocked. Windows that will not stay in position can prevent use/result in damage to the windows. Recommend that a professional window installation/service contractor evaluate all of the windows throughout the home and make any necessary repairs to allow for proper operation.

### D) Needs Repair: Windows - Window Not Locking -

Observed a few windows in the home to not lock. The lock and catch appear misaligned which prevents the window from being properly secured. Have a professional window installation contractor evaluate all of the windows throughout the home and make any necessary repairs for proper operation.



See Additional Photos on Page #60

## Insulation & Ventilation

### 30. Needs Repair: Attic Insulation - Compressed/Displaced Insulation Present -

Insulation was packed down and/or displaced in several places in the attic. This is reducing the thermal efficiency in the attic at these locations. Recommend that the proper depth of insulation be replenished in order to provide a continuous "R" rating of insulation that was installed at the time of the installation.



See Additional Photos on Page #62

## Insulation & Ventilation

### 31. Needs Repair: Dryer Vent - Dryer Baffle Stuck Open/Broken -

The dryer exhaust vent end cap is not installed properly where it vents through to the exterior of the house. The baffle that closes when the dryer is not operating is partially open at all times. Being open all the time allows air exchange between the exterior and interior of the house, as well as the possibility of vermin getting in the exhaust duct. Have a professional contractor make repairs so that the baffle closes fully when not being used.



See Additional Photos on Page #63

## Appliances

### 32. Needs Repair: Range - Missing Anti-Tip Bracket -

The anti-tip bracket required for safety on all freestanding ranges, was not installed at the time of the inspection. The anti-tip device can prevent personal injury/damage caused by the appliance tipping over due to weight added to the open door. Recommend a professional appliance installation contractor install this anti-tip device as required to prevent damage and personal injury.



See Additional Photos on Page #65

## Appliances

### 33. A) Needs Repair: Disposal - Noisy/Loud Operation -

The kitchen food waste disposal was loud when operated. Remove foreign objects from inside the appliance and test for proper operation.

### B) Needs Repair: Disposal - Missing Splash Guards -

The kitchen disposal splash guard that protects the operator from contents being thrown from the appliance during operation, located in the throat of the sink drain, is deteriorated/missing. This can allow debris to fly out of the disposal opening during use. Recommend that a professional contractor replace the missing safety device.



See Additional Photos on Page #66

## Appliances

### 34. A) Needs Repair: Microwave - Handle Broken - Damage to Front-

The graspable pull handle on the microwave oven is broken off/missing and the front is cracked. This limits the operation of the door/appliance. Have a professional appliance repair contractor make repairs so that the oven door handle is properly secured at the door frame.

### B) Information: Microwave - Life Cycle Expectancy -

Microwave appears to be over twelve years old and is at the end or exceeded expected life cycle as defined by most major manufacturers.



See Additional Photos on Page #66

## Inspection Observations, Information, Suggestions and/or Limitations:

### Roof

#### 35. Not Present/Recommendation: Gutter System -

No gutters are currently installed on the rear of the house. Gutters help direct water away from the foundation. Recommend installing gutters/downspouts to help with site drainage.



See Additional Photos on Page #30

### Roof

#### 36. Information: Roof – Older Roof -

The roof covering and visible components were inspected as part of this home inspection. However, due to the age of the roofing material, you may want to consider further evaluation of the roof. Roof repairs can range from a few hundred dollars for minor fixes to more than \$10,000 for full replacement, depending on size and materials. A professional roof evaluation with drone photography is recommended for further assurance of condition.

Advantage Inspection also offers in-depth roof evaluations with drone photography, providing a clearer picture of the roof's true condition.



### Plumbing

#### 37. Information/Inspection Limitation: Main Waste Line –

The interior of the main waste line was not inspected as part of this home inspection. Underground plumbing can develop hidden problems such as root intrusion, cracks, poor installation, blockages, or even rodent activity. These issues may result in sewage backups or complete line failure. Repair or replacement of a buried sewer line can range from several thousand dollars to well over \$10,000, depending on location and depth. A professional sewer scope inspection is recommended to determine the current condition of the line before purchase.

Advantage Inspection offers sewer scope evaluations with video documentation, helping you avoid costly surprises and negotiate repairs before you buy.



See Additional Photos on Page #35

### Plumbing

#### 38. Information/Suggestion: Flexible Plumbing Waste Line Used on Drain -

Observed flexible waste drain plumbing installed under the kitchen sink. Even though flexible waste pipe is sold to the general consumer, connections made with this material are considered improper as the national plumbing association does not recognize this type of flexible waste pipe as an appropriate plumbing material. No leaking was observed at this area at the time of the inspection but the ribbed inner wall surface is more prone to blockage than solid wall surface waste line material.



## Plumbing

### 39. Suggestion: Missing Washing Machine Drain Pan -

There is no washing machine emergency drain pan installed for the washing machine. This can result in water damage to the floor/ceiling below this area should the washing machine or lines leak. Suggest that a drain pan be added so that protection against water damage from leaking appliance can be provided.



See Additional Photos on Page #36

## Electrical

### 40. Suggestion: Update CO Detector -

Current safety standards require smoke detection in every bedroom and a smoke detector and carbon monoxide detector to be installed within a reasonable distance outside all bedroom entrances. No CO detectors were observed in the home. Suggest installing additional detectors as needed for personal safety.



## Heating

### 41. Limited Evaluation: Heat Pump - Outdoor Temperature Above 60 Degrees -

When outdoor temperatures exceed 60 degrees, the heating function of a heat pump will not be tested due manufacturers recommendations not to operate above that outdoor temperature limit. The heating function of a heat pump should be considered operating properly if the cooling (AC) operated properly. Recommend having a professional HVAC contractor further evaluate the HVAC system prior to closing.

Please note that the physical inspection of an electric heat system does not include disassembly/opening of the air handler. An HVAC contractor would be required for this type of invasive inspection.



See Additional Photos on Page #50

## Fireplace - House

### 42. Information: Prefabricated Chimney - Limited Flue Evaluation -

The inspector is unable to fully evaluate the fireplace flues due to limited visible areas above the firebox. It is suggested that the seller be consulted about the last time the flues have been inspected, cleaned, or scoped. The National Fire Protection Association (NFPA 211) recommends annual chimney inspections because creosote buildup and hidden flue damage are leading causes of chimney fires, which are a significant source of residential fires in the U.S.

Advantage Inspection can arrange a chimney scope evaluation so you'll know the true condition of the flue before closing.



## Air Conditioning

### 43. Information/Recommendation: General HVAC Maintenance -

Manufacturer recommended maintenance service cleaning to be provided annually on all HVAC systems. It is known that an A/C system can lose up to as much as 10% operating efficiency a year if not being properly maintained. At a minimum, maintenance service should be provided no less than every three years in order to maintain operating efficiency above seventy percent. If preventative maintenance records cannot be provided demonstrating that the system has been serviced in the past 3 years, it is strongly suggested that a HVAC contractor provide further evaluation of this system including cleaning the evaporator and condensing coils, checking refrigerant levels/pressures and a visual inspection of the heat exchanger (gas furnaces only) as part of a scheduled maintenance service. If more than 1/2 pound of refrigerant was required to refill the system, leak checking should be performed in order to ensure that a leaking condition is not present in the system. If records are provided, it is recommended to review the service receipt in order to determine what services were provided.



## Ducts

44. Information: Whole Duct Cartridge Filtration System - Cartridge filters are installed in the return air duct housings just before the furnace/air handler serving each floor. The combination of a whole duct cartridge filter and individual filters in the duct return vents provides for a very clean air environment.



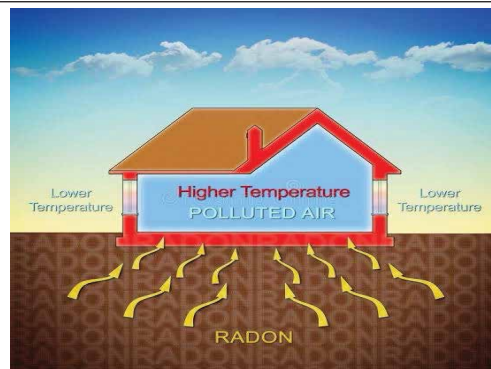
See Additional Photos on Page #58

## Insulation & Ventilation

### 45. Not Inspected/Information: No Radon Test Started -

A radon test was not ordered with the home inspection. Radon is a naturally occurring radioactive gas that is the second leading cause of lung cancer in the U.S. The EPA recommends testing all homes, regardless of age or type of foundation. If elevated levels are found, remediation typically involves a venting system, with costs usually between \$1,200 and \$2,500. A professional radon test is recommended to determine whether corrective measures are needed. For more information - <https://www.epa.gov/radon>

Advantage Inspection offers certified radon testing, delivering accurate results so you can make informed decisions about safety and remediation before move-in.



## Appliances

46. Information: Appliances - Life Cycle Information - Some of the appliances in the kitchen appear to be over twelve years old and are nearing/exceeding the end of their expected life cycle as defined by most major manufacturers.





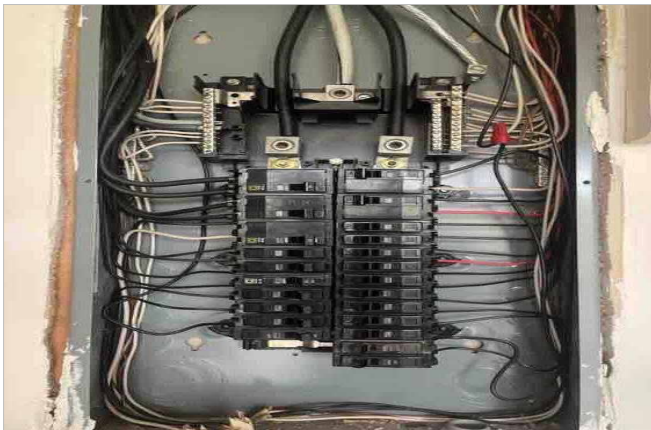
Propane tank guage



Inside of main electrical panel



Hot water temperature



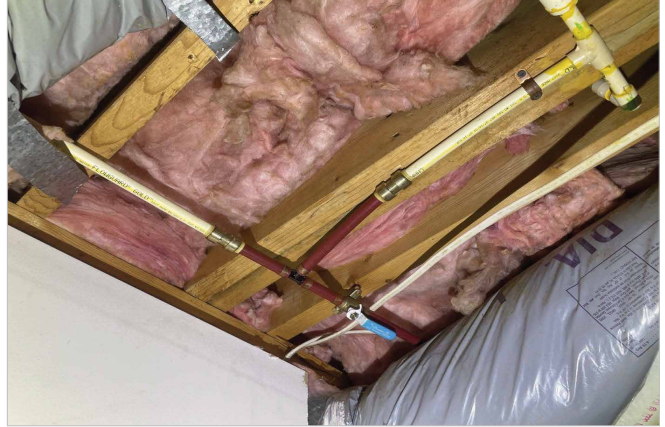
Inside of electrical sub panel



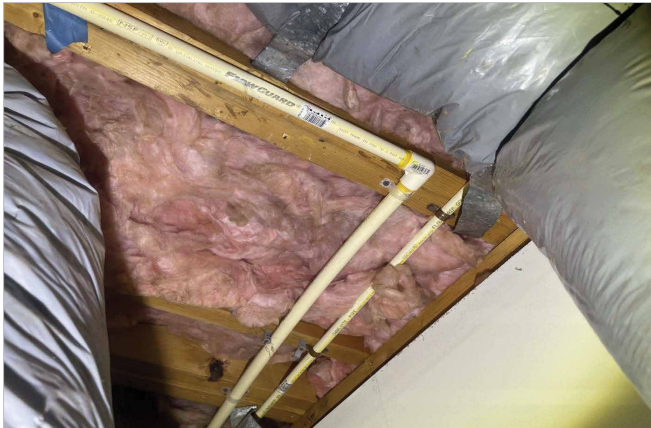




Main water shut off located in the basement



Basement insulation, floor joists and water pipes



Basement insulation and water pipes



Basement insulation, floor joists and water pipes

## \*\*\*\*\* GENERAL COMMENTS ON THE INSPECTION \*\*\*\*\*

Due to the mostly visual nature of the home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. The inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection. It is designed to educate about the home, not to replace the obligation of a seller to disclose known defects. A home inspector is not required to report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future. It is strongly recommended that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection. We recommend that appropriately licensed professionals carry out all repairs. Your real estate contract may include this as a stipulation. We also recommend that the buyer retain all repair work orders, receipts and guarantees for future reference.

If Advantage Inspection performs a re-inspection of the property after repairs are completed, the repair work orders and receipts must be made available to the inspector at the time of the reinspection. Some repairs, such as specific types of roof repairs, air conditioning repairs, etc., cannot be confirmed visually, and the repair receipts are the only indication of the nature and suitability of the repair. Please ensure that relevant repair receipts will be available for review by your home inspector during the reinspection.

As a reference to the terms used to describe directional orientation in this report, right, left, front and rear are used as if facing the front of the home.

All bathroom fixtures are tested and operated at the time of the inspection. Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucets only (not the toilets).

Disclaimer: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes or the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or the restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons. Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the dwelling or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Please understand that a home inspector is a generalist trying to identify any concerns that need to be repaired by a professional contractor. Concerns noted in a report may not always be all that is wrong with a system or component as the inspection is limited to general observations and the recommendation that a professional be used to fully evaluate for any additional concerns. We rely on the professional contractors that provide the follow up repairs to ensure that any other deficiencies that they may identify are also repaired. It is recommended that a professional contractor perform repairs whenever possible.

|                                              |                                                          |
|----------------------------------------------|----------------------------------------------------------|
| <b>Inspection Time</b><br>13:30:00+00:00     | <b>People Present At the Inspection</b><br>Buyer's Agent |
| <b>Approximate Age</b><br>1985               | <b>Home Style</b><br>Multi-Family                        |
| <b>Construction Type</b><br>Wood Frame       | <b>Weather And Soil Conditions</b><br>Clear and dry      |
| <b>Temperature (°F)</b><br>73                | <b>Structure Occupied</b><br>Vacant with Stored Items    |
| <b>Residence Type</b><br>Townhouse           | <b>Number Of Stories</b><br>One with basement            |
| <b>Approximate House Orientation</b><br>East | <b>Lot Description</b><br>Typical townhouse lot.         |

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Structural**

**S** **R** **I** **NP** **NI**

**Foundation****Foundation-Inspection method & accessible areas****Type : Basement**

Satisfactory/Information: The accessible areas around the exterior perimeter of the house, inside the interior of the house and accessible foundation are inspected by walking around and/or crawling through these areas. The inspection will have been limited in areas concealed by stored personal property, finished ceilings, insulation, duct work, plumbing pipes and low or inaccessible areas.

**Floor/Slab****Type : Concrete**

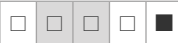
Satisfactory/Information: Cement Slab Foundation - This house has a concrete slab foundation. The inspection is limited due to floor coverings, landscaping, etc. Where visible, no adverse conditions were observed in the cement slab foundation, but it is an expected behavior to have small shear cracks in the sides of the cement slab foundation of a house itself, as well as across the slab in areas not visible due to finished floor coverings. Small movement (settlements) in the foundation can become apparent in older homes due to years of exposure to seasonal changes in temperature, humidity, and ground moisture levels. The small cracks observed in a house should be considered a typical behavior unless cracks exceed 1/4" or more in vertical or horizontal displacement. In cases that exceed 1/4", it is suggested that a structural engineer be consulted to determine if cracking is a structural concern and what the repair for this failure will be.

**Subfloor****Type : Not Visible, Plywood**

Limited Evaluation/Information: Finished Basement - Floor coverings and finished ceilings prevent the inspection of the floor system subflooring material. There were no visible areas or visibly adverse conditions observed at the time of the inspection in which to identify the type of material used or to suggest that any adverse conditions were present. The floor felt secure when walking through the house.

**Piers/Columns/Foundation Walls**

Not Inspected: Slab Foundation - Finished areas on the interior of the house prevented inspection of bearing point load locations, load bearing walls and composition of these materials.

**Floor Joist & Sills**

Not Inspected: Slab Foundation - Finished areas on the interior of the house prevented inspection of the floor joists and sills, and composition of these materials.

**Girder**

Not Inspected/Not Present: Finished areas on the interior of the house prevented inspection of the girders and composition of these materials.

**Moisture****Wood Moisture Content :**

Not Inspected: Slab Foundation - Moisture readings are only taken in homes with raised floor systems due to crawlspace areas being prone to having high moisture levels. This home has a concrete slab and moisture readings are not typically necessary unless evidence of water intrusion is present.

**Sump Pump**

Not Present: This system or component was not part of this home's construction type or architectural design.

**Vapor Barrier**

Not Inspected: Slab Foundation - A vapor barrier is not a visible component when a structure has a slab foundation system and cannot be inspected.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Structural**

☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

**Roof Details**

☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

**Roof Framing****Type :** Conventional truss system

Satisfactory: Typically observed framing practices were used to build this roof system. Where visible to inspect, no adverse conditions were observed at the time of the inspection.



☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

**Ceiling Joists****Type :** Not visible

Satisfactory/Limited Evaluation: The majority of ceiling joists and/or trusses could not be inspected closely due to the limited amount of floored attic area and/or insulation. Appeared serviceable where visible.

☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

**Roof Decking****Type :** OSB

Satisfactory: Roof sheathing, where visible inside the attic, was typical for the period of construction and in good condition.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Wall Details**

☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

**Exterior/Interior Walls**

Satisfactory/Limited Evaluation: Framing of exterior and interior walls appears to be 2 x 4 studs. Unable to inspect wall framing for condition and spacing of studs due to sheetrock and/or other wall coverings. No visible conditions were observed to suggest that wall framing has any adverse conditions.

**Additional Structural Item (If needed)**

☐ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Structural

S R I NP NI

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Exterior**

**S** **R** **I** **NP** **NI**

**Wall Cladding****Type : Wood**

A) Needs Repair: Exterior Cladding and Trim - Deteriorated Paint -

Observed the paint on some of the wood surfaces around the home to be deteriorated/flaking. This exposes the wood to moisture which can result in damage. Recommend that a professional paint contractor prep and properly paint any areas where necessary to properly seal/protect the exposed wood.

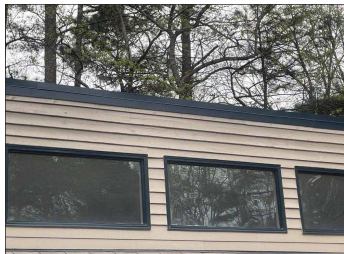
B) Needs Repair: Exterior Trim - Deteriorated Sealant -

Unions of doors/window frames/exterior trim to the exterior wall cladding have areas of sealant adhesion failure present. Caulked joints that have cracked and/or separated need to be sealed in order to prevent any possibility of water intruding into the walls where damage can occur. Have a professional contractor properly prepare/reseal all areas where joints have been compromised.

C) Needs Repair: Exterior Trim - Wood Rot -

Observed moisture damaged wood around the exterior of the home. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Damaged wood may not be limited to just the area noted in this report. Have a professional contractor evaluate all of the exterior wood around the house making repairs as necessary.

>>> Note: Water damage at the noted areas may not be limited to the visible wood components. Damage may be present inside the walls/roof/overhangs as well. Evaluations in these areas should include opening up the areas to observe/repair any damage as a result of the moisture penetration.

**Flashing**

Not Present/Information/Recommendation: Older Home Construction - Flashings Not Provided -

Installation of flashing was not implemented at the time of the main house construction. Flashing helps direct water running off the roof systems and/or down the sides of the house away from materials below - helping to prevent exposure to moisture and consequential moisture damage. It is recommended that flashings be installed wherever repairs are made to help prevent future damage from occurring.

**Trim**

See comments above

**Front Door****Type : Single**

Satisfactory: The front entry door system was tested and operated properly at the time of the inspection.

**Rear Doors****Type : Single**

Satisfactory: Rear entry door system was tested and operated properly at the time of the inspection.

>>> Note: If not already present, a storm door can be installed in order to protect the lower door assembly area which is vulnerable to wind driven rain moisture deterioration over long periods of time.

**Side Doors**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Exterior

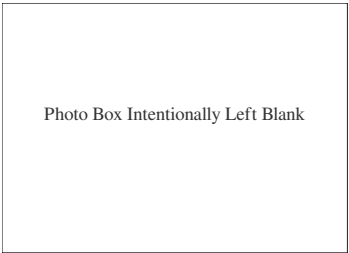
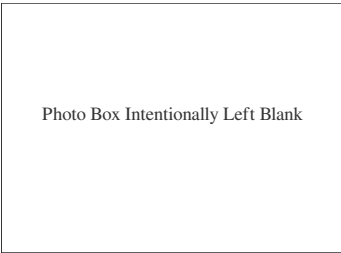
S R I NP NI

☐ ☒ ☐ ☐ ☐

Sliding Glass Door

Type : Insulated

Needs Repair: Sliding Glass Door - Sliding Glass Doors Difficult to Operate -  
The sliding glass doors are difficult to move on track. This limits the operation of the doors, and can result in damage to the doors. Have a professional contractor evaluate all of the sliding glass doors and make necessary repairs to allow for proper operation.



☐ ☒ ☐ ☐ ☐

Windows - (exterior side)

Type : Vinyl, Wood, Screens

Needs Repair: Window Screens Missing -  
Some of the windows around the home did not have window screens installed in the windows at time of inspection. Replace missing screens at all windows where not currently installed so that all window screens can be accounted for.



☐ ☐ ☐ ☒ ☐

Garage

Electric Eye Sensor :

Not Present: This system or component was not present or is not part of the construction type or architectural design.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Exterior**

**S** **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

**Deck****Type : Wood****A) Needs Repair: Rear Deck - Flashing Missing/Not Visible -**

The rear deck requires a flashing over the deck band attachment to the home. Typically this flashing is visible from the underside of the deck, but in this case was not observed. Missing flashing can result in moisture damage along the foundation wall/deck connection. Recommend that a professional contractor fully evaluate the deck connection/flashing and verify proper installation of the deck flashing or make the necessary repairs.

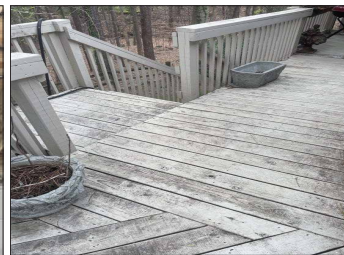
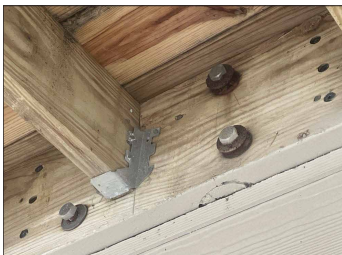
**B) Needs Repair: Deck Bolts-Bolts Backing Out-Observed some of the bolts used to attach the deck to the home not properly installed. Some of the bolts have backed out and are not secured properly. Recommend a contractor that specializes in deck construction to evaluate the entire deck and make repairs to provide proper installation and long term serviceability.**

**C) Suggestion: Deck Maintenance -**

Manufacturers of exterior wood products recommend preventive maintenance in order to extend the long term serviceability of the product. Deck boards have NOT been cleaned and sealed recently. Recommend that preventative maintenance be performed to help maintain the moisture resistant surfaces on the exterior wood components of the deck.

**D) Information: Older Deck -**

The building practices employed on this structure may have been consistent with the time of construction, but are not with current building standards. For personal safety and personal liability concerns, structures of this age are suggested to be evaluated by a professional contractor specializing in wood deck construction and repairs made as necessary to bring the deck up to current building standards wherever possible.



☐ ☐ ☐ ☐ ☒

**Deck Rails****Type : Wood**

See comment above

☐ ☐ ☐ ☒ ☐

**Exterior Balcony**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☐ ☐ ☐ ☒ ☐

**Exterior Balcony Rails**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☐ ☐ ☐ ☒ ☐

**Stoop**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Exterior**

**S** **R** **I** **NP** **NI**

☐ ☐ ☐ ☒ ☐

**Stoop Rails**

Not Present: This system or component was not present or is not part of the construction type or architectural design. Note: Stoop rails are not required when the stoop elevation is less than 30" above dirt grade surface around the perimeter of the porch.

☒ ☐ ☐ ☐ ☐

**Porch****Type : Floating slab**

Satisfactory: Front entrance porch was inspected and was in typical condition for the age of the home. No adverse conditions were observed that needed repair.

☒ ☐ ☐ ☐ ☐

**Porch Rails****Type : Wood**

Satisfactory: No adverse conditions were observed with the front porch rails.

☐ ☒ ☐ ☐ ☐

**Soffit/Eaves****Type : Wood**

Needs Repair: Fascia - Deteriorated Soffit -

Observed a few areas of damaged soffits around the exterior of the home. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Moisture damaged wood may not be limited to the area noted in the report. Have a professional contractor evaluate all of the exterior wood around the home and make the necessary repairs for long term serviceability.

>>> Note: Water damage at the noted areas may not be limited to the visible wood components. Damage may be present inside the overhangs as well. Evaluations in these areas should include opening up the overhang to observe/repair any damage as a result of the moisture penetration.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☒ ☐ ☐ ☐

**Fascia****Type : Wood**

Needs Repair: Fascia - Deteriorated Fascia -

Observed damaged fascia around the exterior of the home. Determining the extent of each individual area of damage is not within the scope of this general home inspection. Moisture damaged wood may not be limited to the area noted in the report. Have a professional contractor evaluate all of the exterior wood around the home and make the necessary repairs for long term serviceability.

>>> Note: Water damage at the noted areas may not be limited to the visible wood components. Damage may be present inside the overhangs as well. Evaluations in these areas should include opening up the overhang to observe/repair any damage as a result of the moisture penetration.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Exterior**

**S** **R** **I** **NP** **NI**

☐ ☐ ☐ ☒ ☐

**Driveway**

Not Present: This home or construction type does not have a driveway or driveway access to the home.

☒ ☐ ☐ ☐ ☐

**Patios/Slabs****Type : Concrete**

Satisfactory: No adverse conditions were found on the patio and/or slab. Patio is in typical condition for the design, material used and age of the home. >>> Note: Typically observed hairline cracking can be present in a patio cement slab and is considered an expected behavior.

☒ ☐ ☐ ☐ ☐

**Walks****Type : Concrete, Wood**

Satisfactory: No adverse conditions were found on the sidewalks. Sidewalks are in typical condition for the design and age of the home.

☐ ☒ ☐ ☐ ☐

**Retaining Walls****Type : Masonry**

Needs Repair: Retaining Wall - Damaged Fall Protection Rails -

The retaining walls around the exterior of the house have wood fall protection rails installed at the top of the wall systems. The wood rails are loose and have moisture damage. Have a professional contractor make repairs or replace railings due to personal safety concerns.



☒ ☐ ☐ ☐ ☐

**Vegetation****Type : Grass, Grass & Natural**

Satisfactory: Visual inspection of the property did not find any concerns with respect to the installation of the landscaping.

>>> Note: Landscaping requires normal maintenance and proper seasonal care especially areas with new seed/sod has been added. Unattended landscaping can create moisture problems that damage the home's materials and structure.

☐ ☒ ☐ ☐ ☐

**Trees/Limbs**

Needs Repair: Tree/Shrub Limbs - Limbs In Contact With The House -

Observed tree/shrub limbs that are in contact/near contact with the house. Branches in contact with the house can cause damage to the shingled roof covering and water shedding off the trees can divert water toward the house. The canopy under large trees will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house in order to prevent damage to the house and reduce higher moisture levels that can cause rot on wood surfaces.

>>> Note: Limbs over the fireplace chimney can cause poor drafting/back drafting in the fireplace.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S

 - Item is Satisfactory  

R

 - Item needs Repair/Further Evaluation  

I

 - Information or Suggestion  

NP

 - Not Present  

NI

 - Not Inspected

Exterior

S

R

I

NP

NI

Grade/Drainage

Satisfactory: Yard Sloping Toward House - Even though some of the yard slopes toward the house, good drainage and grading appears to be diverting water away from foundation and around the perimeter of the house. Low moisture levels were noted inside the foundation crawlspace. No adverse conditions associated with surface water flow moisture were observed inside the foundation at the time of the inspection.

Additional Exterior Items (If needed)

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Roof**

**S** **R** **I** **NP** **NI**

**Roof Access/Vantages/Age**

**Roof Inspected From:** : Attic, Ground with Binoculars

**Roof Areas Not Inspected:** : Unsafe Attic Areas - Areas without a solid platform or adequate clearance

**Approximate Roof Age:** : 26+ Years old

☐ ☒ ☐ ☐ ☐

**Roof Covering & Roof Style Coverings :** Fiberglass / Asphalt Composition

**Style :** Hip

A) Needs Repair: Roof Covering - Organic Growth on Shingles -

There is organic growth on the shingled roof. This growth can cause deterioration and possible water penetration through the shingles. Recommend that this growth be removed by a professional contractor.

B) Needs Repair: Roof Covering - Raised Shingles -

Observed raised shingles on the roof. Raised shingles can allow moisture to penetrate under the roof covering that can result in damage, as well as exposing the shingle to further damage during high wind conditions. Have a professional roofing contractor evaluate the entire roof and make the necessary repairs for proper installation and long term serviceability.



Photo Box Intentionally Left Blank

☐ ☐ ☒ ☐ ☐

**Gutters**

**Type :** Aluminum, Not installed

Not Present/Recommendation: Gutter System -

No gutters are currently installed on the rear of the house house. Gutters help direct water away from the foundation. Recommend installing gutters/downspouts to help with site drainage.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**Downspouts**

**Type :** Aluminum

Satisfactory: Gutter downspouts were inspected and were properly secured at the sides of the building structure.

>>> Note: Buried plastic pipe when present at the downspout turnouts, help divert water further away from the foundation. Drain pipes that are underground are not inspected for their condition or draining ability.

☒ ☐ ☐ ☐ ☐

**Splash Blocks Discharge**

**Type :** Plastic pipe

Satisfactory: Splash blocks and or plastic pipe are present at the downspout turnouts and help divert water further away from the foundation.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Roof**

**S** **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

**Flashing & Roof Penetrations**

**Needs Repair: Roof Flashings - Deteriorated Plumbing Waste Pipe Boot Flashings -**

The plumbing waste pipe flashings are deteriorated at the pipe penetrations in the roof covering. Rubber boots around plumbing vents last (depending on exposure to UV light) about 8 to 10 years before cracking. Have a professional roofing contractor evaluate all of the roof flashings and make any necessary repairs to properly seal all roof penetrations.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

**Skylights**

**Not Present:** This system or component was not present or is not part of the construction type or architectural design. Large fixed windows are present.

☐ ☐ ☐ ☐ ☒

**Water Penetration**

**Limited Inspection: Limited Roof Access -** Limited access is provided in order to view/inspect the attic area and/or roof system components due to the type of construction and architectural design.

**Additional Roof Items (if Needed)**

☐ ☐ ☒ ☐ ☐

**Roof**

**Information: Roof – Older Roof -**

The roof covering and visible components were inspected as part of this home inspection. However, due to the age of the roofing material, you may want to consider further evaluation of the roof. Roof repairs can range from a few hundred dollars for minor fixes to more than \$10,000 for full replacement, depending on size and materials. A professional roof evaluation with drone photography is recommended for further assurance of condition.

Advantage Inspection also offers in-depth roof evaluations with drone photography, providing a clearer picture of the roof's true condition.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☐ ☐

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Roof

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Plumbing**

**S** **R** **I** **NP** **NI**

**Water Supply Details****Plumbing Supply & Waste Service**

**Type :** Public Water, Public Sewer

**■** **□** **□** **□** **□**

**Water Supply**

**Type :** Not visible

Limited Evaluation: Water supply piping is buried and could not be inspected. Where visible inside the foundation area, conditions appeared serviceable. No indication of water leaks were observed.

**□** **□** **□** **■** **□**

**Well Pump**

**Manufacturer :**

**Age :**

Not Present: This system or component was not present at the time of the inspection.

**■** **□** **□** **□** **□**

**Water Shut Off Location**

**Shutoff Valve Location :** Basement

Satisfactory: Main Water Shutoff - The main water shutoff is located and checked for proper operation by turning the valve to a fully closed position and then reopened in order to ensure that it is operating properly. No adverse conditions were observed at the time of the inspection.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**■** **□** **□** **□** **□**

**Water Pressure**

**Approximate P.S.I.G :** 60, 70

Satisfactory: The water pressure is within the acceptable range of 40 - 80 p.s.i. Note: Water pressure can vary depending on the total demand.  
 >>> Note: Water pressure and "functional flow" of water are two unrelated issues in a home.

**■** **□** **□** **□** **□**

**Water Condition**

Satisfactory: Public Water Service - During the course of the home inspection the water supplied to the home was observed to be clear. No adverse conditions were observed. >>> Please note, that the standard home inspection does not include testing of the water quality. For additional information regarding your water service, please contact your water provider.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Plumbing**

**S** **R** **I** **NP** **NI**

**Water Distribution Details**

☒ ☐ ☐ ☐ ☐

**Water Pipes****Type :** Copper, Plastic

Satisfactory: Where visible, water supply lines were viewed/inspected and appeared to be functioning as intended.



☒ ☐ ☐ ☐ ☐

**Functional Flow**

Satisfactory: Functional water flow was observed at all fixtures where testing was possible and practical.

>>> Limited Evaluation: Washing machine water flow was not tested.

☐ ☐ ☐ ☐ ☒

**Water Pipe Support**

Limited Evaluation: Slab Foundation - Majority of pipes are concealed in walls and floors and could not be inspected. Where visible, pipes were functioning as intended.

☐ ☐ ☐ ☒ ☐

**Water Pipe Insulation**

Not Present/Satisfactory: The water heater is located in an interior space and does not require additional insulation on the water pipes.

**Waste & Vent Pipe Details**

☐ ☐ ☐ ☐ ☒

**Waste & Vent Pipes****Type :** Plastic

Limited Evaluation: Slab Foundation - Majority of pipes concealed in walls and floors and could not be observed. Appeared serviceable were visible.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Plumbing**

**S** **R** **I** **NP** **NI**

**Functional Drainage**

Satisfactory: The drainage system was tested by running water through all fixtures and drains except the washing machine drain. Functional drainage appeared normal.

**Waste & Vent Pipe Support**

Limited Evaluation: Slab Foundation - Majority of waste pipes are concealed in walls and floors and could not be inspected. Where visible, the waste drain system appeared to be functioning as intended.

**Sewer Scope Inspection****Waste Pipe Access Point : Cleanout in Yard**

Information/Inspection Limitation: Main Waste Line –

The interior of the main waste line was not inspected as part of this home inspection. Underground plumbing can develop hidden problems such as root intrusion, cracks, poor installation, blockages, or even rodent activity. These issues may result in sewage backups or complete line failure. Repair or replacement of a buried sewer line can range from several thousand dollars to well over \$10,000, depending on location and depth. A professional sewer scope inspection is recommended to determine the current condition of the line before purchase.

Advantage Inspection offers sewer scope evaluations with video documentation, helping you avoid costly surprises and negotiate repairs before you buy.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Equipment & Fuel Storage****Waste Pump(sometimes called a Lift Station)**

Not Present: Waste pump/lift station is not a component used inside the interior of this home.

**Interior Fuel Storage / Fuel Supply & Vent Piping**

Limited Evaluation: Observed a propane storage tank in the yard. No adverse conditions were observed with the visible components of the tank, or gas line plumbing. Buried or concealed portions of plumbing could not be evaluated.

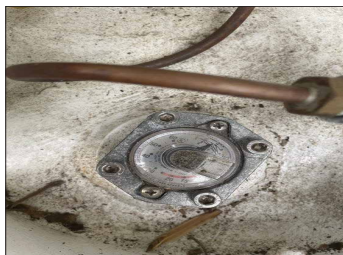


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Plumbing**

**S** **R** **I** **NP** **NI**

**Plumbing Fixtures**

☒ ☐ ☐ ☐ ☐

**Outside Faucets****Type :** Non-freezeproof

Satisfactory: Exterior Faucets - The exterior hose faucets were tested at time of inspection. No adverse conditions were observed and the faucets operated as intended.

>>> If non-freeze proof faucets are present on the home freeze protection measures should be considered throughout the winter season.

>>> If shutoff valves are present, these valves allow for a higher level of weatherization during periods of extreme cold.

>>> Note: Do not leave hoses with spray handles installed in place with water spigots left on during the winter. Water in the hoses can freeze causing damage to the spigots and/or water lines inside the wall cavities that will not be apparent until water in the lines thaws.

☐ ☐ ☒ ☐ ☐

**Kitchen Sink**

Information/Suggestion: Flexible Plumbing Waste Line Used on Drain -

Observed flexible waste drain plumbing installed under the kitchen sink. Even though flexible waste pipe is sold to the general consumer, connections made with this material are considered improper as the national plumbing association does not recognize this type of flexible waste pipe as an appropriate plumbing material. No leaking was observed at this area at the time of the inspection but the ribbed inner wall surface is more prone to blockage than solid wall surface waste line material.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☒ ☐ ☐

**Laundry Connections****Type :** Elect. Dryer, Washer

Suggestion: Missing Washing Machine Drain Pan -

There is no washing machine emergency drain pan installed for the washing machine. This can result in water damage to the floor/ceiling below this area should the washing machine or lines leak. Suggest that a drain pan be added so that protection against water damage from leaking appliance can be provided.

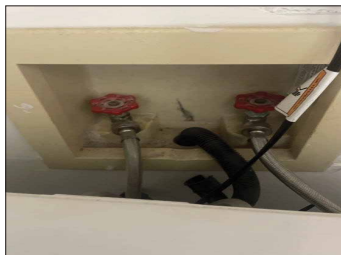


Photo Box Intentionally Left Blank

**Additional Plumbing Items (If needed)**

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Plumbing

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Water Heater**

S R I NP NI

**Water Heater Details****Manufacturer :** American**Gallons :** 40**Estimated Age :** 6**Model Number :** .**Serial Number :** .**Fuel Type :** Electric**Location :** Basement**Appliance and Installation**

Satisfactory: The water heater appliance was inspected and found to be properly installed. No adverse conditions were noted.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Operation****Water Temperature During Inspection :** 118

Satisfactory/Information: The water heater was visually inspected and observed as operating properly at the time of the inspection. An adequate supply of hot water being provided by the appliance was verified during the course of the inspection by running 20 or more gallons of hot water alone while testing all of the different plumbing fixtures provided with a hot water supply during the course of the inspection.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Safety Equipment****Type :** PRV - Pressure Relief Valve

Needs Repair: Water Heater Safety - No Thermal Expansion Tank Installed - A thermal expansion tank was not observed on the water supply plumbing system. This tank compensates for increased water pressure due to heated water from the water heater and/or the public utility. At the most recent replacement of the water heater, requirements were in place for an approved thermal expansion control device, a thermal expansion tank (TET), to be installed on the water system as part of this water heater replacement. Have a professional plumbing contractor provide this pressure compensating device for added protection against high water pressure fluctuations in the water system.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Water Heater**

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

|                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Exhaust**

Not Present: Water Heater Exhaust - The electric water heater does not require the use of an exhaust system. Conditions were normal at time of inspection.

**Additional Water Heater Items (If needed)**

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Bathroom - First Floor Hall**

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

**Sink(s)**

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.



Photo Box Intentionally Left Blank

**Toilet**

Needs Repair: Bathroom Toilet Loosely Installed at Floor -

The first floor hall bathroom toilet is loosely connected to the floor. This can result in damage/leaking. Recommend that a professional plumbing contractor fully evaluate the toilet and make the necessary repairs for proper installation and long term serviceability.

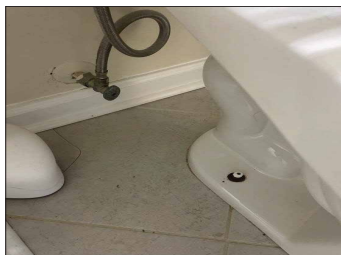


Photo Box Intentionally Left Blank

**Shower and Bathtub**

Satisfactory: The shower and bathtub (if present) were tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucets. Showers are run for a minimum of 10 minutes in an attempt to help identify any potential leaks in the supply line leading to the shower head. Please note that concealed plumbing can not be inspected.

>>> Bathtub Inspection Limitation: Bathtub overflows are not evaluated for potential leaking conditions. The overflow connection to the bathtub is concealed from viewing and the identification of a leaking condition requires that a sizable amount of water to leak out that can potentially cause water damage in the house before it can be visually identified. Caution should be exercised to prevent bathtubs from ever being overfilled

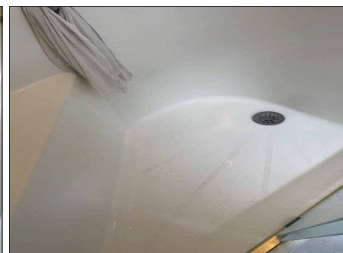


Photo Box Intentionally Left Blank

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Bathroom - First Floor Hall

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

Additional Bathroom Items (If needed)

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Bathroom - First Floor**

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

**Sink(s)**

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.

**Toilet**

Needs Repair: Bathroom Toilet Loosely Installed at Floor -

The primary bathroom toilet is loosely connected to the floor. This can result in damage/leaking. Recommend that a professional plumbing contractor fully evaluate the toilet and make the necessary repairs for proper installation and long term serviceability.

**Shower and Bathtub**

Needs Repair: Bathroom Bathtub Surface Damaged -

There is an area of surface damaged to the primary bathroom bathtub. Damaged tub surfaces can result in increased damage and/or leaking. Have an authorized manufacturers representative repair contractor evaluate the entire tub and make repairs so that the product warranty is maintained in effect.

>>> Information: Fiberglass tubs are made by applying a gel coating to a mold, so when the gel coating gets damaged or scratched off, the fibers of the fiberglass base can show through.

Needs Repair: Bathroom Tub/Shower Diverter Not Working Properly -

The bathroom tub/shower valve does not fully divert water to the shower head. This can limit use and is inefficient. Have a professional plumbing contractor evaluate the fixture and make the necessary repairs for proper operation.



Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Bathroom - First Floor

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

Additional Bathroom Items (If needed)

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Bathroom - Basement Ensuite**

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

**Sink(s)**

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.



Photo Box Intentionally Left Blank

**Toilet**

Needs Repair: Moisture Stains Around The Base Of The Bathroom Toilet -

Moisture stains are present around the perimeter of the basement ensuite bathroom toilet base. This may indicate that the toilet is or has leaked - typically at the toilet base/wax ring connection the the waste plumbing line. A lack of moisture, currently present, is not conclusive evidence that the leaking condition has been repaired as these leaks can be intermittent. If service records can not be provided by the seller indicating that the leaking condition has been repaired, have a professional plumbing contractor evaluate the toilet and make the necessary repairs to prevent further leaking.



Photo Box Intentionally Left Blank

**Shower and Bathtub**

Needs Repair: Deteriorated Shower Floor Tile/Grout in Bathroom -

The basement shower floor tile has evidence of cracking/separation present. ( missing tile ) This can allow water to infiltrate behind the floor tile which can result in damage. Recommend that a professional contractor provide a full evaluation of the shower area and any repairs necessary to prevent possible water penetration. Hidden damage and fungal growth may be present.



Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Bathroom - Basement Ensuite

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

Additional Bathroom Items (If needed)

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Electrical**

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

**Service Entrance****Type :** Underground

Not Inspected: The electrical service entrance wire is underground and not visible for inspection.

**Service Wires Size & Type****Type :** 2/0 Aluminum = 150 Amps & 240 Volts

Satisfactory: The conditions, service wires, service size and type appeared to be normal/serviceable at the time of the inspection.

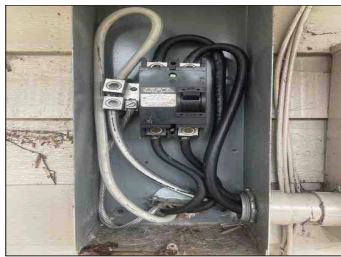


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Grounding Equipment****Type :** To Ground Stake

Satisfactory: The ground stake is buried and ground connection could not be observed. Ground wire was lightly pulled to ensure connection.

**Main Panel****Located at :** Outside/Exterior wall

Needs Repair: Main Electrical Panel - Openings In Main Electrical Panel - Opening observed in the main electrical panel housing/panel cover due to exterior rust. Opening in the panel housing can result in contact with live electrical components. Have a professional electrical contractor make the necessary repairs to seal all openings.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Electrical**

☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

☒ ☐ ☐ ☐ ☐

**Sub Panels****Located at :** Exterior Closet

Satisfactory: Electrical conditions inside the sub electrical panel were observed to be properly installed and typical for the period of construction. All circuits were observed having been labeled.

>>> Note: Verification that the circuits are labeled properly was not completed and is not included as part of a general home inspection.

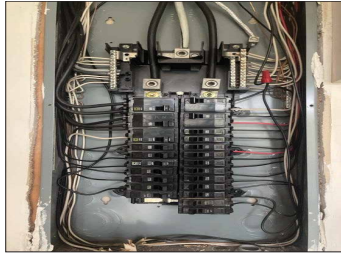
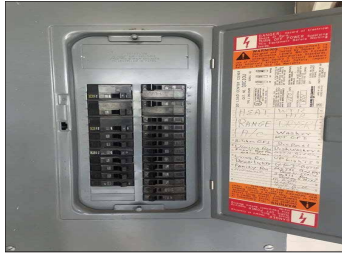


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**Over Current/Fault Protection****Type :** Circuit Breakers

Satisfactory: Circuit breakers were visually inspected only and observed to have the proper gauge wire with respect to the circuit size connected to them. No adverse conditions associated with improper wiring practices were observed.

☐ ☒ ☐ ☐ ☐

**Ground Fault Protection****Currently present at :** Baths, Exterior, Kitchen

Needs Repair: Ground Fault Protection - Not Tripping/Not Protected -

Ground fault circuits, where present and accessible, were tested by simulating a fault. The circuit outlets serving the exterior, the bathrooms and the kitchen would not trip when a fault was simulated. Have a professional electrical contractor service these ground fault circuits so that proper operation is known to be occurring when conditions are necessary.



☒ ☐ ☐ ☐ ☐

**120 Volt Circuits****Material :** Copper

Satisfactory/Limited Evaluation: Concealed wiring could not be inspected. Where visible inside the electrical distribution systems, the wiring and circuits appeared serviceable at the time of the inspection.

☒ ☐ ☐ ☐ ☐

**240 Volt Circuits****Material :** Aluminum

Satisfactory/Limited Evaluation: Concealed wiring could not be inspected. Where visible inside the electrical distribution systems, the wiring and circuits appeared serviceable at the time of the inspection.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Electrical**

**S** **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

**Receptacles(representative#)****Type : 3 Prong**

A) Needs Repair: Outlets/Wall Switches - Missing Covers -

There are electrical outlets/wall switches throughout the home that are missing there covers. The missing covers expose wire connections which, if contacted, can result in personal injury. Recommend that covers be added at all outlets/switches throughout the home where not currently present.

B) Needs Repair: Outlets - No Power -

Observed some outlets in the home without power. This limits use. Have a professional electrical contractor evaluate the outlets/circuits and make any necessary repairs to allow for proper operation.



☐ ☒ ☐ ☐ ☐

**Interior Light Fixtures, Ceiling Fans & Switches**

A) Needs Repair: Lighting, Fans & Switches - Lights Not Operating -

Some of the light fixtures throughout the house were not operating when tested. This will prevent proper lighting when needed. Have a professional electrical contractor evaluate the light fixtures throughout the home and make the necessary repairs to ensure proper operation.

B) Needs Repair: Lighting, Fans & Switches - Missing Globes -

Observed light fixtures to be missing globes over the light bulbs. Globes over the bulbs limit exposure to damage from contact. Recommend that a globe be installed at all light fixtures where not currently present.



☐ ☒ ☐ ☐ ☐

**Exterior Light Fixtures, Ceiling Fans & Switches**

A) Needs Repair: Exterior Lighting, Fans & Switches - Missing Bulb -

Observed light fixtures to be missing a light bulb. The missing bulb prevents proper operation. Replace the bulb and check for proper operation.

B) Needs Repair: Exterior Lighting, Fans & Switches - Missing Globes -

Observed light fixtures to be missing globes over the light bulbs. Globes over the bulbs limit exposure to damage from contact. Recommend that a globe be installed at all light fixtures where not currently present.



**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Electrical**

**S** **R** **I** **NP** **NI**

☐ ☐ ☒ ☐ ☐

**Smoke & CO Detectors**

Suggestion: Update CO Detector -

Current safety standards require smoke detection in every bedroom and a smoke detector and carbon monoxide detector to be installed within a reasonable distance outside all bedroom entrances. No CO detectors were observed in the home. Suggest installing additional detectors as needed for personal safety.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**Doorbell**

Satisfactory: Doorbell was tested and operated properly at the time of the inspection.

**Additional Electrical Item (If Needed)**

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Heating**

**S** **R** **I** **NP** **NI**

**Heating Details**

Unit Manufacturer : Trane

Capacity (in Btu's) : 36000

Approximate Age : 14

Model Number : .

Serial Number : .

Area Served : Whole House

Heating Unit Description : Central Heating

System Type and Fuel : Split System

Unit Location : Basement

☒ ☐ ☐ ☐ ☐

**Heating Equipment**

Satisfactory/Limited Evaluation: This home was equipped with a heat source in each habitable space at the time of the inspection. Furnace unit was visually inspected. The extent of the operation of the unit depends on the time of year that the inspection took place and the type of system present. Due to an inaccessible compartment the heat exchanger could not be fully observed.

☐ ☐ ☒ ☐ ☐

**Operation - Temp.Rise**

Return : .

Supply : .

Limited Evaluation: Heat Pump - Outdoor Temperature Above 60 Degrees -

When outdoor temperatures exceed 60 degrees, the heating function of a heat pump will not be tested due manufacturers recommendations not to operate above that outdoor temperature limit. The heating function of a heat pump should be considered operating properly if the cooling (AC) operated properly. Recommend having a professional HVAC contractor further evaluate the HVAC system prior to closing.

Please note that the physical inspection of an electric heat system does not include disassembly/opening of the air handler. An HVAC contractor would be required for this type of invasive inspection.

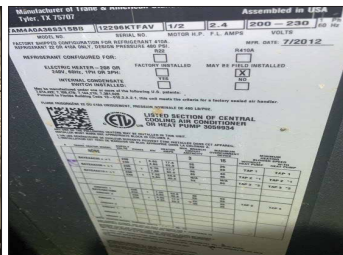


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

1

☒ ☐ ☐ ☐ ☐

**Operating & Safety Controls**

Satisfactory: HVAC controls limited to the thermostat and disconnect. All controls and safety devices should be checked at each service. Service should be performed seasonally.

☐ ☐ ☐ ☒ ☐

**Flue**

Not Present: Heat pump heating system does not incorporate a flue or heat venting system.

**Additional Heating Item (If needed)**

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Heating

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Fireplace - House**

**S** **R** **I** **NP** **NI**

**Fireplace****Description :** Built in**Location :** Living room

Satisfactory: Fireplace firebox was visually inspected. Conditions were considered normal at the time of the inspection.

>>> Note: It is not uncommon in metal built in gas log fireplaces to hear noises coming from the fireplace during the heating up and cooling down of the appliance that is caused by metal inner wall expansion and/or contraction movement.

**Gas Logs**

Needs Repair: Fireplace Gas Log Set - Not Operational -

The fireplace gas log set was not operational at time of inspection. Have the homeowner verify proper operation or have a professional contractor evaluate the log set and make the necessary repairs.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Damper**

Satisfactory: The fireplace damper was tested and operated properly at the time of the inspection.

**Chimney/Flue Condition**

Information: Prefabricated Chimney - Limited Flue Evaluation -

The inspector is unable to fully evaluate the fireplace flues due to limited visible areas above the firebox. It is suggested that the seller be consulted about the last time the flues have been inspected, cleaned, or scoped. The National Fire Protection Association (NFPA 211) recommends annual chimney inspections because creosote buildup and hidden flue damage are leading causes of chimney fires, which are a significant source of residential fires in the U.S.

Advantage Inspection can arrange a chimney scope evaluation so you'll know the true condition of the flue before closing.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Additional fireplace Item (If needed)**

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Fireplace - House

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Fireplace - House**

**S** **R** **I** **NP** **NI**

**Fireplace****Description :** Built in**Location :** Basement

Satisfactory: Fireplace firebox was visually inspected. Conditions were considered normal at the time of the inspection.  
 >>> Note: It is not uncommon in metal built in gas log fireplaces to hear noises coming from the fireplace during the heating up and cooling down of the appliance that is caused by metal inner wall expansion and/or contraction movement.

**Gas Logs**

Needs Repair: Fireplace Gas Log Set - Not Operational -  
 The fireplace gas log set was not operational at time of inspection. Have the homeowner verify proper operation or have a professional contractor evaluate the log set and make the necessary repairs.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Damper**

Satisfactory: The fireplace damper was tested and operated properly at the time of the inspection.

**Chimney/Flue Condition**

See comments above

**Additional fireplace Item (If needed)**

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Fireplace - House

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Air Conditioning**

**S** **R** **I** **NP** **NI**

**Cooling Details****Unit Manufacturer :** Trane**Total Capacity :** 2.5**Approximate Age :** 9**Model Number :** .**Serial Number :** .**Area Served :** Whole House**Cooling Unit Description :** Central Cooling**System Type and Fuel :** Split System**Unit Location :** Outside

☐ ☒ ☐ ☐ ☐

**A/C Equipment****Needs Repair:** A/C - Tilted A/C Unit -

The HVAC condensing unit is slightly tilted. Oils in the bottom of the compressor can be prevented from circulating when units are not in a level position. Have a professional contractor evaluate the A/C unit installation and make any necessary repairs in order to provide for long term serviceability of the appliance.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**Operation - Temp.Drop****Return :** 61**Supply :** 45

Satisfactory: The A/C air temperature differential was determined by taking temperature readings at the return air grill and closest supply vent from the air handler no less than ten minutes after energizing the system. Acceptable operating parameters have been adjusted in order to compensate for readings that are not taken immediately in front and behind the evaporator coil. The temperature output with respect to return temperature on the air conditioner was within normal limits - recommend HVAC service annually.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**A/C Operating Controls**

Satisfactory: A/C controls limited to the thermostat and disconnect. All controls and safety devices should be checked at each service. Service should be performed seasonally.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Air Conditioning**

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

**Additional A/C Item(If needed)**

|                          |                          |                                     |                          |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

**HVAC MAINTENANCE**

Information/Recommendation: General HVAC Maintenance -  
 Manufacturer recommended maintenance service cleaning to be provided annually on all HVAC systems. It is known that an A/C system can lose up to as much as 10% operating efficiency a year if not being properly maintained. At a minimum, maintenance service should be provided no less than every three years in order to maintain operating efficiency above seventy percent. If preventative maintenance records cannot be provided demonstrating that the system has been serviced in the past 3 years, it is strongly suggested that a HVAC contractor provide further evaluation of this system including cleaning the evaporator and condensing coils, checking refrigerant levels/pressures and a visual inspection of the heat exchanger (gas furnaces only) as part of a scheduled maintenance service. If more than 1/2 pound of refrigerant was required to refill the system, leak checking should be performed in order to ensure that a leaking condition is not present in the system. If records are provided, it is recommended to review the service receipt in order to determine what services were provided.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Ducts**

**S** **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

**Ducts - Including Straps and Supports**

Needs Repair: HVAC Filter - Loose HVAC Return Duct -

Observed the HVAC return in the basement closet to not be properly secured. The loose return could result in damage to the surrounding area. Recommend that a professional contractor make the necessary repairs to properly secure the return vent.



Photo Box Intentionally Left Blank

☐ ☐ ☒ ☐ ☐

**Filter**

**Size(s) : Whole House**

Information: Whole Duct Cartridge Filtration System - Cartridge filters are installed in the return air duct housings just before the furnace/air handler serving each floor. The combination of a whole duct cartridge filter and individual filters in the duct return vents provides for a very clean air environment.



Photo Box Intentionally Left Blank

**Additional Duct Item (if Needed)**

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

**Report Legend**

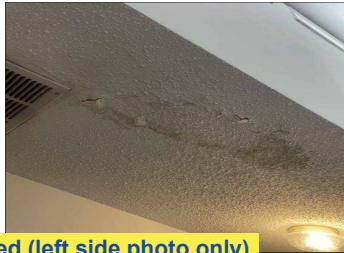
**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Interior**

**S** **R** **I** **NP** **NI**

**Walls & Ceilings**

Needs Further Evaluation/Repair: Stains - Ceiling/Wall Stains - Observed ceiling and wall stains in almost every room throughout the home. Staining may be due to a one time occurrence, previously repaired leak, or an active leak. Continued leaking in these areas can result in significant hidden damage to the structure. Recommend a professional contractor fully evaluate the areas and make all necessary repairs to prevent further leaking/moisture penetration and any additional repairs necessary to restore any damaged materials. Hidden damage may be present.



Repaired (left side photo only)

**Floors (does not include carpeting or finish treatments)**

Needs Repair: Flooring - Excessive Floor Squeaking - Personal property, furnishings and floor coverings prevented full inspection of some floor surfaces. Where visible, floor condition is serviceable and typical for the age of the house. Observed areas in the first floor system where the subfloor is loosely secured to the floor trusses/floor joist. This results in some minor floor deflection and/or squeaking in the floor when walked on. This is a common occurrence in many floor systems and can be repaired by pulling up the floor coverings and adding additional fasteners (preferable screws) in the areas of the loose subfloor. Due to excessive floor noise noted at several areas, it is recommended that a professional contractor evaluate the entire home and repair areas where more excessive noise is present.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Steps & Stairways**

Satisfactory: The interior stair system(s) were inspected and observed to be compliant with building requirements at the time of construction. Proper installation was observed at the time of the inspection.

**Interior Balcony & Railings**

Satisfactory: Interior stairway railings and/or balcony railings were inspected. No adverse conditions were observed with the installation and/or conditions at the time of the inspection. Installation and safety standards associated with the original construction of the home were present in the rail systems. Rails provide a sense of security and protection from falling when present.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Interior**

**S** **R** **I** **NP** **NI**

**Counters & Built-In Cabinets(representive#)**

Needs Repair: Counters/Cabinets - Cabinet Doors/Drawers Loose and/or Not Aligned Properly -

Some of the kitchen and bathroom cabinet doors/ drawers are improperly installed/missing components. Cabinet doors and/or drawers, when improperly installed can rub against each other restricting smooth operation and cause physical damage, or even fall out of position if repairs are not made. Have a professional cabinet installation contractor make the necessary adjustments/repairs so that unobstructed motion/safe operating conditions are provided at all of the cabinets.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Interior Doors**

Satisfactory: All interior doors were inspected and operated at the time of the inspection. No adverse conditions noted at the time of the inspection.

**Window(interior side of windows)**

A) Needs Repair: Windows - Window/Door Glass Unit Seal Failure -

Glass unit (doors and windows) insulation seals were observed to be compromised in various locations throughout the home. ( windows and sliding glass doors) Compromised glass seals may not necessarily be limited to just the glass units noted. Signs of compromised glass seals can be masked by weather conditions, lighting, and cleanliness of glass at the time of the inspection. Have a professional window pane replacement company evaluate all of the glass units in the home and make the necessary repairs/replacement to restore the insulation integrity of any units determined to have bad seals.

B) Needs Repair: Windows - Windows Difficult to Open -

Observed many of the windows that are hard to open/would not open (most likely from inactive use over long periods of time and or repainting of the interior trim that has bonded sashes to the side valances). Have a professional window installation/repair contractor service/check all windows for proper/smooth operation when using and make any repairs necessary for proper operation. At a minimum, due to concerns for personal safety, at least one designated window in every bedroom needs to be assured of operating freely so that emergency egress is known to be provided.

C) Needs Repair: Windows - Windows Not Holding Position -

Observed some of the window sashes in the home to not hold position once the windows were raised/unlocked. Windows that will not stay in position can prevent use/result in damage to the windows. Recommend that a professional window installation/service contractor evaluate all of the windows throughout the home and make any necessary repairs to allow for proper operation.

D) Needs Repair: Windows - Window Not Locking -

Observed a few windows in the home to not lock. The lock and catch appear misaligned which prevents the window from being properly secured. Have a professional window installation contractor evaluate all of the windows throughout the home and make any necessary repairs for proper operation.



Photo Box Intentionally Left Blank

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Interior

S R I NP NI

☐ ☐ ☐ ☒ ☐

Fire Extinguisher

Not Present: No Extinguishers in Home - Recommend adding, and/or maintaining fire extinguishers in the home in order to provide a higher level of personal safety in the home.

Additional Interior Items (if needed)

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Insulation & Ventilation**

**S** **R** **I** **NP** **NI**

**Basement Insulation****in. thick : 6 1/4**

Satisfactory: Limited Evaluation - Finished ceilings and/or wall areas in basement prevented inspection of insulation. Where visible, insulation appeared to be installed per the installation requirements at the time of original construction.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Crawlspace Insulation****in. thick :**

Not Present: A crawlspace is not part of this home design. This system or component was not present at the time of inspection.

**Attic Insulation****Insulation type(s) : Fiberglass****Estimated thickness in inches : 15 1/2, 13 1/2**

Needs Repair: Attic Insulation - Compressed/Displaced Insulation Present - Insulation was packed down and/or displaced in several places in the attic. This is reducing the thermal efficiency in the attic at these locations. Recommend that the proper depth of insulation be replenished in order to provide a continuous "R" rating of insulation that was installed at the time of the installation.



Photo Box Intentionally Left Blank

**Vapor Retarders****Type : Kraft backed paper**

Satisfactory: Vapor retarders, where necessary and visible, were installed properly.

**Crawlspace Ventilation**

Not Present: Slab Foundation - Foundation venting is not used when a slab foundation is present.

**Attic Ventilation****Ventilation Type(s) : Ridge, Soffit**

Satisfactory: The attic ventilation system is typical for the period of original installation. No adverse conditions associated with inadequate ventilation were present at the time of the inspection.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Insulation & Ventilation**

**S** **R** **I** **NP** **NI**

☐ ☐ ☐ ☒ ☐

**Whole House Fan**

Not Present: This system or component is not included in this home or was not present at the time of the home inspection.

☒ ☐ ☐ ☐ ☐

**Bathroom Vents**

**Vents to: : Exterior**

Satisfactory: Required venting of all of the bathrooms was verified and operating, as well as, installed per the standards at the time of construction.

>>> Note: Bathroom exhaust fans venting into the eaves and/or soffit will result in moisture accumulation in the attic areas because of back-drafting, which will most likely cause moisture damage and/or wood rot, and can promote mold growth.

☐ ☒ ☐ ☐ ☐

**Dryer Vent**

**Dryer vents to: : Vents through exterior wall**

Needs Repair: Dryer Vent - Dryer Baffle Stuck Open/Broken -

The dryer exhaust vent end cap is not installed properly where it vents through to the exterior of the home. The baffle that closes when the dryer is not operating is partially open at all times. Being open all the time allows air exchange between the exterior and interior of the house, as well as the possibility of vermin getting in the exhaust duct. Have a professional contractor make repairs so that the baffle closes fully when not being used.



Photo Box Intentionally Left Blank

☐ ☐ ☒ ☐ ☐

**Radon**

Not Inspected/Information: No Radon Test Started -

A radon test was not ordered with the home inspection. Radon is a naturally occurring radioactive gas that is the second leading cause of lung cancer in the U.S. The EPA recommends testing all homes, regardless of age or type of foundation. If elevated levels are found, remediation typically involves a venting system, with costs usually between \$1,200 and \$2,500. A professional radon test is recommended to determine whether corrective measures are needed. For more information - <https://www.epa.gov/radon>

Advantage Inspection offers certified radon testing, delivering accurate results so you can make informed decisions about safety and remediation before move-in.

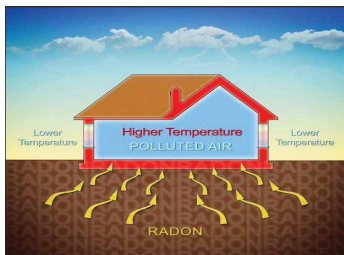


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Additional Insulation Items(if needed)**

☐ ☐ ☐ ☐ ☐

Report Legend

- S - Item is Satisfactory
- R - Item needs Repair/Further Evaluation
- I - Information or Suggestion
- NP - Not Present
- NI - Not Inspected

Insulation & Ventilation

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

Report Legend

S

-

Item is Satisfactory

R

-

Item needs Repair/Further Evaluation

I

-

Information or Suggestion

NP

-

Not Present

NI

-

Not Inspected

Appliances

S

R

I

NP

NI

Dishwasher

Age : 15

Manufacturer : Whirlpool

Satisfactory: Dishwasher - Dishwasher was inspected and operated properly at the time of the inspection.

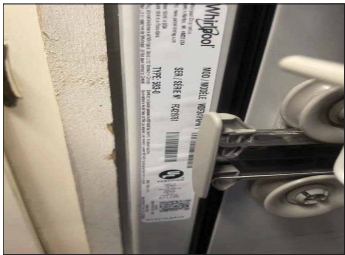


Photo Box Intentionally Left Blank

Range

Age : 15

Type : Electric

Needs Repair: Range - Missing Anti-Tip Bracket -  
The anti-tip bracket required for safety on all freestanding ranges, was not installed at the time of the inspection. The anti-tip device can prevent personal injury/damage caused by the appliance tipping over due to weight added to the open door. Recommend a professional appliance installation contractor install this anti-tip device as required to prevent damage and personal injury.

Manufacturer : Frigidaire

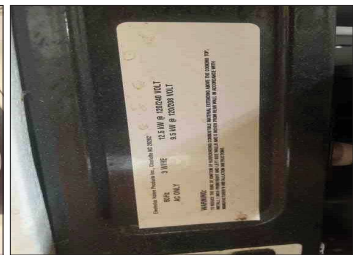


Photo Box Intentionally Left Blank

Oven

Age : 15

Type : Electric

Satisfactory: Oven - Oven burners were inspected and operated properly at the time of the inspection.  
>>> Note: Due to inspection time constraints, if the oven has a self-cleaning function it was not evaluated during the inspection.  
>>> Note: Temperature calibration tests are not performed on the oven appliance as part of the standard home inspection, and due to inspection time constraints, if the oven has a self-cleaning function it was not evaluated during the inspection.

Manufacturer : Frigidaire



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Appliances**

**S** **R** **I** **NP** **NI**

☐ ☐ ☐ ☒ ☐

**Trash Compactor****Age :****Manufacturer :**

Not Present: Trash Compactor - Not Installed - This system or component is not installed/not included in the appliance package serving the home.

☐ ☒ ☐ ☐ ☐

**Garbage Disposal****Age :** 20**Manufacturer :** Emerson

A) Needs Repair: Disposal - Noisy/Loud Operation -

The kitchen food waste disposal was loud when operated. Remove foreign objects from inside the appliance and test for proper operation.

B) Needs Repair: Disposal - Missing Splash Guards -

The kitchen disposal splash guard that protects the operator from contents being thrown from the appliance during operation, located in the throat of the sink drain, is deteriorated/missing. This can allow debris to fly out of the disposal opening during use. Recommend that a professional contractor replace the missing safety device.



Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

**Range Hood Vent****Type of Ventilation :****Manufacture :**

Not Present: Range Hood - Missing/Not Installed - This system or component is not installed/missing/not included in the appliance package.

☐ ☒ ☐ ☐ ☐

**Microwave(built-in)****Age :** 15**Ventilation type: :** Recirculating

A) Needs Repair: Microwave - Handle Broken - Damage to Front-

The graspable pull handle on the microwave oven is broken off/missing and the front is cracked. This limits the operation of the door/appliance. Have a professional appliance repair contractor make repairs so that the oven door handle is properly secured at the door frame.

B) Information: Microwave - Life Cycle Expectancy -

Microwave appears to be over twelve years old and is at the end or exceeded expected life cycle as defined by most major manufacturers.

**Manufacturer :** General Electric

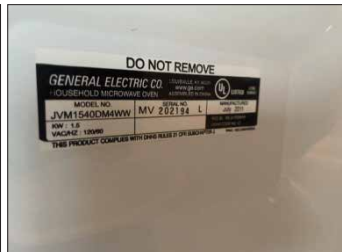


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Appliances**

**S** **R** **I** **NP** **NI**

☒ ☐ ☐ ☐ ☐

**Refrigerator**

Age : 8

Manufacturer : Samsung

Satisfactory: Refrigerator - Refrigerator was inspected. All interior lights and features were operational at the time of the inspection.

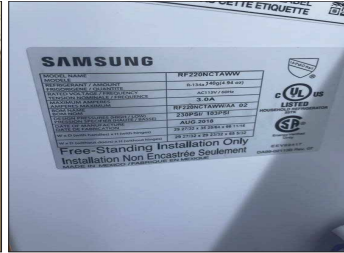


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Additional Appliance Items (if needed)**

☐ ☐ ☒ ☐ ☐

**Appliances**

Information: Appliances - Life Cycle Information - Some of the appliances in the kitchen appear to be over twelve years old and are nearing/exceeding the end of their expected life cycle as defined by most major manufacturers.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Home Access and Close Out**

|   |   |   |    |    |
|---|---|---|----|----|
| S | R | I | NP | NI |
|---|---|---|----|----|

**Security**

Agent locked door

**Interior Floor Protection**

Satisfactory: Booties, or similar protection, were worn in the home at all times by the inspector.

**Fireplace**

Satisfactory: The fireplace was left as it was found. If a damper was present, any soot or debris that dropped from the flue during testing was cleaned by the inspector.

**Lighting**

Satisfactory: The interior and exterior lights were turned off prior to locking up the home.

**GFI Circuits**

Satisfactory: All GFI protected circuits were reset after testing.

**Garage/Basement Fridge/Freezers**

Not Present: There was no garage or basement freezer present at this home during the inspection.

**Report Legend**

**S** - Item is Satisfactory  
**R** - Item needs Repair/Further Evaluation  
**I** - Information or Suggestion  
**NP** - Not Present  
**NI** - Not Inspected

**Home Access and Close Out**

☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

☒ ☐ ☐ ☐ ☐

**Attic Access Cleanup**

Satisfactory: The area below/around the access area was cleaned after attic entry.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**Thermostat Settings**

Satisfactory: The settings on the thermostat(s) were noted at the start of the inspection. Upon completion of the testing procedure for the HVAC system(s), the thermostat(s) was/were reset to the original settings.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**Kitchen Appliances**

Satisfactory: The testing process of all kitchen appliances was confirmed to be completed and appliances restored to their original settings at completion of the home inspection.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

**Follow Up - Agent**

Inspection Complete, Agent Present: The buyer's agent was present at the end of the inspection. A recap of the inspection findings was offered.

Report Legend

S

 - Item is Satisfactory  

R

 - Item needs Repair/Further Evaluation  

I

 - Information or Suggestion  

NP

 - Not Present  

NI

 - Not Inspected

Home Access and Close Out

S

R

I

NP

NI

Follow Up - Client

Agent will follow up

Follow Up - Office

Inspection Complete, Called/Chatted with the Office: The office was notified of the status of the inspection. A photo of the listing agent sign was texted into the chat (if available).

## Addendum

Report Number  
PWR5362

---

This home is more than 12 years of age, and as such, has some systems or components that are nearing or have exceeded what most manufacturers of major appliances would consider the normal operating life expectancy. A home inspection only cites adverse conditions that are present at the time of the inspection. No reference to age can be used to indicate that future repairs and/or replacement may be imminent. Please refer to information in the body of the report for specific ages of the appliances, if this information is to be considered in your decision as to whether or not to purchase the property.

The End

