ADVANCED HOME INSPECTIONS
Property Inspection Report

, LA

Inspection prepared for:

Date of Inspection: 5/5/2026

Advanced Home Inspections LLC

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INSPECTION and SITE DETAILS

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1. Front and Right

Front

Front and Right

Right Side

EXTERIOR VIEWS (continued)

2. Right and Rear

Right and Rear

Rear

Rear Close Up

Rear Close UP - Garage Area

EXTERIOR VIEWS (continued)

3. Rear and Left

Rear and Left

Left Side

Left and Front

STRUCTURAL SYSTEMS

1. Foundation

Location: Main Living Area Type: Concrete
Material: Slab-On-Grade
Method Inspected: Visual around exterior perimeter of home and accessible interior floor surfaces.
Limitations: Finished floor coverings (carpet/vinyl) obscured interior slab surfaces.
Location: Second Level Type: Framed Wood
Method Inspected: Entered Attic

Condition

1.1. Inspected: Yes

2. Framing

Framing Type: Wood floor joists with beams (girders)

Condition

2.1. Inspected: Yes

3. Roof Structure

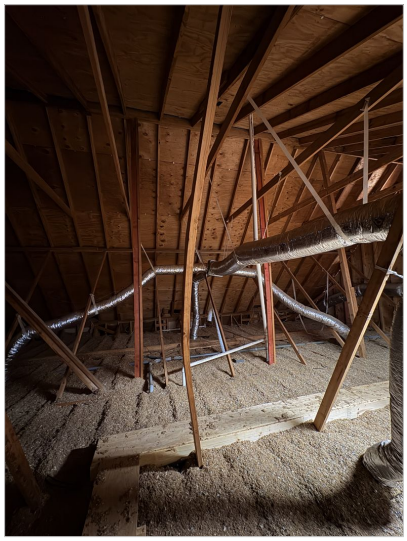
Type: Rafters with ridge board and purlins

Condition

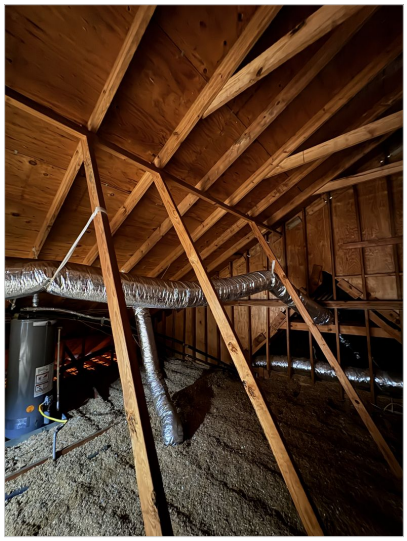
3.1. Inspected: Yes

3.2. Observation: A purlin support board in the attic was observed to be warped.
Implication: Warped supports can reduce the structural integrity of the roof system by failing to provide uniform support to the rafters. Proper support requires these members to be straight and, for spans exceeding 8 feet, reinforced with T-back bracing to prevent future bowing or failure.
Recommendation: We recommend a qualified carpenter evaluate the warped board and replace it with a straight, properly braced support to maximize roof stability.

STRUCTURAL SYSTEMS (continued)



Warped purling support board.



Support boards not strengthened by T-Back board.

4. Ceiling Structure

Type: Ceiling Joists

Condition

4.1. Inspected: Yes

5. Wall Structure

Type: Wood Framed

Condition

5.1. Inspected: Yes

6. Floor Structure

Main Level Type: Concrete slab
2nd Floor Type: Wood Joists

Condition

6.1. Inspected: Yes

STRUCTURAL SYSTEMS (continued)

7. Columns

Materials: Front Patio, Unknown Core with composite covering
Material:Rear Patio, Wood

Condition

7.1. Inspected: Yes

7.2. Observation: The surface coating at the base of the front columns was deteriorated, with chipping that exposed the underlying material.
Implication: Deteriorated coatings may allow moisture intrusion and could lead to deterioration of underlying components over time.
Recommendation: Repair of the affected areas is recommended to restore the protective surface.

7.3. Observation: Moisture-related deterioration and wood decay were observed at the bases of the rear balcony columns.
Implication: The observed decay indicates compromised wood components and may reduce the load-carrying capacity of the columns over time.
Recommendation: Further evaluation and repair or replacement by a qualified contractor is recommended.

Column base was deteriorated.


Column base deterioration.

STRUCTURAL SYSTEMS (continued)

Two of the rear balcony columns were deteriorated.

Two of the rear balcony columns were deteriorated.

8. Deck Piers

Condition

8.1. Inspected: Yes

FIREPLACE and CHIMNEY

1. Fireplace

Type: Manufactured, Wood Burning

Condition

1.1. Inspected: Yes

1.2. Observation: Soot accumulation was observed on the upper portions of the fireplace masonry panels.
Implication: Soot and creosote buildup may present a fire hazard within the fireplace and chimney system.
Recommendation: Cleaning and further evaluation by a qualified chimney professional is recommended prior to use. The fireplace should not be used until the system has been serviced and determined to be in safe operating condition.

FIREPLACE and CHIMNEY (continued)

Crack was observed in rear side of fireplace.

2. Flue

Damper and Flue

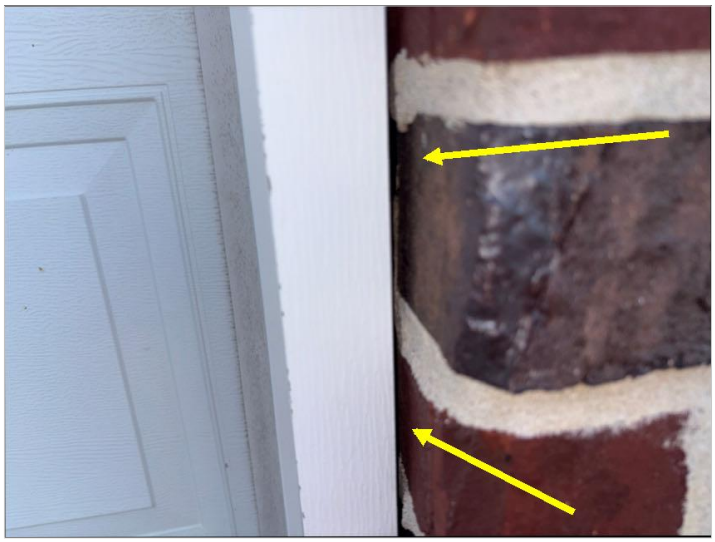
EXTERIOR SYSTEM

1. Wall Cladding

Lower Half Material: Brick Veneer
Upper Half Material: Vinyl

Condition

1.1. Inspected: Yes



No sealant was applied between support board and brick. Located at pool area garage roll up door. (Closeup Photo)

2. Vinyl Siding

Condition

2.1. Inspected: Yes

2.2. Observation: A hole was observed in the vinyl siding at the upper right side of the home.
Implication: The opening may allow moisture or pests to enter and could lead to deterioration of underlying wall components over time.
Recommendation: Repair is recommended to seal or replace the affected siding and maintain a weather-resistant exterior.

EXTERIOR SYSTEM (continued)

Small hole in vinyl siding.

Small holes observed in vinyl siding above front deck.

3. Eaves, Soffits, & Fascia

Eave Material: Wood
Soffit Material: Vinyl
Fascia Material: Metal Unknown Type

Condition

3.1. Eaves Inspected: Yes

3.2. Soffits Inspected: Yes

3.3. Fascia Inspected: Yes

Fascia needs to be secured to prevent moisture from traveling to boards behind fascia.

Area of concern for potential water damage located at balcony rail.

EXTERIOR SYSTEM (continued)

4. Flashing

Condition

4.1. Inspected: Yes

Garage door weather seal needs to be secured at bottom.

5. Trim

Trim Material: Wood

Condition

5.1. Inspected: Yes

5.2. Observation: Vertical wood trim at both sides of the garage door showed moisture-related deterioration and was in direct contact with or too close to the concrete surface.
Implication: Contact with concrete may allow moisture wicking and could lead to continued deterioration of the trim and surrounding components over time.
Recommendation: Repair or replacement of affected trim and correction of the base condition is recommended to reduce moisture wicking and maintain a durable installation.

EXTERIOR SYSTEM (continued)

6. Doors

Material: Wood, Front and Rear Entry Doors
Fire Rated: Unknown

Condition

6.1. Inspected: Yes

6.2. Observation: Deterioration of sealant was observed at the rear garage double-door where the frame meets the brick veneer.
Implication: Compromised sealant may allow moisture or pests to enter and could lead to deterioration of surrounding components over time.
Recommendation: Resealing of the door perimeter is recommended to maintain a weather-resistant assembly.

Rear garage entry door frame casing sealant deterioration.

Rear garage entry door frame to brick sealant deterioration.

No sealant was applied between support board and brick. Located at pool area garage roll up door.

EXTERIOR SYSTEM (continued)

7. Windows

Type: Double Pane
Frame Material: Wood

Condition

7.1. Inspected: Yes

7.2. Observation: At the front upstairs bedrooms, wood window sills were observed to be deteriorated from moisture and separated during operation.
Implication: Moisture-related deterioration may indicate ongoing water intrusion and can affect the integrity and operation of the window components.
Recommendation: Evaluation and repair or replacement of the affected windows as needed is recommended.

Sealant needed above window.

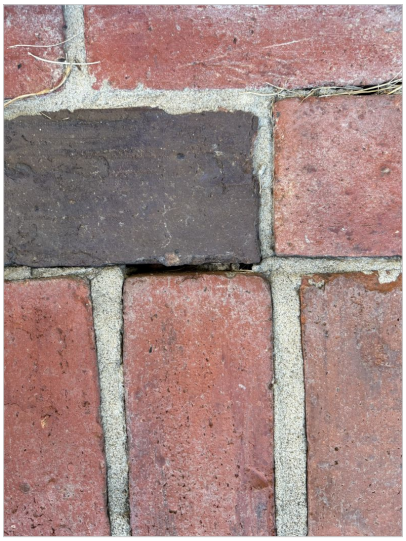
Sealant needed around bathroom window and brick siding.

8. Steps

Condition

8.1. Inspected: Yes

EXTERIOR SYSTEM (continued)



Brick mortar has deteriorated between some bricks. Moisture intrusion is possible to area beneath the front deck.

9. Deck

Material: Wood

Condition

9.1. Inspected: Yes

9.2. Inspected: Yes

9.3. Observation: Paint on several decking boards was observed to be deteriorated.
Implication: Deteriorated paint can allow moisture to contact the wood, which may lead to deterioration over time.
Recommendation: Cleaning, preparation, and repainting of the affected decking to help protect the wood from moisture intrusion is recommended.

EXTERIOR SYSTEM (continued)

10. Patios

Material: Concrete

Condition

10.1. Inspected: Yes

10.2. Observation: The junction between the rear patio concrete slab and the house foundation was observed to be open due to deteriorated sealant beneath the master bathroom window.
Implication: An open joint at this location can allow water intrusion at the foundation interface, which may contribute to moisture-related deterioration over time.
Recommendation: Sealing of the joint with an appropriate exterior sealant to help prevent moisture intrusion is recommended.

Deteriorated concrete on rear patio at foundation below master bath window. Recommend a contractor evaluate and repair.

11. Garage Door

Door Panel Material: Metal
Glazing: No
Safety Light: Yes
Pressure Sensitive Safety Reverse Feature Equipped: Yes
Infrared Obstruction Safety Reverse Accessory Installed: Yes

Condition

11.1. Inspected: Yes

11.2. Operation: Satisfactory

11.3. Pressure Sensitive Safety Reverse Feature: Inspected and Tested

11.4. Infrared Obstruction Safety Reverse: Inspected and Tested

EXTERIOR SYSTEM (continued)

12. Vegetation

Type: Weeds, Grass, and Shrubs

Condition

12.1. Inspected: Yes

12.2. Observation: Landscaping shrubs were observed to be overgrown against the foundation and front columns.
Implication: Vegetation in contact with the structure can trap moisture against exterior surfaces and may facilitate pest access.
Recommendation: Trimming of vegetation to provide clearance from the structure is recommended.

Vegatation in contact with home.

Vegetation in contact with home.

Vegatation in contact with deck.

Vine growing toward electrical utility meter.

EXTERIOR SYSTEM (continued)

13. Grading & Drainage

Grading: Inspected
Drainage: Inspected

Condition

13.1. Inspected: Yes

Significantly deep hole.

14. Walkways

Material: Concrete

Condition

14.1. Inspected: Yes

15. Driveway

Material: Poured Concrete

Condition

15.1. Inspected: Yes

ROOFING SYSTEM

1. Roof Coverings

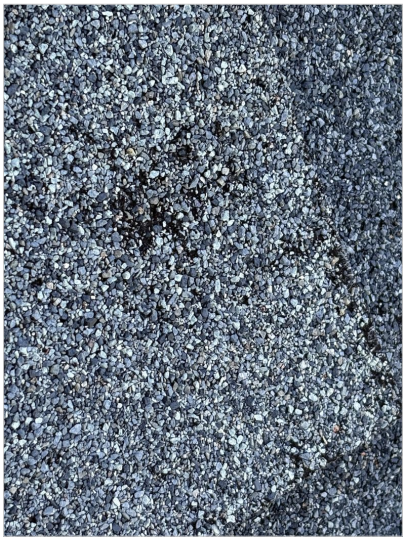
Type: Architectural Asphalt Shingles

Condition

1.1. Inspected: Yes

Some shingle granules were missing.

Area with granules removed from shingles.



Area with granules removed from shingles.

ROOFING SYSTEM (continued)

2. Roof Drainage Components

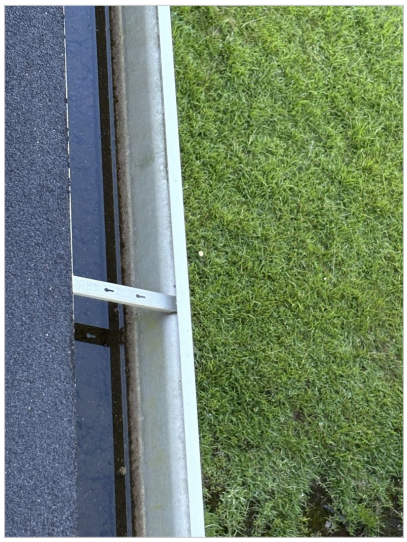
Type: Gutters with Downspouts

Condition

2.1. Inspected: Yes

2.2. Observation: Water was observed to be standing in the front gutter system.
Implication: Standing water can place additional load on the gutter system and may indicate improper drainage.
Recommendation: Evaluation and correction of the gutter system as needed to promote proper drainage is recommended.

Front right side of home gutters were not draining due to being clogged.



Same gutter with drainage issue.

Debris was inside gutter located at rear-right side of home above patio.

ROOFING SYSTEM (continued)

3. Flashing

Material: Metal

Condition

3.1. Inspected: Yes

Insufficient flashing and sealant located at end of balcony.

Close-Up of insufficient flashing and sealant located at end of balcony.

4. Roof Penetrations

Condition

4.1. Inspected: Yes

4.2. Observations: : Fasteners were observed to be installed through flashing at roof penetrations on the downhill side.
Implication: Fasteners installed in the drainage path of flashing can be susceptible to leakage, particularly as sealant deteriorates over time.
Recommendation: Correction of the affected roof penetrations, including sealing of exposed fasteners as needed by a qualified roofing contractor, is recommended.

ROOFING SYSTEM (continued)

All roof penetrations had fasteners installed in the exposed flashing. The fasteners were sealed.

5. Roof Leaks

Condition

5.1. Inspected: Yes

5.2. Observations: No active roof leaks were observed at the time of inspection.

PLUMBING SYSTEM

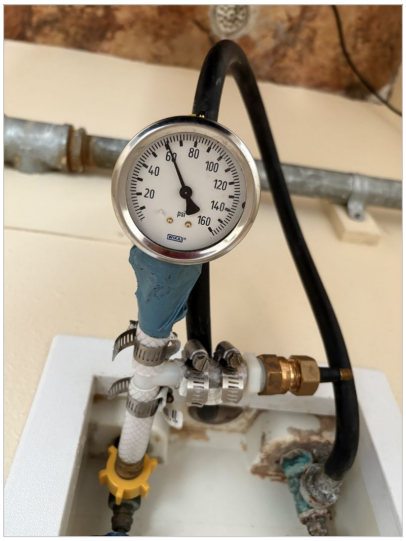
1. Water Supply & Distribution System

Water Meter Location: Right Yard
Main Shutoff Valve Location: Front Yard
Material: PVC

Condition

1.1. Inspected: Yes

PLUMBING SYSTEM (continued)



Water pressure was 60 psi.

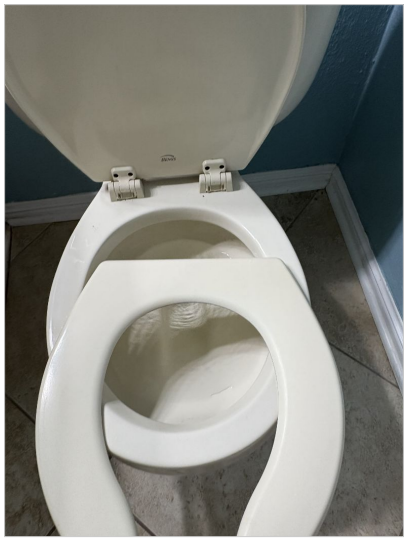
2. Fixtures

Type: Kitchen Sink
Type: Two Master Bath Sinks, Bathtub, Toilet
Type: Secondary Bathroom Sink, Toilet, and Bathtub

Condition

2.1. Inspected: Yes

2.2. Observation: The control panel for the master bathroom jetted tub was observed to not power on.
Implication: Because the system did not operate, the jetted tub could not be tested for proper function or leakage.
Recommendation: Further evaluation and repair of the jetted tub system by a qualified contractor is recommended.



Toilet seat hinges damaged. Located bathroom #4 with double sink.

Washing machine hose bib significantly corroded.

PLUMBING SYSTEM (continued)

3. Interior Drain, Waste & Vent System

Material: Copper Main Lines and PVC to Fixtures

Condition

3.1. Inspected: Yes

3.2. Functional Test: Operated at the time of inspection

4. Electric Water Heater

Upper attic water flue is within contact of wood sheathing. Should be minimum of 1 inch clearance from combustible materials.

PLUMBING SYSTEM (continued)

5. Gas Water Heater

Fuel Source: Gas Location: Attic

Manufacturer: Whirlpool Model: N50T61-403 SN: 1422t452316
Capacity: 50 Gal Btu: 40000 Date: Product Number 0733318

Condition

5.1. Inspected: Yes

5.2. Operation: Satisfactory

5.3. Observation: The water heater flue was observed to have multiple bends and was in contact with the roof sheathing at a penetration shared with the kitchen range hood duct.
Implication: Multiple bends in a flue can affect proper draft and may allow combustion gases to enter the living space. Contact with combustible materials can present a fire hazard.
Recommendation: Further evaluation and correction of the flue installation to provide proper routing and clearance from combustible materials is recommended.

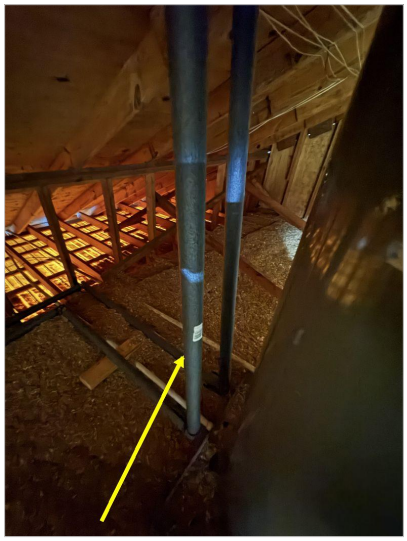
5.4. Observation: Water supply and distribution lines connected to the water heater were observed to be inadequately supported.
Implication: Inadequate support can place stress on piping and connections, which may lead to leakage over time.
Recommendation: Evaluation and correction of the piping support as needed by a qualified plumbing contractor is recommended.

Electric water heater at rear left side of home showed signs of deterioration.

Tank was showing signs of rust.

PLUMBING SYSTEM (continued)

Water lines not supported.



Water lines not supported sufficiently from attic floor to heater connections.

6. Gas Water Heater 2

Fuel Source: Gas Location: Attic
Manufacturer: Whirlpool Model: N50T61-403 SN: 1422t452316
Capacity: 50 Gal Btu: 40000 Date: Product Number 0733318

Condition

6.1. Inspected: Yes

6.2. Operation: Satisfactory

6.3. Observation: Water supply and distribution lines connected to the water heater were observed to be inadequately supported.
Implication: Inadequate support can place stress on piping and connections, which may lead to leakage over time.
Recommendation: Evaluation and correction of the piping support as needed by a qualified plumbing contractor is recommended.

PLUMBING SYSTEM (continued)

Water lines were not supported sufficiently.

Water heater flue in contact with combustible material. A better option would be for the flue to go straight up to penetrate the roof.

7. Utility Gas & Distribution

Fuel Source: Metered Utility Natural Gas
Gas Distribution Piping: Galvanized Steel and Flexible Hose

Condition

7.1. Inspected: Yes

7.2. Observation: The natural gas line in the attic was observed to be inadequately supported.
Implication: Inadequate support can place stress on piping and connections, which may increase the risk of gas leakage.
Recommendation: Evaluation and correction of the piping support as needed by a qualified plumbing contractor is recommended.

ELECTRICAL SYSTEM

1. Service Entrance & Equipment

Service Entrance Location: Left Side of Home
Service Voltage: 240/120 Service Amp Rating: 200A Wire: 3 Conductor #2/0
Service Entrance Type: Lateral Underground to Meter
Service Voltage: 240/120 Service Amp Rating: 225A Wire: 3 Conductor #2/0
Utility Conductor Material: Unknown to Meter
Service Entrance: Copper to Main Panel

Condition:

1.1. Inspected: Yes

1.2. Ground Rod Installed and Connected: Yes

2. Main Panelboard

Location: Laundry Room
Mnfr:Siemens Model: Indoor Load Center Main Breaker: 200A
Neutral-Ground Bond: Yes, Same Bus Cat#: S4080B1200A

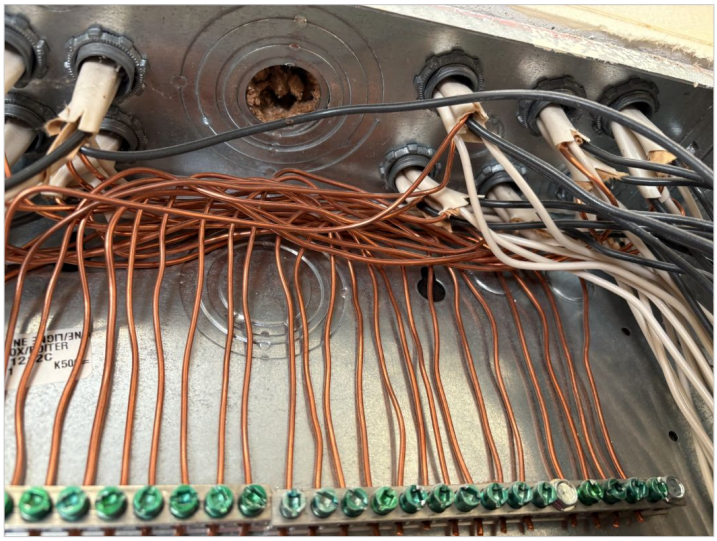
Condition

2.1. Inspected: Yes

2.2. Observation: Electrical branch circuits were observed to be inadequately labeled.
Implication: Inadequate labeling can lead to confusion and may create unsafe conditions during servicing or repairs.
Recommendation: Evaluation and proper labeling of the electrical panel circuits as needed by a qualified electrical contractor is recommended.

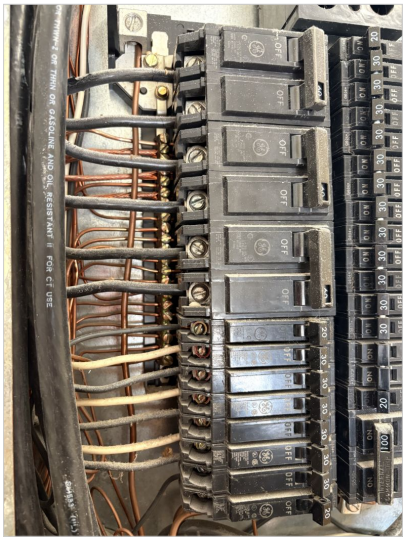
2.3. Observation: Debris consistent with pest nesting was observed in the bottom of the electrical panel, with additional debris present between energized components.
Implication: Debris within an electrical panel can interfere with normal operation and may increase the risk of electrical arcing or faults.
Recommendation: Evaluation and cleaning of the electrical panel by a qualified electrical contractor using appropriate safety practices is recommended.

ELECTRICAL SYSTEM (continued)



Hole in top of panel.

Ground wire splice without wire-nut.



Circuit conductors not identified with labels.

3. Sub Panelboard

Location: Swimming Pool Equipment Area

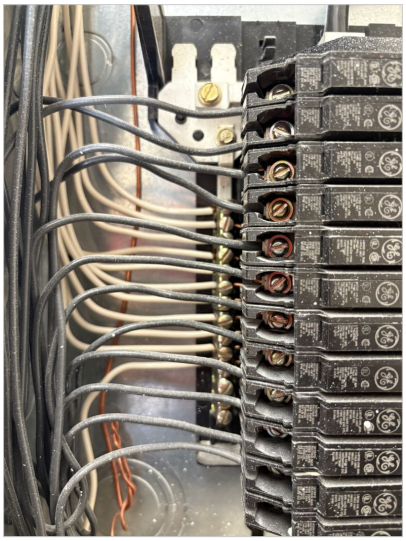
Condition

3.1. Inspected: Yes

3.2. Operation: Satisfactory

3.3. Observation: The subpanel was observed to not have separate neutral and grounding bus bars.
Implication: Improper separation of neutral and grounding conductors can result in unintended current flow on grounding paths, which may increase the risk of shock.
Recommendation: Evaluation and correction of the subpanel wiring configuration as needed by a qualified electrical contractor is recommended.

ELECTRICAL SYSTEM (continued)



Circuit conductors were not labeled.

4. Branch Circuit Conductors & Protection

Condition:

4.1. Inspected: Yes

4.2. Observation: GFCI protection was not observed at receptacles in wet areas.
Implication: The absence of GFCI protection may increase the risk of electrical shock in areas where moisture is present.
Recommendation: Evaluation and installation of GFCI protection as needed by a qualified electrical contractor is recommended.

4.3. Observation: AFCI protection was not observed for circuits serving required areas.
Implication: The absence of AFCI protection may increase the risk of electrical fire associated with arcing faults.
Recommendation: Evaluation and installation of AFCI protection as needed by a qualified electrical contractor is recommended.

4.4. Observation: Electrical connections in the attic above the garage were observed to be made outside of junction boxes.
Implication: Unprotected electrical connections can be subject to damage and may increase the risk of electrical faults or fire.
Recommendation: Evaluation and proper enclosure of the affected connections as needed by a qualified electrical contractor is recommended.

ELECTRICAL SYSTEM (continued)

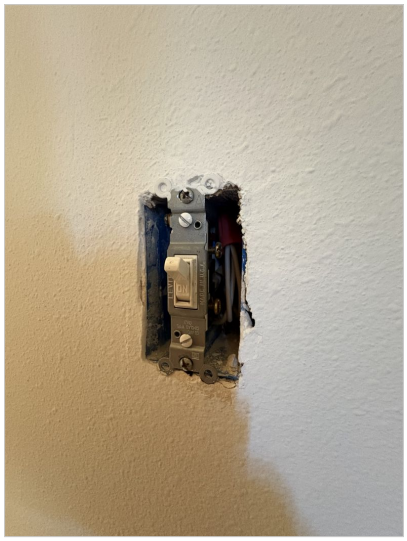
Rear patio receptacle was not ground fault circuit interrupting type.

No GFCI in upstairs bathroom.

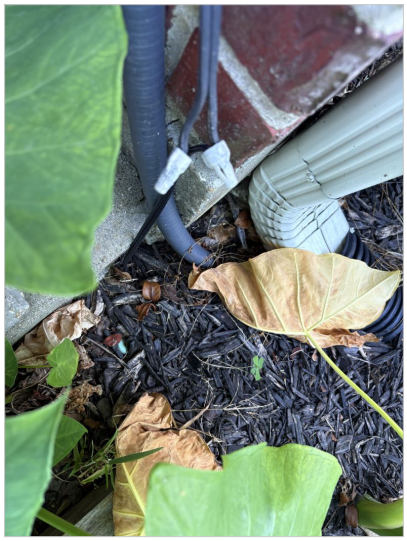
Electrical cable was not properly supported.

Electrical cable not supported as required.

ELECTRICAL SYSTEM (continued)



Upstairs closet light switch was missing a cover.



Circuit for HVAC timer was spliced without the use of an electrical termination box.

Pest intrusion into HVAC 1 disconnect.

Pest intrusion into HVAC 2 disconnect.

ELECTRICAL SYSTEM (continued)

Electrical cables exposed.

5. Operation of Fixtures & Receptacles

Condition:

5.1. Inspected: Yes

5.2. Observation: Some light fixtures were observed to not illuminate when the switches were operated.
Implication: Non-functioning fixtures may indicate a failure in the fixture or associated wiring and may require further evaluation.
Recommendation: Evaluation and repair of the affected fixtures and circuits as needed by a qualified electrical contractor is recommended.

Sewer system blower receptacle not secured in electrical device box.

Same receptacle for sewer blower.

ELECTRICAL SYSTEM (continued)

Upstairs bathroom lighting lens was missing.

Upstairs bathroom vanity light bulb did not illuminate.

6. Smoke and CO Detectors

Materials: Smoke Detectors Installed: No Detectors Installed

Observations:

6.1. Inspected: Yes

6.2. Observation: Smoke and carbon monoxide alarms were not observed in all areas of the home.
Implication: The absence of alarms may reduce early warning in the event of fire or carbon monoxide exposure.
Recommendation: Evaluation and installation of smoke and carbon monoxide alarms as needed is recommended.

HEATING & AIR CONDITION SYSTEMS

1. Configuration

The three HVAC systems are described below named HVAC System 1, 2 & 3.

HEATING & AIR CONDITION SYSTEMS (continued)

2. Gas Furnace

Location: Attic Type: Natural Gas
Mnfr: Rheem Model: RPGH-07EAMGR SN: DG5D307F299703337 Year: 1997
Cat: 1 Forced Air Furnace for Indoor
Input Size: 88,000 Btu Control: 120VAC
Combustion Air: Broan Fresh In 130/180 CFM

Condition

2.1. Inspected: Yes

3. Cooling System

Energy Source: Electric 120/240VAC Type: Split System
Condenser Location: Right Side of Home Evaporator Location: Attic
Condenser Mnfr: Carrier Model: CAAMP6121AMAEAAA Year: 1/2025
Condenser Fan: Broad Ocean Y7S623C835L; 208-230V
Evaporator Mnfr: Carrier Model: CAAMP6121AMAEAAA SN: 0125J01730
Year: May 2015 Size: 5-Ton Ref: R-454b

Condition

3.1. Inspected: Yes

3.2. Observation: A minor accumulation of dust and lint was observed on the HVAC evaporator coils.
Implication: Even light debris on the coils can begin to restrict airflow and reduce the system's cooling efficiency over time.
Recommendation: We recommend a licensed HVAC contractor clean the coils and perform a routine service to maintain the unit's efficiency.

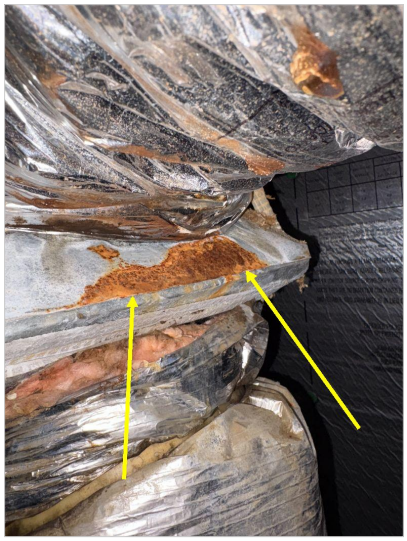
4. Air Distribution System

Air Distribution Materials: Insulated Flexible Ducts

Condition

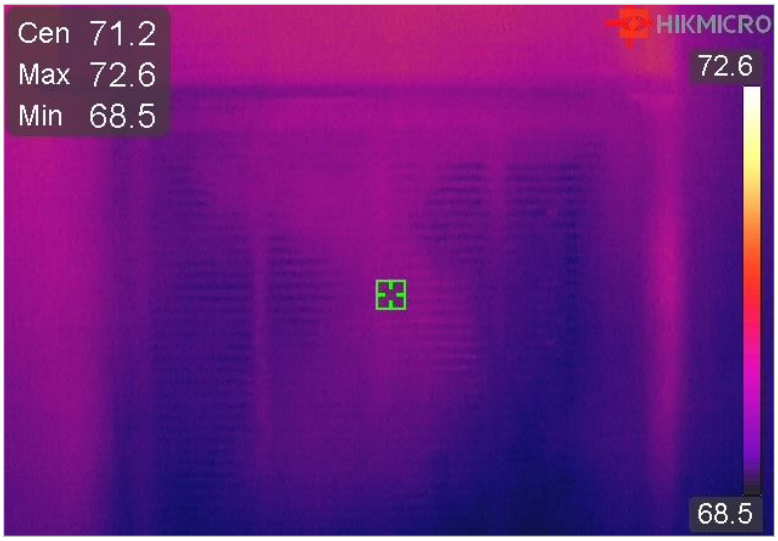
4.1. Inspected: Yes

HEATING & AIR CONDITION SYSTEMS (continued)



A branch air duct manifold showed signs of moisture damage.

Supply Register Temp: ~ 50°F



Return Register Temp: ~ 72°F

5. Home Temperature Gradients

Temperature Gradient: Return/supply ΔT was approximately 18–20°F.

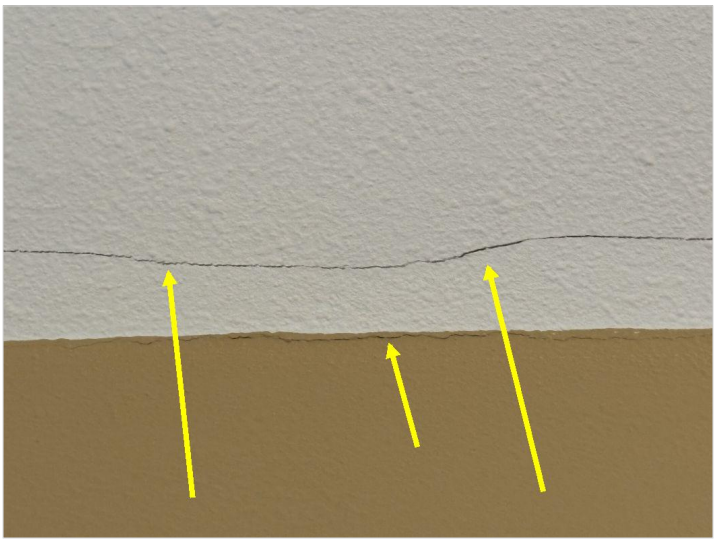
INTERIOR SYSTEM

1. Walls & Ceilings

Wall Materials: Drywall
Ceiling Materials: Drywall

Condition

1.1. Inspected: Yes



Ceiling crack in upstairs bedroom at end of hallway.

2. Trim

Material: Wood

Condition

2.1. Inspected: Yes

Upstairs closet door trim needs to be resealed.

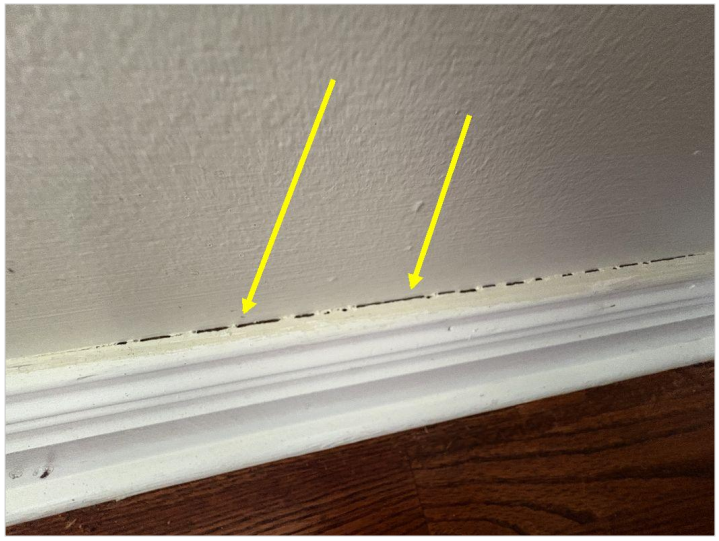
INTERIOR SYSTEM (continued)

3. Baseboards

Materials: Material: Wood

Observations:

3.1. Inspected: Yes



Baseboard near front entry door needs sealant.

4. Floors

Type and Materials: Hardwood Boards and Ceramic Tiles

Condition

4.1. Inspected: Yes

5. Stairs

Material: Wood

Condition

5.1. Inspected: Yes

5.2. Observation: A baluster at the handrail was observed to be damaged.
Implication: Damage to balusters may create excessive spacing and can present a safety concern.
Recommendation: Repair or replacement of the damaged baluster as needed is recommended.

INTERIOR SYSTEM (continued)

The stairs had a baluster that was broken.

6. Doors

Material: Wood

Condition

6.1. Inspected: Yes

7. Windows

Type: Wood, Double Pane

Condition

7.1. Inspected: Yes

7.2. Observation: Window components were observed to be deteriorated from moisture. Some sills showed decay and separation, and some windows were difficult to operate or inoperable.
Implication: Moisture-related deterioration may indicate ongoing water intrusion and can affect the integrity of the window assembly and adjacent materials.
Recommendation: Evaluation and repair or replacement of the affected windows as needed is recommended.

INTERIOR SYSTEM (continued)

Upstairs bedroom window showed signs of moisture damage to wood sill.(Left-Front side of home)

8. Water Leaks

Condition

8.1. Inspected: Yes

9. Attic

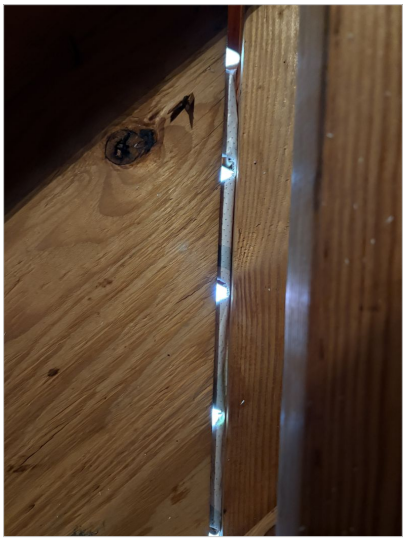
Attic Decking Installed: Yes, in most of the attic.

Conditions

9.1. Inspected: Yes

9.2. Safe Condition: Satisfactory

9.3. Functional Ladder: Satisfactory



Open holes to outside where pest intrusion is possible.

INTERIOR SYSTEM (continued)

10. Garage

Type: Three-Car Attached Garage.

Condition

10.1. Inspected: Yes

INSULATION & VENTILATION SYSTEM

1. Insulation Conditioned Surfaces

Type: Blown Fiberglass Depth: 6" to 8" where applied.

Condition

1.1. Inspected: Yes

2. Insulation & Vapor Retarders Unfinished

Vapor Retarders: No vapor retarders were visible.

Condition

2.1. Inspected: Yes

3. Attic Ventilation

Type: Soffit to Ridge Vent and Soffit to Gable Vents

Condition

3.1. Inspected: Yes

4. Foundation Ventilation

Type: Natural Air Flow

Condition

4.1. Inspected: Yes

INSULATION & VENTILATION SYSTEM (continued)

5. Kitchen Ventilation

Type: Central HVAC and Range Hood

Condition

5.1. Inspected: Yes

6. Bathroom Ventilation

Type: Central HVAC
Type: Standalone Exhaust-Vent

Note: Exhaust Vent Routed to Outside at Soffit

Condition

6.1. Inspected: Yes

7. Laundry Ventilation

Supply Air Type: Register from Central HVAC

Return: Under Entry Door

Condition

7.1. Inspected: Yes

KITCHEN APPLIANCES

1. Dishwasher

Manufacturer: Frigidaire Model: FDPH4316AB1A Year: Mar 2025
SN: TH50982553

Volts: 120VAC Output: 10A Type: Residential Location: Right Side of Sink

Condition

1.1. Inspected: Yes

1.2. Operation: Satisfactory

KITCHEN APPLIANCES (continued)

2. Ventilation Equipment - Microwave

Type: Residential with Reusable Filter Location: Above Stove
Mnfr: Frigidaire Model: GMOS1962AFA Year: 2025
Volts: 120VAC Speed: 400 CFM
SN: KG31009401

Condition

2.1. Inspected: Yes

2.2. Operation: Satisfactory

3. Permanently Installed Microwave Oven

Mnfr: Frigidaire Model: GMOS1962AFB Year: April 2025 SN: KG51621329
Volts: 120VAC Output: 1000W Type: Residential Location: Above Stove

Condition

3.1. Inspected: Yes

3.2. Operation: Satisfactory

4. Sink Waste Disposer

Mnfr: Insinkerator Model: Badger 1-93A Year: 2025
SN: IDE3728051

Volts: 120VAC Output: 5.6 Amps HP: 1/3

Condition

4.1. Inspected: Yes

4.2. Operation: Satisfactory

5. Range - Cooktop

Mnfr: Frigidaire Model: FFEF3054T8T Year: unknown
Volts: 240VAC Output: 11.5KW Type: Electric

Condition

5.1. Inspected: Yes

5.2. Operation: Satisfactory

SWIMMING POOL

1. System Information

SWIMMING POOL System Information

2. Fencing - Gates

Dedicated Pool Barrier Installed: No

Condition

2.1. Inspected: Yes

2.2. Safety Observation: A dedicated safety barrier was not observed between the house and the pool, allowing direct access from the home.
Implication: Unrestricted access to the pool may present a safety concern.
Recommendation: Installation of a barrier as needed to limit access to the pool is recommended.

SWIMMING POOL (continued)

3. Perimeter Surfaces

Non Skid Surfaces: Yes

Condition

3.1. Inspected: Yes

3.2. Observation: The concrete slab supporting the pool pump equipment was observed to be cracked.
Implication: Cracks in the slab may allow moisture intrusion and can lead to movement over time, which may affect the stability of the equipment.
Recommendation: Evaluation and repair of the slab as needed to provide a stable base for the equipment is recommended.

3.3. Observation: Significant cracks were present in the concrete near the pool edge.
Implication: Cracks in this area may allow water intrusion and can lead to movement of surrounding materials over time, which may affect adjacent structures.
Recommendation: Evaluation and repair of the cracks as needed to limit water intrusion and movement is recommended.

3.4. Observation: Sealant at the joint between the spa tile and the perimeter slab was observed to be deteriorated.
Implication: Deteriorated sealant may allow water intrusion and can contribute to deterioration or movement of adjacent materials over time.
Recommendation: Removal and replacement of the deteriorated sealant as needed to limit water intrusion is recommended.

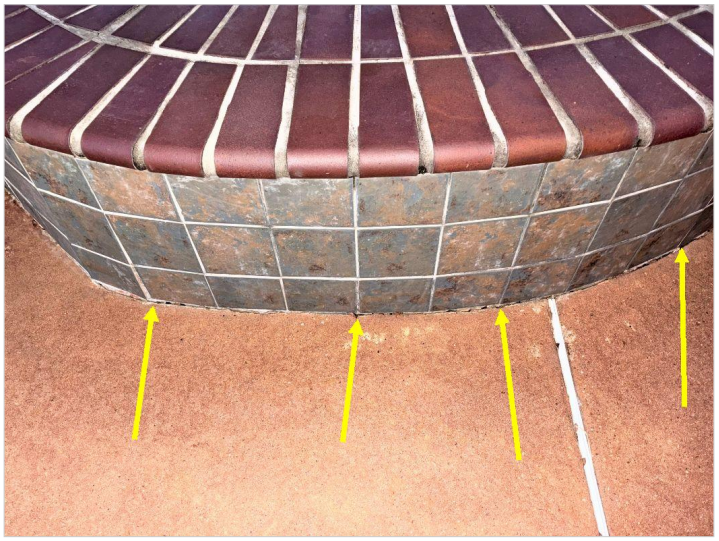
3.5. Observation: Mortar joints between coping tiles at the pool and spa edges were observed to be deteriorated in several areas.
Implication: Deteriorated mortar joints may allow water intrusion and can contribute to loosening or displacement of tiles over time.
Recommendation: Repair of the mortar joints as needed to restore proper sealing and support is recommended.

Diving board condition.

Crack in pump equipment slab.

SWIMMING POOL (continued)

Crack in perimeter slab.

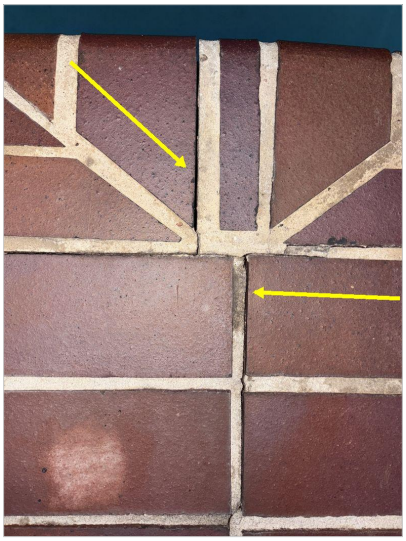


Slab to hot-tub joint needs sealant to prevent water intrusion.

Close-up of hot tub to slab joint needing sealant.

Coping tiles need mortar sealant applied to prevent moisture intrusion that can cause settlement or heaving of perimeter slab.

SWIMMING POOL (continued)



Coping tiles needing sealant.

4. Pool Interior

Materials: Type: Concrete
Material: Concrete

Observations:

4.1. Inspected: Yes

5. Electrical

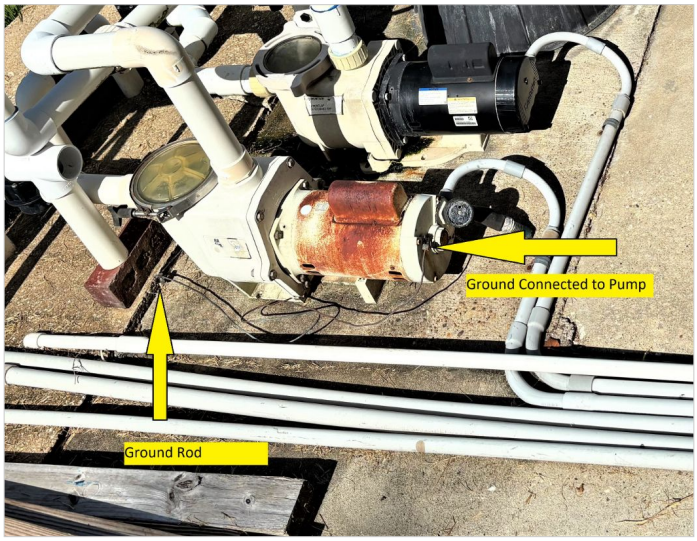
Condition

5.1. Inspected: Yes

5.2. Observation: The electrical conduit connection at the pool pump motor was observed to be disconnected, exposing wiring at the motor.
Implication: Pool lights are inoperable. Exposed electrical wiring at the pump motor presents a shock hazard and can lead to equipment damage.
Recommendation: Immediate repair of the electrical connection as needed to properly enclose and protect the wiring is recommended.

SWIMMING POOL (continued)

PVC conduit was disconnected from the adapter fitting at the pump.



Pump was connected to the ground rod.

6. Heating

Heater Controls

SWIMMING POOL (continued)

7. Lighting

Number of Lights in Pool: 1
Number of Lights in Hot Tub: 1

Condition

7.1. Inspected: Yes

7.2. Operation: Satisfactory

7.3. Operation: The hot tub and pool lights illuminated.

7.4. Note: Pool light cycled on and off. The cause was unknown.

Spa light illuminated.

Pool light below diving board.

8. Pump System

Number of Pumps Assemblies: 2
Pump Information: Pentair WhisperFlo
Motor Information: Century USQ1152

Condition

8.1. Inspected: Yes

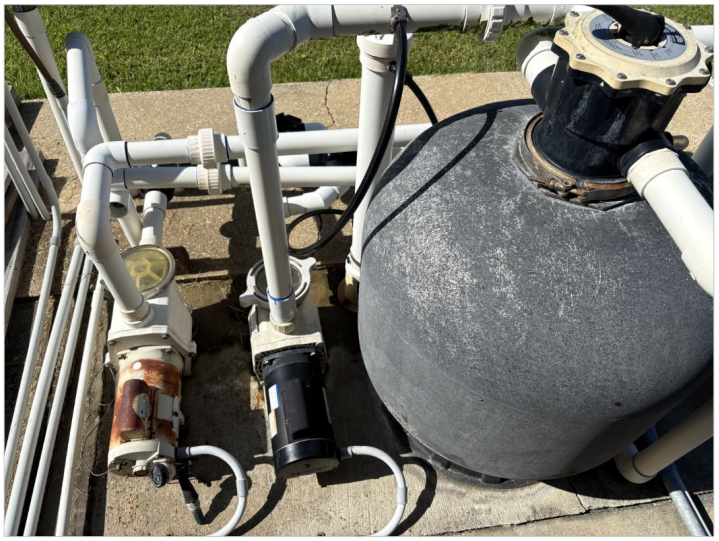
8.2. Operation: Satisfactory

8.3. Pump Functional Test: Satisfactory

8.4. Observation: Chemical tablets were observed inside the skimmers.
Implication: Placing tablets in skimmers can introduce highly concentrated chemicals into the system, which may damage equipment and affect water chemistry.
Recommendation: Removal of tablets from the skimmers and use of an appropriate dispensing method as needed is recommended.

SWIMMING POOL (continued)

Skimmer is working properly but had debris.



Pump System

Chemical tablets inside skimmer. The heater manufacturer recommends not to place any tablets inside the skimmers.

SWIMMING POOL (continued)

9. Plumbing

Material: PVC Type: Treated and Return Water
Material: Galvanized Steel Type: Gas

Condition

9.1. Inspected: Yes

9.2. Operation: Satisfactory

9.3. Observation: The natural gas line serving the heater was observed to be in contact with the concrete slab.
Implication: Direct contact with hard surfaces may lead to abrasion or corrosion over time and can affect the integrity of the gas line.
Recommendation: Evaluation and correction of the gas line installation as needed to prevent contact and protect the piping is recommended.

9.4. Observation: Exposed natural gas piping was not identified along the run from the home to the heater.
Implication: Unidentified gas piping can lead to confusion during service or maintenance and may increase the risk of improper handling.
Recommendation: Identification of exposed gas piping as needed to clearly indicate its use is recommended.

Gas line was in contact will concrete and not labeled properly.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: 3	Roof Structure	3.2. Observation: A purlin support board in the attic was observed to be warped. Implication: Warped supports can reduce the structural integrity of the roof system by failing to provide uniform support to the rafters. Proper support requires these members to be straight and, for spans exceeding 8 feet, reinforced with T-back bracing to prevent future bowing or failure. Recommendation: We recommend a qualified carpenter evaluate the warped board and replace it with a straight, properly braced support to maximize roof stability.
Page 7 Item: 7	Columns	7.2. Observation: The surface coating at the base of the front columns was deteriorated, with chipping that exposed the underlying material. Implication: Deteriorated coatings may allow moisture intrusion and could lead to deterioration of underlying components over time. Recommendation: Repair of the affected areas is recommended to restore the protective surface. 7.3. Observation: Moisture-related deterioration and wood decay were observed at the bases of the rear balcony columns. Implication: The observed decay indicates compromised wood components and may reduce the load-carrying capacity of the columns over time. Recommendation: Further evaluation and repair or replacement by a qualified contractor is recommended.
FIREPLACE and CHIMNEY		
Page 8 Item: 1	Fireplace	1.2. Observation: Soot accumulation was observed on the upper portions of the fireplace masonry panels. Implication: Soot and creosote buildup may present a fire hazard within the fireplace and chimney system. Recommendation: Cleaning and further evaluation by a qualified chimney professional is recommended prior to use. The fireplace should not be used until the system has been serviced and determined to be in safe operating condition.
EXTERIOR SYSTEM		
Page 10 Item: 2	Vinyl Siding	2.2. Observation: A hole was observed in the vinyl siding at the upper right side of the home. Implication: The opening may allow moisture or pests to enter and could lead to deterioration of underlying wall components over time. Recommendation: Repair is recommended to seal or replace the affected siding and maintain a weather-resistant exterior.

Page 12 Item: 5	Trim	5.2. Observation: Vertical wood trim at both sides of the garage door showed moisture-related deterioration and was in direct contact with or too close to the concrete surface. Implication: Contact with concrete may allow moisture wicking and could lead to continued deterioration of the trim and surrounding components over time. Recommendation: Repair or replacement of affected trim and correction of the base condition is recommended to reduce moisture wicking and maintain a durable installation.
Page 13 Item: 6	Doors	6.2. Observation: Deterioration of sealant was observed at the rear garage double-door where the frame meets the brick veneer. Implication: Compromised sealant may allow moisture or pests to enter and could lead to deterioration of surrounding components over time. Recommendation: Resealing of the door perimeter is recommended to maintain a weather-resistant assembly.
Page 14 Item: 7	Windows	7.2. Observation: At the front upstairs bedrooms, wood window sills were observed to be deteriorated from moisture and separated during operation. Implication: Moisture-related deterioration may indicate ongoing water intrusion and can affect the integrity and operation of the window components. Recommendation: Evaluation and repair or replacement of the affected windows as needed is recommended.
Page 15 Item: 9	Deck	9.2. Inspected: Yes 9.3. Observation: Paint on several decking boards was observed to be deteriorated. Implication: Deteriorated paint can allow moisture to contact the wood, which may lead to deterioration over time. Recommendation: Cleaning, preparation, and repainting of the affected decking to help protect the wood from moisture intrusion is recommended.
Page 16 Item: 10	Patios	10.2. Observation: The junction between the rear patio concrete slab and the house foundation was observed to be open due to deteriorated sealant beneath the master bathroom window. Implication: An open joint at this location can allow water intrusion at the foundation interface, which may contribute to moisture-related deterioration over time. Recommendation: Sealing of the joint with an appropriate exterior sealant to help prevent moisture intrusion is recommended.
Page 17 Item: 12	Vegetation	12.2. Observation: Landscaping shrubs were observed to be overgrown against the foundation and front columns. Implication: Vegetation in contact with the structure can trap moisture against exterior surfaces and may facilitate pest access. Recommendation: Trimming of vegetation to provide clearance from the structure is recommended.

ROOFING SYSTEM		
Page 20 Item: 2	Roof Drainage Components	2.2. Observation: Water was observed to be standing in the front gutter system. Implication: Standing water can place additional load on the gutter system and may indicate improper drainage. Recommendation: Evaluation and correction of the gutter system as needed to promote proper drainage is recommended.
Page 21 Item: 4	Roof Penetrations	4.2. Observations: : Fasteners were observed to be installed through flashing at roof penetrations on the downhill side. Implication: Fasteners installed in the drainage path of flashing can be susceptible to leakage, particularly as sealant deteriorates over time. Recommendation: Correction of the affected roof penetrations, including sealing of exposed fasteners as needed by a qualified roofing contractor, is recommended.
PLUMBING SYSTEM		
Page 23 Item: 2	Fixtures	2.2. Observation: The control panel for the master bathroom jetted tub was observed to not power on. Implication: Because the system did not operate, the jetted tub could not be tested for proper function or leakage. Recommendation: Further evaluation and repair of the jetted tub system by a qualified contractor is recommended.
Page 25 Item: 5	Gas Water Heater	5.3. Observation: The water heater flue was observed to have multiple bends and was in contact with the roof sheathing at a penetration shared with the kitchen range hood duct. Implication: Multiple bends in a flue can affect proper draft and may allow combustion gases to enter the living space. Contact with combustible materials can present a fire hazard. Recommendation: Further evaluation and correction of the flue installation to provide proper routing and clearance from combustible materials is recommended. 5.4. Observation: Water supply and distribution lines connected to the water heater were observed to be inadequately supported. Implication: Inadequate support can place stress on piping and connections, which may lead to leakage over time. Recommendation: Evaluation and correction of the piping support as needed by a qualified plumbing contractor is recommended.
Page 26 Item: 6	Gas Water Heater 2	6.3. Observation: Water supply and distribution lines connected to the water heater were observed to be inadequately supported. Implication: Inadequate support can place stress on piping and connections, which may lead to leakage over time. Recommendation: Evaluation and correction of the piping support as needed by a qualified plumbing contractor is recommended.

Page 27 Item: 7	Utility Gas & Distribution	7.2. Observation: The natural gas line in the attic was observed to be inadequately supported. Implication: Inadequate support can place stress on piping and connections, which may increase the risk of gas leakage. Recommendation: Evaluation and correction of the piping support as needed by a qualified plumbing contractor is recommended.
ELECTRICAL SYSTEM		
Page 28 Item: 2	Main Panelboard	2.2. Observation: Electrical branch circuits were observed to be inadequately labeled. Implication: Inadequate labeling can lead to confusion and may create unsafe conditions during servicing or repairs. Recommendation: Evaluation and proper labeling of the electrical panel circuits as needed by a qualified electrical contractor is recommended. 2.3. Observation: Debris consistent with pest nesting was observed in the bottom of the electrical panel, with additional debris present between energized components. Implication: Debris within an electrical panel can interfere with normal operation and may increase the risk of electrical arcing or faults. Recommendation: Evaluation and cleaning of the electrical panel by a qualified electrical contractor using appropriate safety practices is recommended.
Page 30 Item: 4	Branch Circuit Conductors & Protection	4.2. Observation: GFCI protection was not observed at receptacles in wet areas. Implication: The absence of GFCI protection may increase the risk of electrical shock in areas where moisture is present. Recommendation: Evaluation and installation of GFCI protection as needed by a qualified electrical contractor is recommended. 4.3. Observation: AFCI protection was not observed for circuits serving required areas. Implication: The absence of AFCI protection may increase the risk of electrical fire associated with arcing faults. Recommendation: Evaluation and installation of AFCI protection as needed by a qualified electrical contractor is recommended. 4.4. Observation: Electrical connections in the attic above the garage were observed to be made outside of junction boxes. Implication: Unprotected electrical connections can be subject to damage and may increase the risk of electrical faults or fire. Recommendation: Evaluation and proper enclosure of the affected connections as needed by a qualified electrical contractor is recommended.

Page 33 Item: 5	Operation of Fixtures & Receptacles	5.2. Observation: Some light fixtures were observed to not illuminate when the switches were operated. Implication: Non-functioning fixtures may indicate a failure in the fixture or associated wiring and may require further evaluation. Recommendation: Evaluation and repair of the affected fixtures and circuits as needed by a qualified electrical contractor is recommended.
Page 34 Item: 6	Smoke and CO Detectors	6.2. Observation: Smoke and carbon monoxide alarms were not observed in all areas of the home. Implication: The absence of alarms may reduce early warning in the event of fire or carbon monoxide exposure. Recommendation: Evaluation and installation of smoke and carbon monoxide alarms as needed is recommended.
HEATING & AIR CONDITION SYSTEMS		
Page 35 Item: 3	Cooling System	3.2. Observation: A minor accumulation of dust and lint was observed on the HVAC evaporator coils. Implication: Even light debris on the coils can begin to restrict airflow and reduce the system's cooling efficiency over time. Recommendation: We recommend a licensed HVAC contractor clean the coils and perform a routine service to maintain the unit's efficiency.
INTERIOR SYSTEM		
Page 38 Item: 5	Stairs	5.2. Observation: A baluster at the handrail was observed to be damaged. Implication: Damage to balusters may create excessive spacing and can present a safety concern. Recommendation: Repair or replacement of the damaged baluster as needed is recommended.
Page 39 Item: 7	Windows	7.2. Observation: Window components were observed to be deteriorated from moisture. Some sills showed decay and separation, and some windows were difficult to operate or inoperable. Implication: Moisture-related deterioration may indicate ongoing water intrusion and can affect the integrity of the window assembly and adjacent materials. Recommendation: Evaluation and repair or replacement of the affected windows as needed is recommended.
SWIMMING POOL		
Page 44 Item: 2	Fencing - Gates	2.2. Safety Observation: A dedicated safety barrier was not observed between the house and the pool, allowing direct access from the home. Implication: Unrestricted access to the pool may present a safety concern. Recommendation: Installation of a barrier as needed to limit access to the pool is recommended.

Page 45 Item: 3	Perimeter Surfaces	3.2. Observation: The concrete slab supporting the pool pump equipment was observed to be cracked. Implication: Cracks in the slab may allow moisture intrusion and can lead to movement over time, which may affect the stability of the equipment. Recommendation: Evaluation and repair of the slab as needed to provide a stable base for the equipment is recommended. 3.3. Observation: Significant cracks were present in the concrete near the pool edge. Implication: Cracks in this area may allow water intrusion and can lead to movement of surrounding materials over time, which may affect adjacent structures. Recommendation: Evaluation and repair of the cracks as needed to limit water intrusion and movement is recommended. 3.4. Observation: Sealant at the joint between the spa tile and the perimeter slab was observed to be deteriorated. Implication: Deteriorated sealant may allow water intrusion and can contribute to deterioration or movement of adjacent materials over time. Recommendation: Removal and replacement of the deteriorated sealant as needed to limit water intrusion is recommended. 3.5. Observation: Mortar joints between coping tiles at the pool and spa edges were observed to be deteriorated in several areas. Implication: Deteriorated mortar joints may allow water intrusion and can contribute to loosening or displacement of tiles over time. Recommendation: Repair of the mortar joints as needed to restore proper sealing and support is recommended.
Page 47 Item: 5	Electrical	5.2. Observation: The electrical conduit connection at the pool pump motor was observed to be disconnected, exposing wiring at the motor. Implication: Pool lights are inoperable. Exposed electrical wiring at the pump motor presents a shock hazard and can lead to equipment damage. Recommendation: Immediate repair of the electrical connection as needed to properly enclose and protect the wiring is recommended.
Page 49 Item: 7	Lighting	7.4. Note: Pool light cycled on and off. The cause was unknown.

Page 49 Item: 8	Pump System	8.4. Observation: Chemical tablets were observed inside the skimmers. Implication: Placing tablets in skimmers can introduce highly concentrated chemicals into the system, which may damage equipment and affect water chemistry. Recommendation: Removal of tablets from the skimmers and use of an appropriate dispensing method as needed is recommended.
Page 51 Item: 9	Plumbing	9.3. Observation: The natural gas line serving the heater was observed to be in contact with the concrete slab. Implication: Direct contact with hard surfaces may lead to abrasion or corrosion over time and can affect the integrity of the gas line. Recommendation: Evaluation and correction of the gas line installation as needed to prevent contact and protect the piping is recommended. 9.4. Observation: Exposed natural gas piping was not identified along the run from the home to the heater. Implication: Unidentified gas piping can lead to confusion during service or maintenance and may increase the risk of improper handling. Recommendation: Identification of exposed gas piping as needed to clearly indicate its use is recommended.