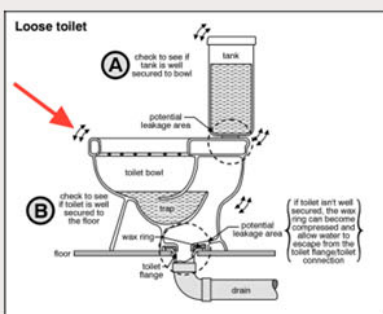


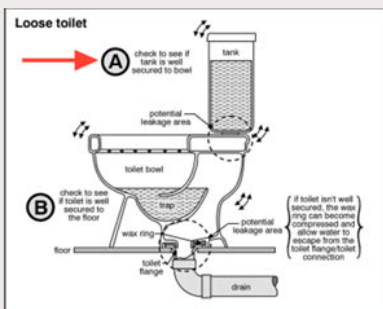
problems may exist. A licensed plumber should **evaluate** this situation further and provide you with recommendations and estimates for any necessary repairs or improvements if this issue is of concern to you.

- Master bathroom
- Powder room
- Hallway bathroom toilet is excessively loose



 **PS-5 Plumbing System - Fixtures:** The toilet tank is loose. This condition risks damage to the toilet(s) and leakage if not corrected. A licensed plumber or professional home maintenance specialist should evaluate the toilet and **repair or replace** as necessary. Compare to other toilets in the house for reference as needed.

- Master bathroom



Master bathroom

Professional Home Maintenance Specialist

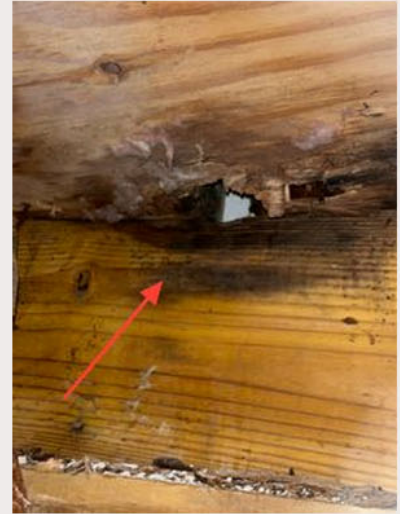
✂ **SC-1** 🏠 **Structural Components - Floor Structure:** Water stains and localized areas wood rot were noted at the subfloor and band joist underneath the sliding glass door frames serving the living and master bedrooms at the rear side of the unit. Additional damage could occur if not corrected. A professional home maintenance specialist should **evaluate** this situation further prior to putting your home on the market and provide you with recommendations and estimates for any necessary repairs or improvements.



Under sliding glass door in the living room



Under sliding glass door in the living room



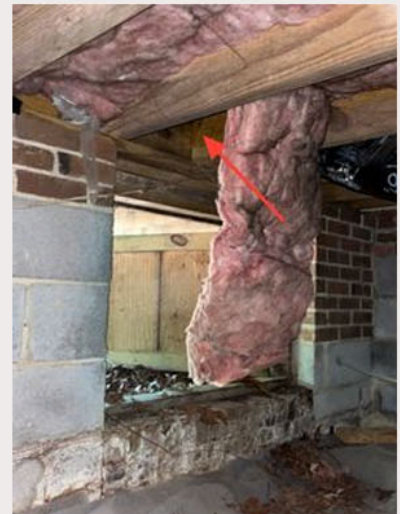
Under sliding glass door in master bedroom



Location



Under sliding glass door in master bedroom



Location (above the crawl space access)

✂ **RFCG-3** **Roof, Flashings, Chimney and Gutters - Roof Drainage System:** A downspout underneath the rear deck is clogged with organic debris and requires cleaning. This is important regular maintenance to ensure reliable drain paths off this roof. Clogged

gutters increase the risk of overflowing/leakage which can cause damage to components and moisture intrusion into the crawl space if not corrected. A professional home maintenance specialist or qualified person should make a simple **repair(s)** as necessary. Once cleared, be sure to have an extension installed to drain water four to six feet away from the foundation. Consult your home owners association regarding maintenance responsibility.



Under deck at rear side of unit



Location

🔧 **E-3** 🏠 **Exterior - Exterior Doors, Frames and Trim:** A hinge for the crawl space access door is damaged at the rear side of the unit. A professional home maintenance specialist or qualified person should make simple **repairs** as necessary. Eliminate soil contact in conjunction with this work.



🔧 **E-5** 🏠 **Exterior - Deck(s)/Screened Porch:** Some of the supporting posts are not well connected to the deck framing at the rear side of the unit and have settled out of vertical. Additional damage may occur if not corrected. A professional home maintenance specialist

should **evaluate** this situation further before you put the house on the market provide you with recommendations and estimates for any necessary repairs or improvements. Consult your home owners association regarding maintenance responsibility.



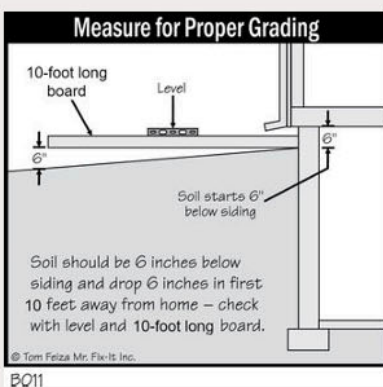
E-6 **Exterior - Deck(s)/Screened Porch:**

Stair stringers have deteriorated at the deck. Additional damage will occur if not corrected. A professional home maintenance specialist should evaluate this situation further and **repair or replace** as necessary. Consult your home owners association regarding maintenance responsibility.

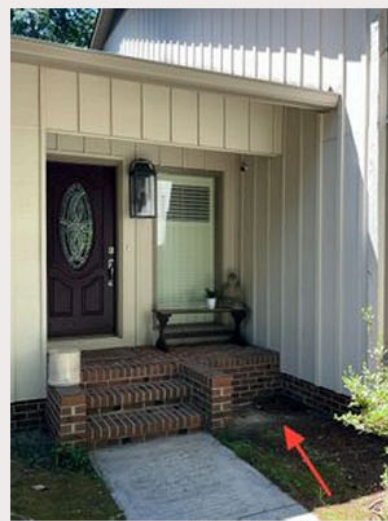


Rear deck steps

 **E-9**  **Exterior - Grounds:** The grading is mildly reversed at the front side(s) of the unit. This may allow water to collect near the foundation rather than draining away. Proper grading requires the ground to slope away from the house at a rate of 1 inch per foot for at least the first 10 feet around the home's perimeter. Additionally, a minimum clearance of 6 inches between the soil level and the first course of siding is recommended. Insufficient grading increases the risk of moisture intrusion into the crawl space (or basement), as well as soil saturation or water ponding near the exterior, potentially leading to structural damage and other moisture-related issues. A professional landscaping contractor or home maintenance specialist should **evaluate** this condition before putting your home on the market and provide you with recommendations and estimates for any necessary repairs or improvements. Consult your home owners association regarding maintenance responsibility.



Front side of unit



Front side of unit



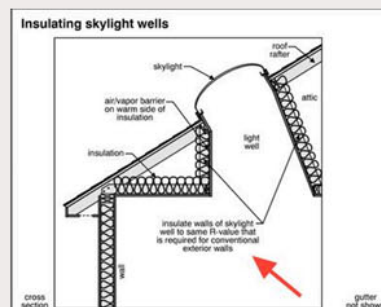
Left side of unit (drainage system installed here)

✂ PS-9 💧 Plumbing System - Fuel Storage and Distribution Systems:

The CSST gas pipe is poorly supported in the crawl space. This pipe typically requires support or hangers every 4' for 3/8" pipe, every 6' for 1/2", and every 8' for anything larger, though this specification is manufacturer specific. Loose piping may be vulnerable to damage and leaks if not corrected. A licensed plumber, home maintenance specialist or qualified person should evaluate this situation further and **repair or replace** as necessary.



✂ IV-1 ☀️ 🏠 Insulation and Ventilation - Insulation in Attic: Insulation is not present at the skylight chambers in the attic. Some energy loss is occurring due to this condition. The entire chamber/well should be insulated. A professional home maintenance specialist should make a simple **repair(s)** as necessary.



The skylight well is not insulated!

✂ IV-2 ☀ Insulation and Ventilation - Insulation in Attic:

Some of the blown insulation has been disturbed by people walking in the main attic. Blown-in insulation relies on its "fluff" to function as intended. The original thermal barrier has been compromised by these conditions and is not functioning as intended. A professional maintenance specialist should make a simple **repair** as necessary.



✂ IV-7 ☀ Insulation and Ventilation - Bathroom Venting Systems: A vent hood flap is ajar at the rear side of the unit underneath the eave along patio. This condition will allow air infiltration to occur if not corrected. A professional home maintenance specialist or qualified person should make simple **repairs** as necessary.



✂ **I-1 ■ Interior - Interior Doors:** Doors rub on the frame when closing. This condition risks damage if not corrected. A professional home maintenance specialist should evaluate this situation further and **repair** or **replace** as necessary.

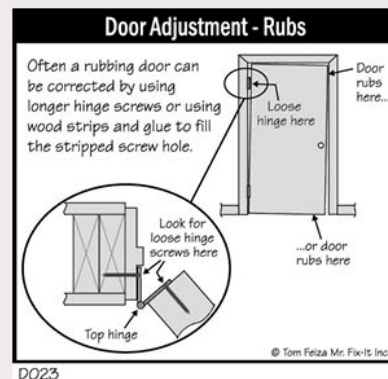
- Hallway bathroom entry door
- Closet door right rear bedroom door excessive



Hallway bathroom entry door



Closet door right rear bedroom door excessive



Professional Chimney Sweep

F-1 🔥 Fireplace(s) - Solid Fuel Fireplaces:

A gap was noted at the top of the fireplace where the flue is connected. This condition might allow flue gases to bypass the flue if not corrected. A professional chimney sweep, home maintenance specialist or fireplace specialist should **evaluate** this situation further and seal any open gap with an appropriate fire rated material as necessary to ensure that safe conditions exist.



Seal this gap as necessary.

Professional Window Specialist

I-2 🏠 Interior - Windows (representative number):

Windows have condensation or cloudiness/haze between the panes. Heat is conducted through water and vapor (condensation/cloudiness), so the insulated glass units are no longer able to perform their function as intended. The insulated glass pane units will need to be replaced in order to correct this condition. This is a common occurrence. Some additional undiscovered problems may exist and you should expect more windows to lose their seal over time. A professional window specialist should evaluate this situation further and **repair or replace** the insulated window units as necessary.



Rear wall of dining room

Qualified Person

RFCG-4 Roof, Flashings, Chimney and Gutters - Roof Drainage System:

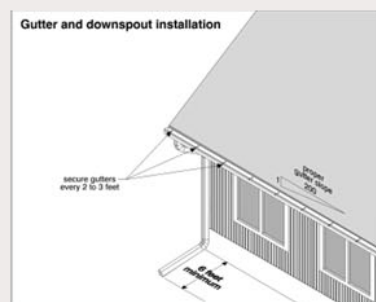
Downspouts discharging above grade at the front side of the building need extensions installed to carry water away four to six feet away from the building to reduce the risk of moisture intrusion and damage to components if not corrected. See an additional comment in the "Structural Components - Crawl Space" section of this report regarding efflorescence and dark stains on the foundation walls that is likely related to this issue. This is a simple **repair** for your information.



Left front corner



Right front corner



E-10  **Exterior - Grounds:** The discharge location of the drain line(s) is improper under the deck where water is draining too close to the foundation. Proper drainage requires water to be directed four to six feet away from the foundation to prevent excessive moisture buildup near the structure. Insufficient drainage increases the risk of moisture penetration into the crawl space (or basement), potentially leading to structural damage, mold growth, or other issues. Recommend improving the discharge location by extending the drain line(s) with drainage tile or corrugated piping to direct water further away from the foundation. Make improvements as necessary to mitigate moisture risks effectively.



Condensate drain for air conditioning system



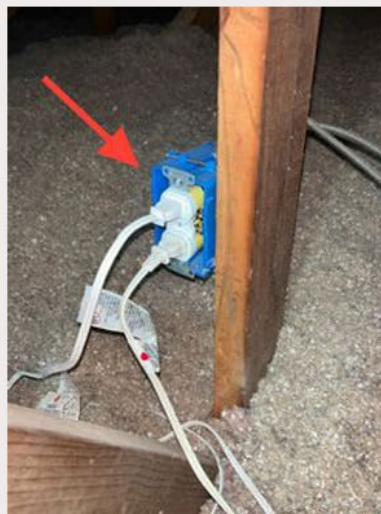
Condensate drains for ductless heat pump

ES-11  **Electrical System - Outlets and Receptacles (observed from a representative number):** Any missing cover plates should be re-installed or replaced at electrical outlets. All access to live electrical connections should be covered. This is a potential **safety issue** for your information. An injury could occur if not corrected. Make simple **repairs** as necessary.

- In the garage at tankless water heater
- Side attic



Garage at tankless water heater



Side attic

ES-12 **Electrical System - Light Switches and Fixtures (observed from a representative number):**

Inoperative lights were noted at the bedroom ceiling fans. This is likely due to bulbs being burned out but could be due to an inoperative fixture, circuit, or switch. Replace bulb(s) or repair light(s) as needed as a first step, then consult with a licensed electrical contractor as necessary. You should confirm that the fixtures are functioning as intended prior to putting your home on the market.



Both upstairs bedroom fan lights

ES-14 **Electrical System - Smoke Detectors:** An old smoke alarm is installed. Fire marshals recommended updating smoke alarms every 10 years to ensure reliable performance. These should be replaced prior to putting the house on the market. The link below includes important information about smoke alarms that could save lives in the event of

a fire. There are two basic types of smoke alarms: ionization, which are better at detecting flaming fires and photoelectric, which are better at detecting smoldering fires. Standards in the building industry are moving toward recommending BOTH types of detectors in the home. It is nearly impossible to accurately test smoke alarms during a home inspection. I recommend learning more about these important life saving devices and consider installing both types of smoke detectors in your home. [Consumer Safety Commission: Smoke Detectors: Why, Where, Which.](#)



First floor



*Missing smoke detector at
second floor hallway.
Combination smoke/CO
detectors should be installed at
each floor in the hallways
outside bedrooms.*

[CHS-3](#) **Cooling and Heating Systems - Heating and Cooling Distribution**

Systems: A duct is sagging in the crawl space. Improperly supported ductwork increases vulnerability to blockages caused by moisture, debris, or physical damage, which can impact system efficiency and performance if not corrected. A licensed mechanical contractor or qualified person should evaluate the ductwork further and make simple **repairs** as necessary. General building standards recommend that ductwork should be supported with strapping every 4', should not sag more than ½" per foot of support spacing (2") and should have a minimum clearance of 4" from the ground (see diagram).



Under powder room

CHS-4 ☀️❄️ Cooling and Heating Systems - Additional Heat Sources:

The refrigerant line insulation for the ductless heat pump system is damaged/missing in the crawl space and in need of improvements (see photos/bullets). Proper insulation is essential for maintaining efficient performance of the heat pump, as damaged insulation can lead to energy losses and reduced system efficiency. If not addressed, the system may operate less effectively, potentially increasing energy costs and wear on components over time. Recommend having a professional home maintenance specialist repair the insulation promptly to restore efficiency. This is a simple fix that can help ensure the system functions optimally.



Ductless heat pump

PS-6 💧 Plumbing System - Fixtures:

A nozzle at the wall in the master bathroom shower is clogged by mineral build-up. The sprayer is not fully functional due to this condition. Cleaning is recommended. A professional

home home maintenance specialist or qualified person should make simple repairs as necessary prior to putting your home on the market.



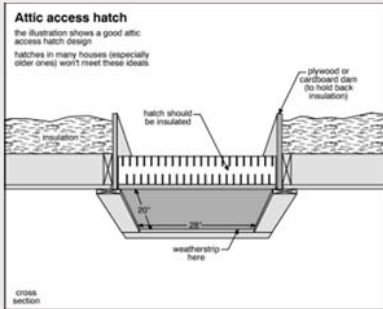
PS-7 **Plumbing System - Fixtures:**

The shower head in the master bath is leaking from the threaded connection and requires repair. Leaky shower heads are common and not a significant concern, however, under certain conditions drywall damage may occur from excessive spray or splashing. A licensed plumber or qualified person should make a simple **repair(s)** as necessary.

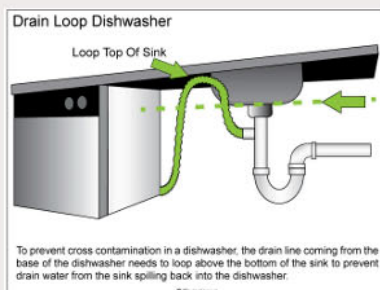


Master bathroom

 **IV-3**   **Insulation and Ventilation - Insulation in Attic:** The attic access hatch should be insulated. This condition can decrease comfort levels and increase heating and cooling costs. A qualified person should make simple **repairs** as necessary.



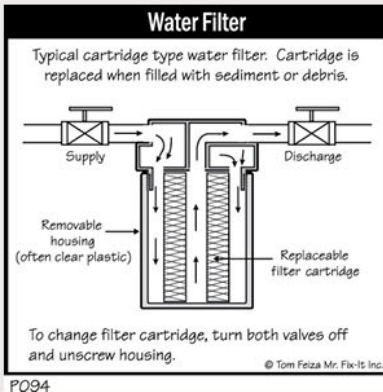
BKA-1 Built-In Kitchen Appliances - Dishwasher: The dishwasher drain line should be secured by an appliance technician or qualified person to ensure proper drainage to avoid cross-contamination from possible back siphoning of dirty water into the dishwasher. Low-hanging areas are not allowed. Simple **repairs** will correct this condition (see diagram).



Elevate and secure

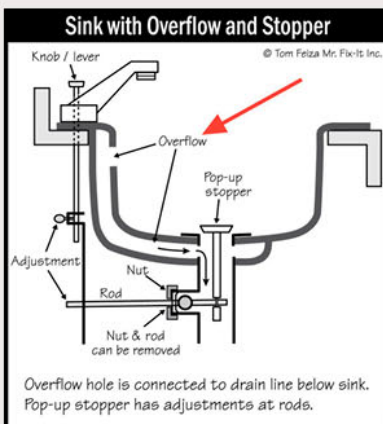
Not Inspected

PS-1 Plumbing System - Water Filters (not inspected): Inspection of the whole house water filtration system is outside the scope of this inspection. A water filtration specialist should be consulted to inspect these systems and explain their operation and maintenance requirements to you.



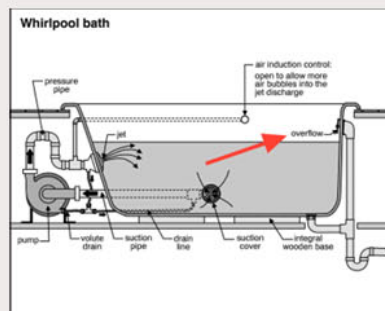
Garage

PS-8 **Plumbing System - Fixtures:** Sink and bathtub overflow drains are not tested during a home inspection for liability reasons due to the risk of leaks and damage occurring to interior finishes. This is for your information. Consult with a licensed plumber for additional advice and testing prior to the expiration of your due diligence period if this issue is of concern to you.



P095

Overflow drains are not tested



Overflow drains are not tested!

IV-4 **Insulation and Ventilation - Insulation in Walls:** Insulation in the exterior walls was concealed and not visible during the inspection.

IV-6 **Insulation and Ventilation - Vapor/Air Barriers:** Any vapor barrier in the exterior walls is concealed by building components and is not visible for inspection. This is for your information. Hidden and undiscovered problems could exist

BA-2 🔍 Built-In Kitchen Appliances - Refrigerators:

Refrigerators are outside the scope of a standard home inspection as they are considered personal property and may not remain with the home. The existing unit was operating at the time of the inspection.



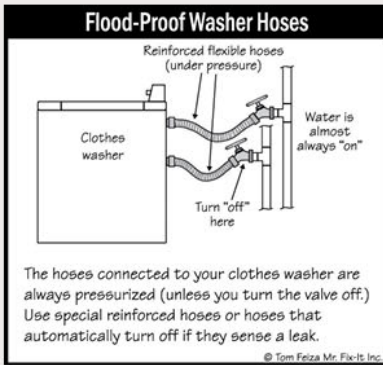
LF-1 🪣 Laundry Facilities - Washer:

The stacked washer/dryer has been installed inside a closet, which means the hoses plumbing connections, waste connections and piping were not visible for inspection.



LF-2 🪣 Laundry Facilities - Washer:

An inspection of washing machines and components (hoses) is outside the scope of this report. This is for your information. I recommend that you install "flood-proof" washer hoses. Information is readily available regarding these products. Refer to diagram.



M064

LF-3 🍽️ Laundry Facilities - Dryer: An inspection of dryers - other than accessible areas of the venting system - is outside the scope of a home inspection.

LF-4 🍽️ Laundry Facilities - Dryer:

The dryer has been installed inside a closet, which means the electrical and vent connections were not visible.





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4129