


# Home Inspection Report

**Inspected By: Mac Thomas**

**Prepared For:** **Mac Thomas**
Inspected On Tue, Aug 25, 2026 at 10:00 AM

**Mac Thomas Construction LLC.**
(970) 412-2065
https://www.nachi.org/certified-inspectors/mac-thomas-200646

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

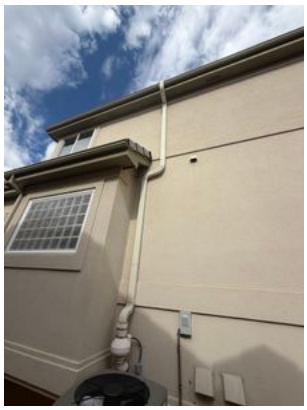
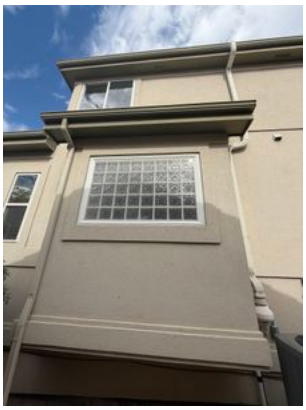
Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# General

General information about the property inspected and the conditions that existed when the inspection was performed.

**Overview Photos Of Property**







**Approximate Age**

2002

**Age Based On**

Listing

**Door Faces**

East

**Furnished**

Partially

**Occupied**

No

**Weather**

Overcast

,

**Temperature**

Warm

**Soil Condition**

Damp

**Utilities On During Inspection**

Electric Service, Gas Service, Water Service

**People Present**

Not Present

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

**Site Grading**

Sloped Away From Structure

Condition: Satisfactory

**Comment 1**
**Repair or Replacement Needed**

Exterior Grading: Water was observed pooling in the yard near a sprinkler head, with the area exhibiting negative grading. This condition may contribute to localized moisture accumulation. Recommend correcting the grading as needed and evaluating the sprinkler head for proper operation and drainage.





**Vegetation**

Growing Against Structure

Condition: Marginal



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**Driveway**

Concrete

Condition: Marginal





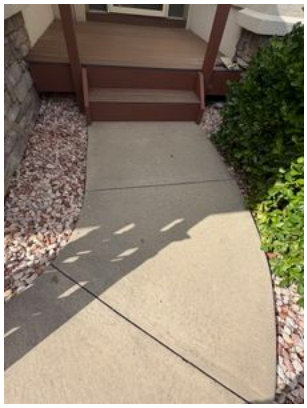
**Comment 2**
**Information**

Driveway: Minor hairline cracking and areas of surface scaling were observed in the driveway. These conditions should be monitored for further deterioration or future failure. Recommend repair as needed if the cracking or scaling progresses.

**Walkways**

Concrete

Condition: Satisfactory

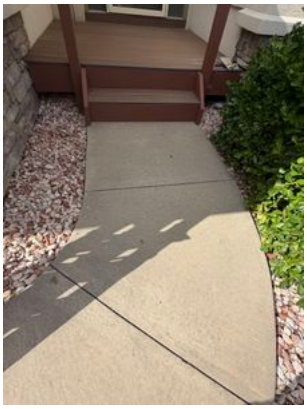



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**Patios/Decks**

Composite

Condition: Marginal







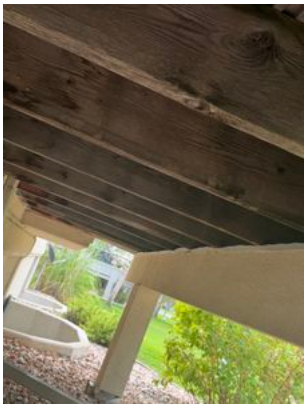





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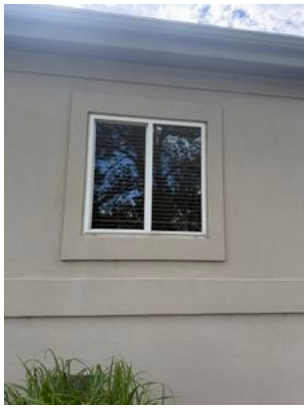

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

**Exterior Covering**

Stucco, Stone

Condition: Repair or Replace





**Comment 3**
**Repair or Replacement Needed**

Exterior Stucco/Stone Veneer: Cracking was observed in the stucco and stone veneer, with sections of the stone veneer loose and deteriorating. Areas of the stone veneer also have fallen off the wall, open/ungrouted joints are observed throughout. These conditions may allow moisture intrusion and further deterioration. Additionally, exposed OSB sheathing was observed beneath the deck. Recommend evaluation and repairs by qualified contractors.






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**Exterior Trim Material**

Wood, Stucco

Condition: Marginal






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**Comment 4**
**Repair or Replacement Needed**

Exterior Door Trim: Wood trim around the exterior door is exposed and showing signs of deterioration. The affected areas should be repaired as needed, properly sealed, and painted to help prevent further moisture damage. Recommend repair by a qualified contractor.





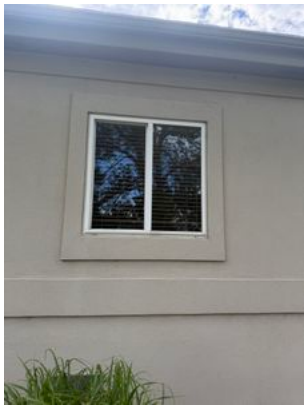
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**Windows**

Vinyl

Condition: Marginal







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**Entry Doors**

Fiberglass

Condition: Satisfactory

**Balconies**

Wood

Condition: Satisfactory



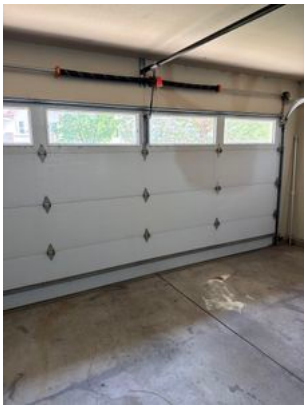
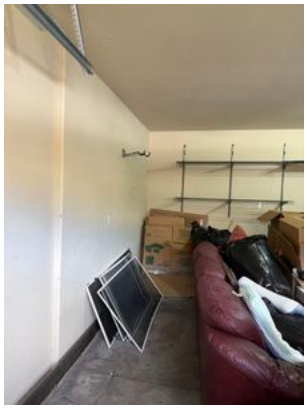
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# Garage

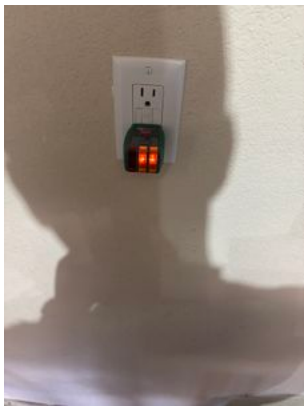
**Garage Type**

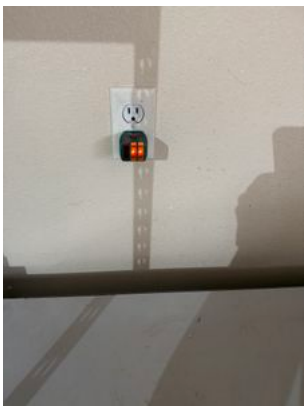
Attached

Condition: Satisfactory


**Overview Photos Of Garage**


**Garage Size**

2 Car

**Door Opener**

Chain Drive

Condition: Repair or Replace






**Comment 5**
**Repair or Replacement Needed**

Garage Door Opener: The opener chain is loose and appears to be coming off the sprocket. The garage door also jerks during opening and closing. Recommend adjustment of the chain tension and lubrication of the moving components by a qualified garage door contractor.





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**Opener Safety Feature**

Light Beam

Condition: Satisfactory





The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

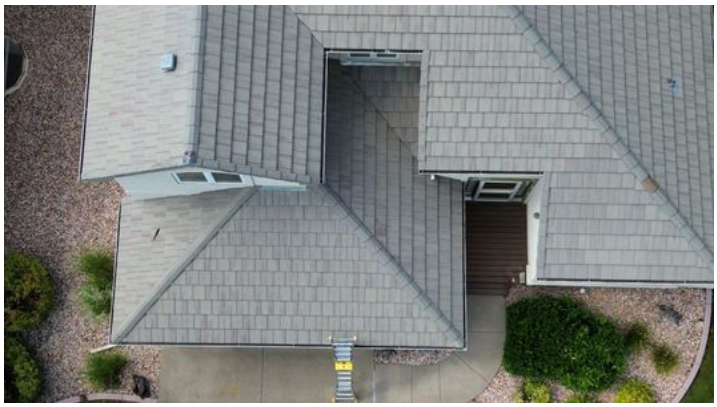
**Inspection Method**

Walked Roof/Arms Length







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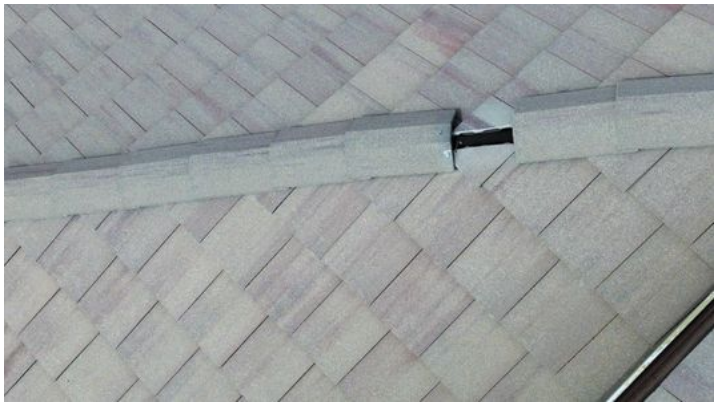





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**Roof Design**

Hip

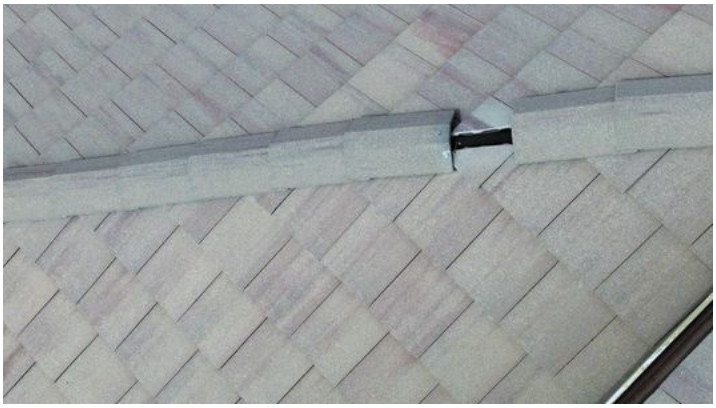
**Roof Covering**

Concrete Tile

Condition: Repair or Replace

**Comment 6**
**Repair or Replacement Needed**

Roofing: During the time of inspection, missing hip and ridge tile shingles, along with a broken tile shingle, were observed on the roof. These conditions can allow water intrusion and may lead to further damage if not corrected. Recommend evaluation and repair or replacement of the affected areas by a qualified roofing contractor.





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**Photo Of Each Roofing Type**



**Approximate Roof Age**

2002

**Ventilation Present**

Roof, Soffit

Condition: Satisfactory





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**Vent Stacks**

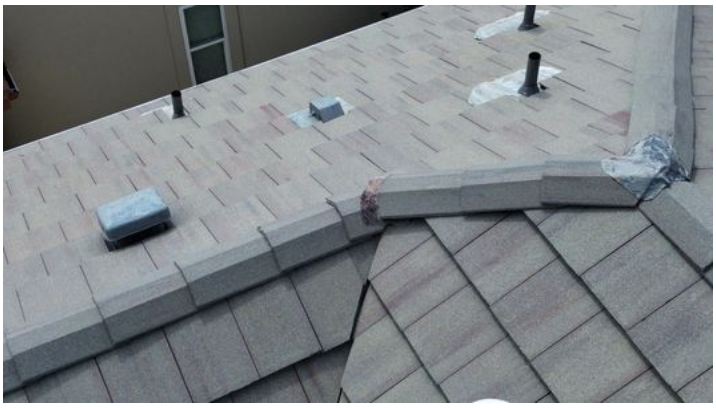
Metal, Plastic

Condition: Satisfactory









**Flashings**

Metal

Condition: Satisfactory

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**Soffit and Fascia**

Wood

Condition: Satisfactory



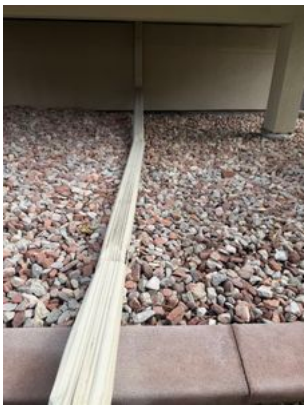
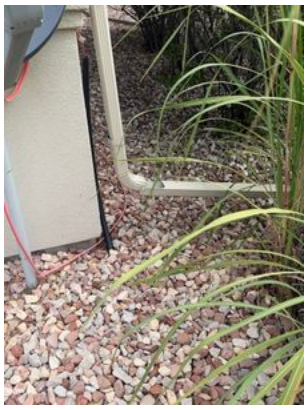

**Gutters & Downspouts**

Metal

Condition: Satisfactory





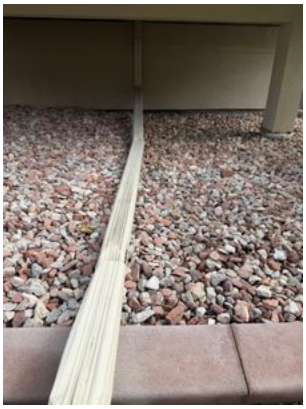




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**Comment 7**
**Monitor Condition**

Gutters/Drainage: Loose and damaged gutter kick-outs were observed, along with a section of bent gutter. These conditions may affect proper water drainage and could contribute to water intrusion or damage. Recommend repair or adjustment as needed and monitoring the system during future rainfall to verify proper drainage.



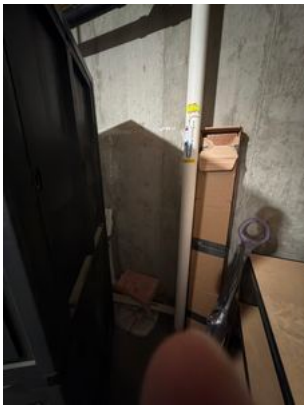
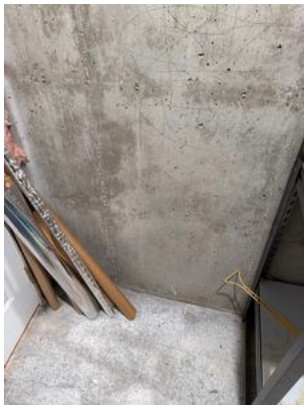


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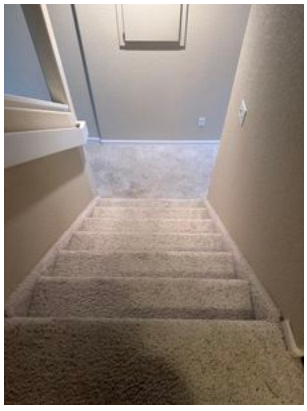
The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

**Foundation Types**

Basement, Crawl Space

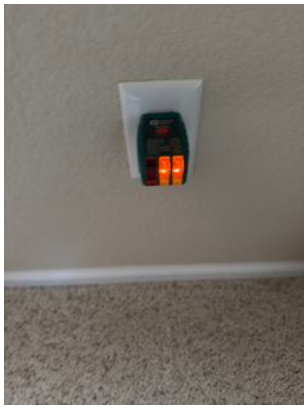
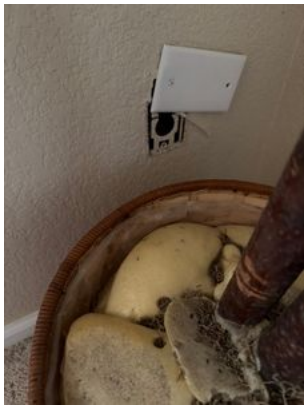

**Overview Photos Of Basement**

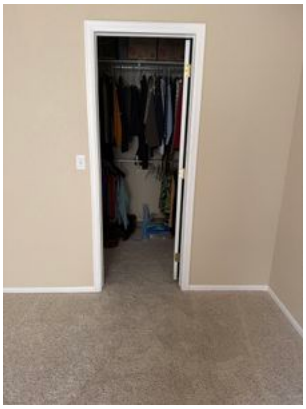










**Foundation Material**

Poured Concrete

Condition: Satisfactory

**Signs of Water Penetration**

Not Present

**Prior Waterproofing**

Not Present

,

**Floor Structure**

Wood Frame

Condition: Satisfactory





**Subflooring**

Oriented Strand Board

Condition: Satisfactory



**Wall Structure**

Wood Frame

Condition: Satisfactory



## Attic

**Attic Entry**

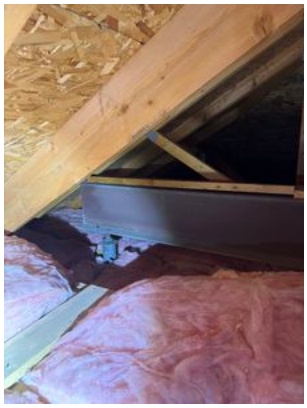
Garage, Bedroom Closet





**Overview Photos Of Attic**

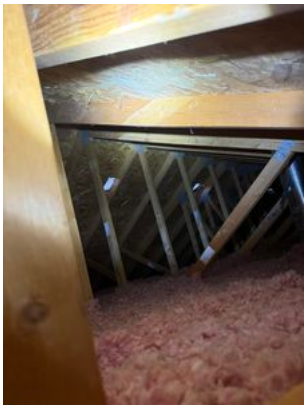








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**Roof Framing Type**

Wood Trusses

Condition: Satisfactory



**Roof Deck Material**

Oriented Strand Board

Condition: Satisfactory



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**Vent Risers**

Metal, PVC

Condition: Satisfactory





**Insulation**

Blown In Fiberglass

Condition: Satisfactory




## Crawlspace

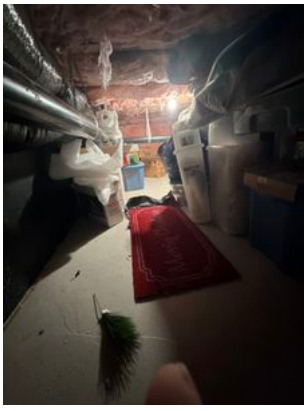
If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

**Inspection Method**

Inside




**Overview Photos Of Crawlspace**









**Vapor Retarder**

Not Present

**Underfloor Insulation**

Fiberglass Batts

Condition: Satisfactory



**Moisture Condition**

Dry

Condition: Satisfactory

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

**Type of Service**

Underground

**Main Disconnect Location**

Meter Box

**Service Panel Location**

Basement



**Photo of Panel**









,




**Service Panel Manufacturer**

Cutler Hammer

Condition: Satisfactory



**Service Line Material**

Aluminum

Condition: Satisfactory



**Service Voltage**

240 volts

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**Service Amperage**

125 amps



**Service Panel Ground**

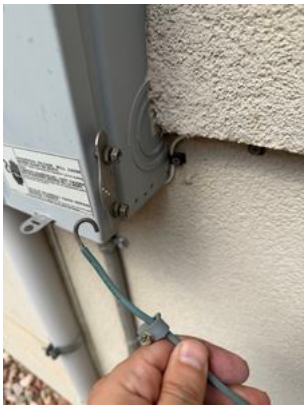
Cold Water Pipe, Ground Rod





**Comment 8**
**Repair or Replacement Needed**

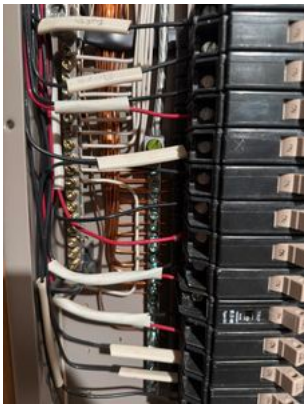
Grounding/Bonding Wire: A loose/disconnected wire was observed at the electrical box. The wire may be associated with the sprinkler system or cable/telecommunications equipment; its purpose could not be confirmed at the time of inspection. Recommend evaluation by a qualified electrician to determine its intended function and properly secure or reconnect it as necessary.




**Branch Circuit Wiring**

Non-Metallic Shielded Copper

Condition: Satisfactory




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**Overcurrent Protection**

Breakers

Condition: Satisfactory



**Smoke Detectors**

Hard Wired Interconnected

Condition: Further Evaluation Required






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**Comment 9**
**Safety Concern**

Smoke Detectors: Missing smoke detectors were observed in the interconnected hardwired smoke detector system. Due to the missing devices, the system could not be fully tested to determine its proper operation at the time of inspection. Recommend evaluation and correction by a qualified electrician, including installation of the missing detectors and verification that the interconnected system is functioning properly.





**HVAC System Type**

Central Split System





**Thermostat**

Digital

Condition: Satisfactory

**Photo of Thermostat**






**Thermostat Location**

Hallway

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Location**

Basement

**Type of Equipment**

Forced Air

Condition: Satisfactory




**Photo Of Furnace Dataplate**










**Manufacturer**

Lennox

**Heating Fuel**

Gas

Condition: Satisfactory





**Comment 10**
**Information**

Fuel/Gas Lines: The accessible fuel/gas lines were inspected using a gas detector, and no evidence of gas leakage was detected at the time of inspection. This observation reflects conditions present at the time of the inspection only. No carbon monoxide was detected.




**Input BTUs**

88,000

**Output BTUs**

70,000

**Approximate Age**

2017

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**Filter Type**

Disposable

Condition: Marginal








**Output Temperature**

102

**Comment 11**
**Information**



**Type of Distribution**

Metal Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

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## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

**Energy Source**

Electric

**Type of Equipment**

Split System

Condition: Satisfactory



**Photo of Unit Operating**



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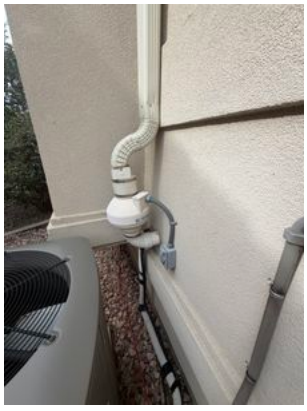
**Photo of Condenser Dataplate**




**Condenser Make**

Lennox






**Condensor Size**

42,000 BTU (3.5 Tons)

**Condenser Approximate Age**

2017

,

**Expansion Coil Make**

Lennox



**Expansion Coil Size**

42,000 BTU (3.5 Tons)

**Expansion Coil Approximate Age**

2017

**Condesate Drainage**

To Floor Drain

Condition: Satisfactory

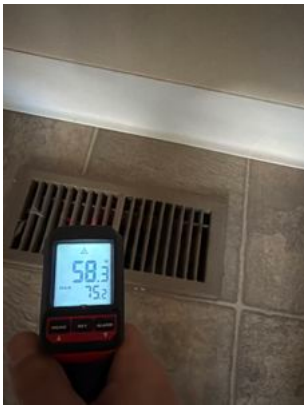


**AC Supply Air Temp**

58

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**Comment 12**
**Information**



**AC Return Air Temp**

77

**Comment 13**
**Information**



**AC Temperature Drop**

19

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**Photo Of Expansion Coil Dataplate**



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

**Water Service**

Public





**Comment 14**
**Information**

Water pressure tested @58psi



**Supply Pipe Material**

Copper

Condition: Satisfactory

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**Location of Main Water Shutoff**

Basement



**Photo of Main Water Valve**



**Sewer System**

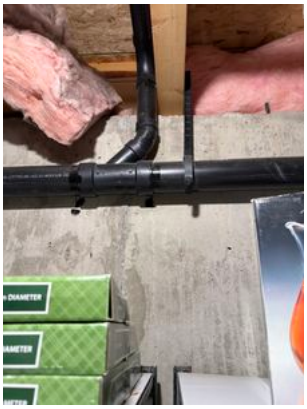
Public

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**Waste Pipe Material**

ABS Plastic

Condition: Satisfactory





**Sump Pump**

Sealed Crock

Condition: Further Evaluation Required







**Comment 15**
**Repair or Replacement Needed**

Sump Pump Electrical Connection: The sump pump is plugged into an extension cord that is lying on the floor adjacent to the water drainage system. This is not considered a safe installation, as the extension cord and electrical connection are exposed

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to potential water contact. Also the outlet is loosely attached and the wire is not secured to the wall framing. Recommend relocating the electrical connection and providing a properly installed, GFCI-protected receptacle closer to the sump pump. Have the correction completed by a qualified electrical contractor.









**Location of Fuel Shutoff**

At Meter



**Comment 16**
**Information**

No gas leaks were detected at the meter at the time of inspection.

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## Water Heater

**Photo of Water Heater**








**Photo Of Water Heater Dataplate**






**Manufacturer**

Bradford white

**Fuel**

Natural Gas







**Comment 17**
**Information**

Fuel/Gas Lines: The accessible fuel/gas lines were inspected using a gas detector, and no evidence of gas leakage was detected at the time of inspection. This observation reflects conditions present at the time of the inspection only. No carbon monoxide was detected.





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**Capacity**

80 gal, Dual 40 gallon tanks

**Approximate Age**

2024

**Temp & Pressure Relief Valve**

Present With Blow Off Leg

Condition: Repair or Replace





**Comment 18**
**Repair or Replacement Needed**

Water Heaters: Two water heater systems were observed at the property. One water heater was missing the required temperature and pressure (T&P) relief valve discharge pipe. This is a safety concern, as the valve is designed to release excessive pressure or temperature within the tank. Recommend having a qualified plumber install the appropriate T&P relief valve discharge pipe.



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**Fuel Disconnect**

In Same Room





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## Bathroom #1

**Location**

Main level as you after you enter the garage

**Overview Photos of Bathroom**




**Sink(s)**

Single Vanity

Condition: Satisfactory






**Comment 19**
**Information**

Infrared imaging was used during the inspection, and no evidence of active leaks was detected at that time.

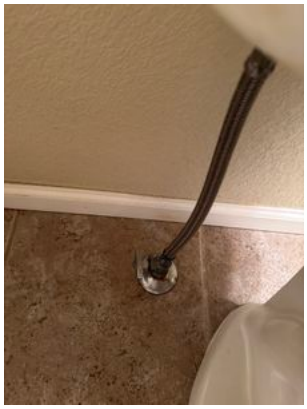
,

**Toilet**

Standard Tank

Condition: Satisfactory






**Comment 20**
**Information**

The toilet was tested and found to be operating properly. Infrared camera imaging was used during the inspection, and no evidence of leaks was detected at that time.

**Floor**

Tile

Condition: Satisfactory



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**Ventilation Type**

Ventilator

Condition: Satisfactory



**GFCI Protection**

Outlets

Condition: Satisfactory

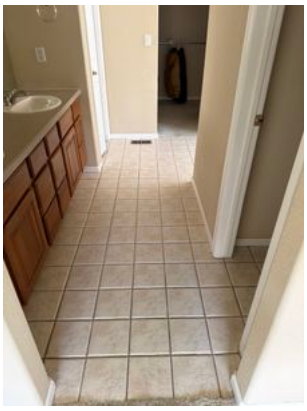


## Bathroom #2

**Location**

Main level bedroom

**Overview Photos of Bathroom**







**Bath Tub**

Recirculating

Condition: Satisfactory





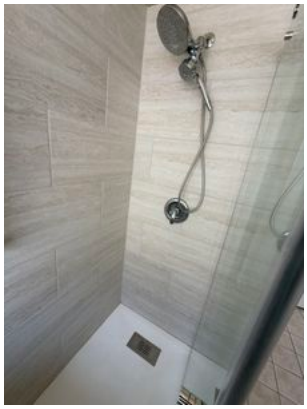

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**Shower**

Stall

Condition: Marginal





**Comment 21**
**Monitor Condition**

Shower Pan Caulking: Silicone caulking at the transition between the bottom of the shower pan and surrounding tile should be monitored for cracking, separation, or deterioration. Maintain a watertight seal at this location to help prevent moisture intrusion and damage to adjacent materials.



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**Sink(s)**

Double Vanity

Condition: Satisfactory




**Toilet**

Standard Tank

Condition: Satisfactory





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**Shower Walls**

Tile

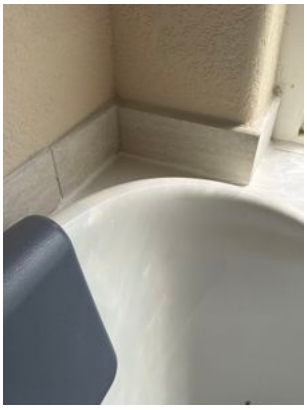
Condition: Satisfactory



**Tub Surround**

Tile

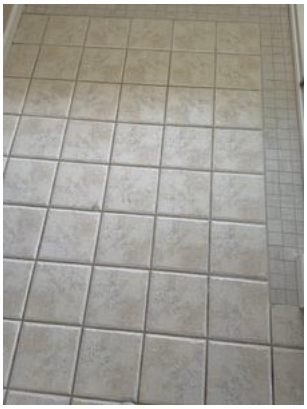
Condition: Marginal



**Floor**

Tile

Condition: Satisfactory



**Ventilation Type**

Ventilator

Condition: Satisfactory



**Comment 22**
**Information**

The bathroom was inspected and found to be in satisfactory operating condition at the time of the inspection.

- The exhaust ventilation fan was tested and operated as intended.
- The GFCI-protected receptacle was tested and responded properly.
- The toilet was flushed multiple times and operated normally with no deficiencies observed.
- The sink(s) were operated and drained properly.
- The faucet(s) and drain assemblies were inspected, and no active leaks were observed.

• Infrared imaging was utilized during the inspection, and no thermal anomalies consistent with active moisture intrusion were detected around the plumbing fixtures or accessible adjacent building materials at the time of the inspection.

No deficiencies were observed in the accessible components of this bathroom during the inspection.

**GFCI Protection**

Outlets

Condition: Satisfactory



## Bathroom #3

**Location**

Upstairs bedroom

**Overview Photos of Bathroom**



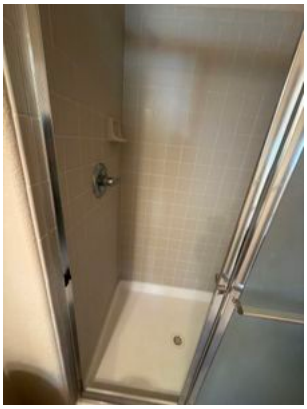


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**Shower**

Stall

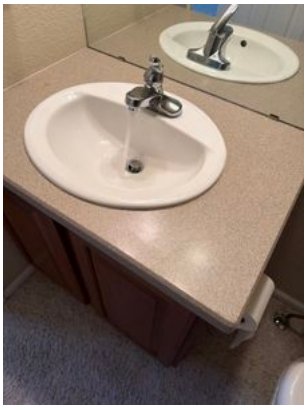
Condition: Satisfactory

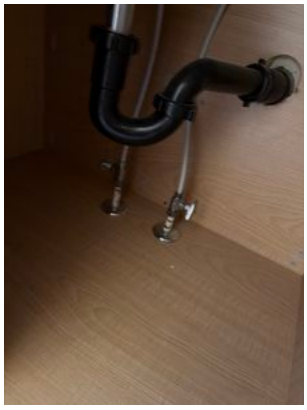



**Sink(s)**

Single Vanity

Condition: Satisfactory





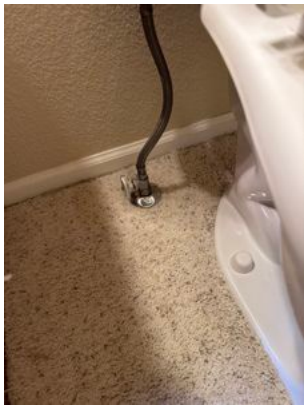
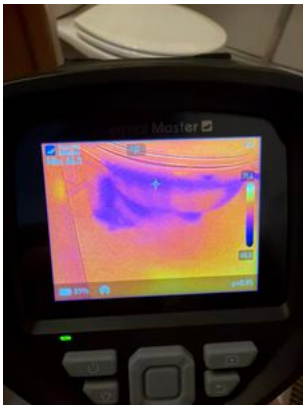
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**Toilet**

Standard Tank

Condition: Satisfactory



**Shower Walls**

Tile

Condition: Satisfactory

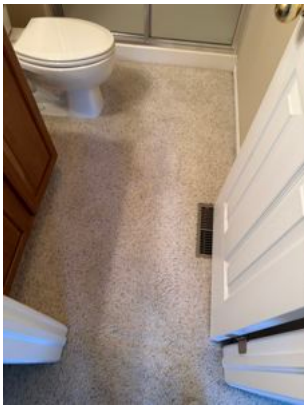



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**Floor**

Carpet

Condition: Satisfactory



**Ventilation Type**

Ventilator

Condition: Satisfactory



**GFCI Protection**

Outlets

Condition: Satisfactory



**Comment 23**
**Information**

The bathroom was inspected and found to be in satisfactory operating condition at the time of the inspection.

• The exhaust ventilation fan was tested and operated as intended.

• The GFCI-protected receptacle was tested and responded properly.

• The toilet was flushed multiple times and operated normally with no deficiencies observed.

• The sink(s) were operated and drained properly.

• The faucet(s) and drain assemblies were inspected, and no active leaks were observed.

• Infrared imaging was utilized during the inspection, and no thermal anomalies consistent with active moisture intrusion were detected around the plumbing fixtures or accessible adjacent building materials at the time of the inspection.

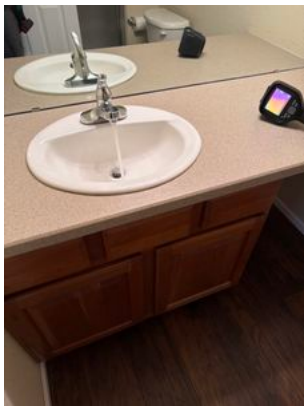
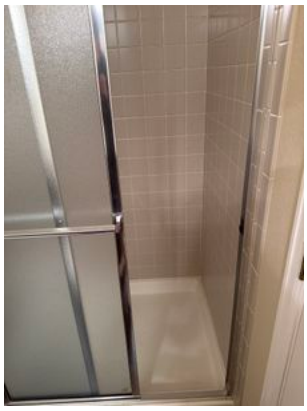
No deficiencies were observed in the accessible components of this bathroom during the inspection.

## Bathroom #4

**Location**

Basement

**Overview Photos of Bathroom**

**Shower**

Stall

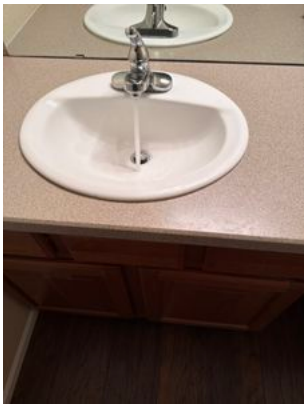
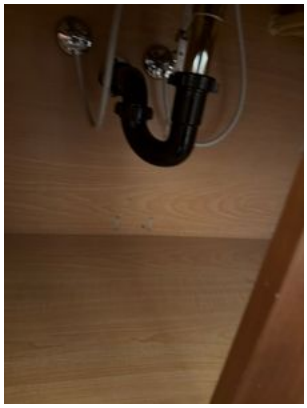
Condition: Satisfactory




**Sink(s)**

Single Vanity

Condition: Satisfactory

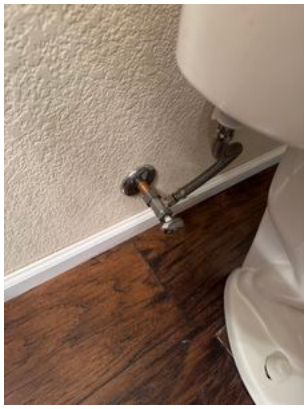

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**Toilet**

Standard Tank

Condition: Satisfactory

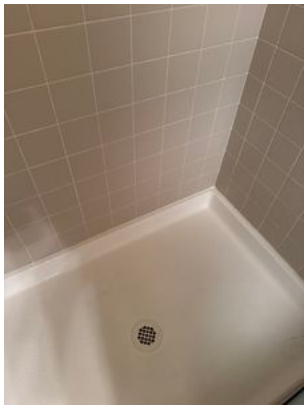





**Shower Walls**

Tile

Condition: Satisfactory

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**Floor**

LVP

Condition: Satisfactory



**Ventilation Type**

Ventilator

Condition: Satisfactory



**GFCI Protection**

Outlets

Condition: Satisfactory



**Comment 24**
**Information**

The bathroom was inspected and found to be in satisfactory operating condition at the time of the inspection.

• The exhaust ventilation fan was tested and operated as intended.

• The GFCI-protected receptacle was tested and responded properly.

• The toilet was flushed multiple times and operated normally with no deficiencies observed.

• The sink(s) were operated and drained properly.

• The faucet(s) and drain assemblies were inspected, and no active leaks were observed.

• Infrared imaging was utilized during the inspection, and no thermal anomalies consistent with active moisture intrusion were detected around the plumbing fixtures or accessible adjacent building materials at the time of the inspection.

No deficiencies were observed in the accessible components of this bathroom during the inspection.

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**Overview Photo of Kitchen**





**Cabinets**

Wood

Condition: Satisfactory




**Countertops**

Laminated

Condition: Satisfactory



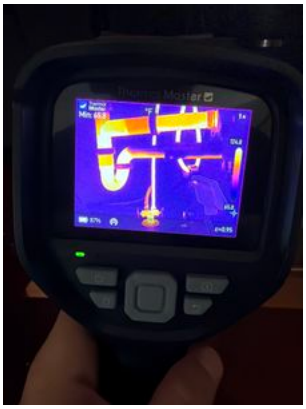
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**Sink**

Double

Condition: Satisfactory




## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

**Oven**

Samsung

Condition: Satisfactory






**Range Hood**

Whirlpool

Condition: Satisfactory



**Refrigerator**

Samsung

Condition: Satisfactory






**Dishwasher**

Kitchen Aid

Condition: Satisfactory




,

**Microwave**

Whirlpool

Condition: Satisfactory





**Disposal**

Kitchen Aid

Condition: Satisfactory



**Washer**

Whirlpool

Condition: Satisfactory




**Dryer**

Whirlpool

Condition: Satisfactory




**Built In Cabinets**

Yes

Condition: Satisfactory




**Laundry Sink**

Yes

Condition: Satisfactory






**Dryer Venting**

To Exterior

Condition: Repair or Replace



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**Comment 25**
**Repair or Replacement Needed**

Dryer Exhaust Vent: A kink was observed in the dryer exhaust vent duct, which may restrict proper airflow and reduce the efficiency of the dryer while increasing the potential for lint accumulation. Recommend having a qualified contractor correct the duct configuration and ensure proper airflow.



**GFCI Protection**

Yes

Condition: Repair or Replace



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**Comment 26**
**Repair or Replacement Needed**

Laundry Outlet: The electrical receptacle located directly behind the washing machine did not appear to be GFCI protected at the time of inspection. Recommend evaluation by a qualified electrician and correction as necessary to provide appropriate GFCI protection.



**Laundry Hook Ups**

Yes

Condition: Satisfactory



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**Overview Photos of Laundry**





The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

**Floors**

Tile, Carpet, Wood

Condition: Satisfactory





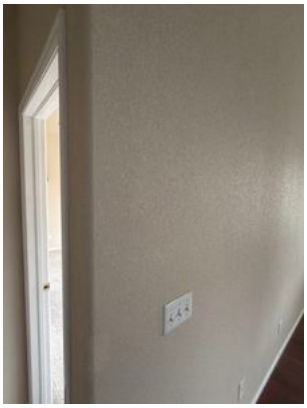
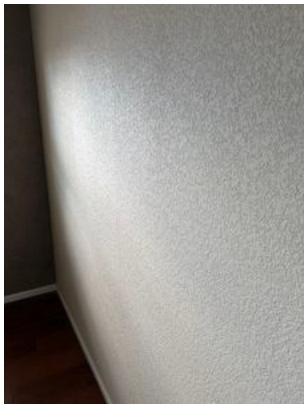
**Comment 27**
**Information**

Flooring: The flooring throughout the home was generally observed to be in good overall condition. The carpet has noticeable staining in several areas and would benefit from professional cleaning.

**Walls**

Painted Drywall, Textured Over Drywall

Condition: Marginal

**Comment 28**
**Repair or Replacement Needed**

Drywall: Cracking was observed in the drywall in areas of the home. Recommend repairing and properly sealing the cracks, followed by repainting to restore the affected surfaces. Repairs should be completed by a qualified contractor as needed.

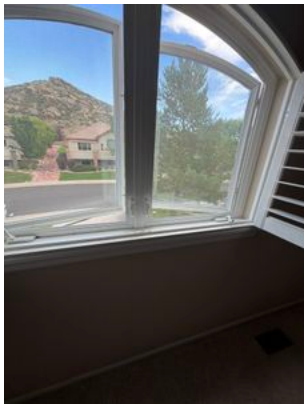


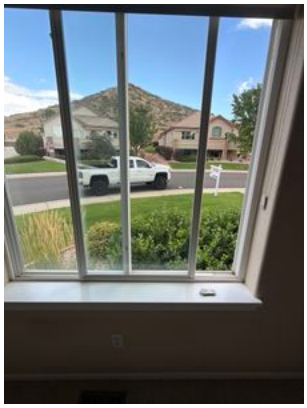
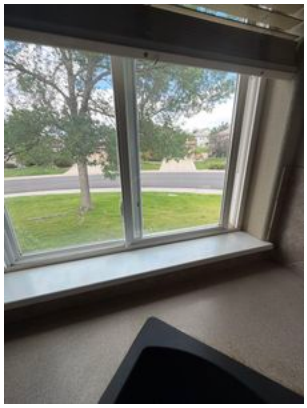

**Window Types**

Casement, Sliders

Condition: Marginal

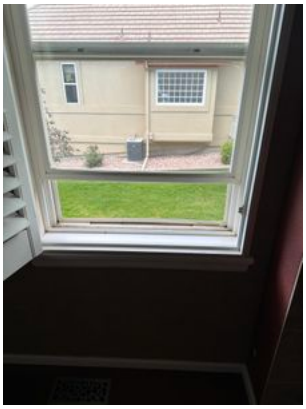


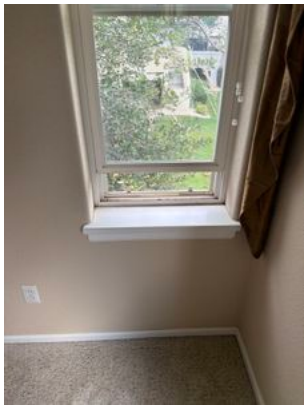
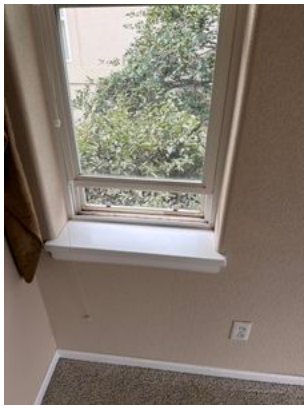



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**Comment 29**
**Repair or Replacement Needed**

Windows: Several windows were operational but were difficult to open and close. Multiple insect screens were also missing. Additionally, the casement window handles contact the plantation blinds during operation, causing damage to the blinds. Recommend adjustment or repair of the affected windows and replacement of missing screens as needed by a qualified contractor.






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**Window Materials**

Vinyl

**Entry Door Types**

Sliding, Hinged

Condition: Satisfactory



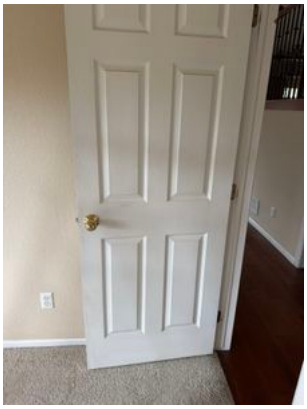
**Entry Door Materials**

Fiberglass

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**Interior Door Materials**

Masonite

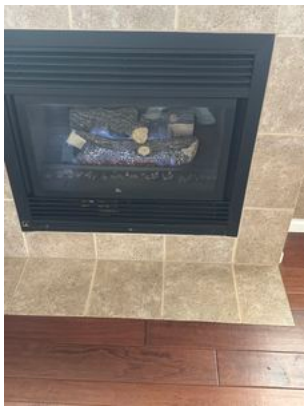


**Fireplace**

Gas Burning

Condition: Satisfactory



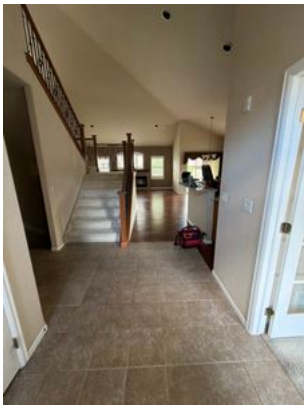


**Comment 30**
**Monitor Condition**

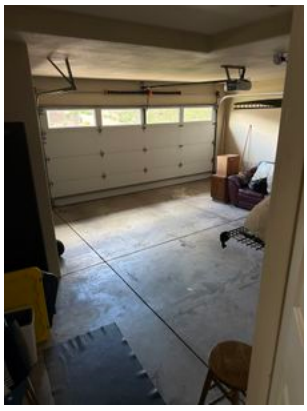
Gas Fireplace Flue: The flue terminates very close to the low-slope/cantilevered awning roof. Blackening and heat-related staining were observed near the flue. The close proximity may create a potential fire hazard. Recommend evaluation by a qualified fireplace/HVAC professional to verify proper clearance and installation.




**Overview Photos of Interior**

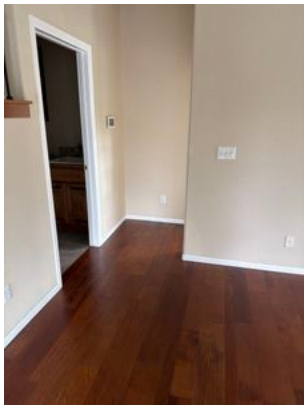




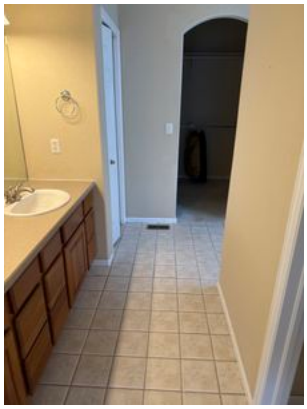





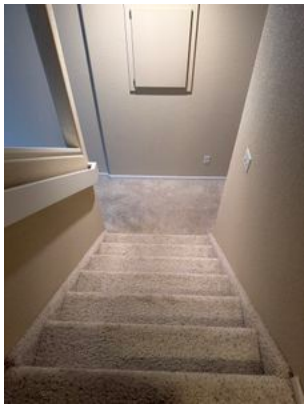
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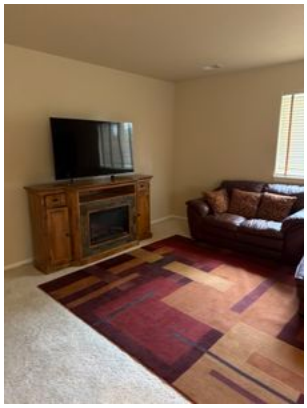











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This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Safety Concern

### Electrical: Smoke Detectors

Smoke Detectors: Missing smoke detectors were observed in the interconnected hardwired smoke detector system. Due to the missing devices, the system could not be fully tested to determine its proper operation at the time of inspection. Recommend evaluation and correction by a qualified electrician, including installation of the missing detectors and verification that the interconnected system is functioning properly.




## Repair or Replacement Needed

### Site: Site Grading

Exterior Grading: Water was observed pooling in the yard near a sprinkler head, with the area exhibiting negative grading. This condition may contribute to localized moisture accumulation. Recommend correcting the grading as needed and evaluating the sprinkler head for proper operation and drainage.




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**Exterior: Exterior Covering**

Exterior Stucco/Stone Veneer: Cracking was observed in the stucco and stone veneer, with sections of the stone veneer loose and deteriorating. Areas of the stone veneer also have fallen off the wall, open/ungrouted joints are observed throughout. These conditions may allow moisture intrusion and further deterioration. Additionally, exposed OSB sheathing was observed beneath the deck. Recommend evaluation and repairs by qualified contractors.












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**Exterior: Exterior Trim Material**

Exterior Door Trim: Wood trim around the exterior door is exposed and showing signs of deterioration. The affected areas should be repaired as needed, properly sealed, and painted to help prevent further moisture damage. Recommend repair by a qualified contractor.






**Garage: Door Opener**

Garage Door Opener: The opener chain is loose and appears to be coming off the sprocket. The garage door also jerks during opening and closing. Recommend adjustment of the chain tension and lubrication of the moving components by a qualified garage door contractor.




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**Roofing: Roof Covering**

Roofing: During the time of inspection, missing hip and ridge tile shingles, along with a broken tile shingle, were observed on the roof. These conditions can allow water intrusion and may lead to further damage if not corrected. Recommend evaluation and repair or replacement of the affected areas by a qualified roofing contractor.

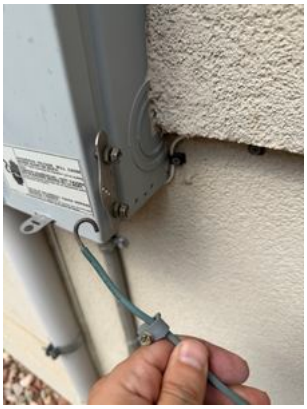






**Electrical: Service Panel Ground**

Grounding/Bonding Wire: A loose/disconnected wire was observed at the electrical box. The wire may be associated with the sprinkler system or cable/telecommunications equipment; its purpose could not be confirmed at the time of inspection. Recommend evaluation by a qualified electrician to determine its intended function and properly secure or reconnect it as necessary.




**Plumbing: Sump Pump**

Sump Pump Electrical Connection: The sump pump is plugged into an extension cord that is lying on the floor adjacent to the water drainage system. This is not considered a safe installation, as the extension cord and electrical connection are exposed to potential water contact. Also the outlet is loosely attached and the wire is not secured to the wall framing. Recommend relocating the electrical connection and providing a properly installed, GFCI-protected receptacle closer to the sump pump. Have the correction completed by a qualified electrical contractor.






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**Plumbing: Water Heater: Temp & Pressure Relief Valve**

Water Heaters: Two water heater systems were observed at the property. One water heater was missing the required temperature and pressure (T&P) relief valve discharge pipe. This is a safety concern, as the valve is designed to release excessive pressure or temperature within the tank. Recommend having a qualified plumber install the appropriate T&P relief valve discharge pipe.



**Laundry: Dryer Venting**

Dryer Exhaust Vent: A kink was observed in the dryer exhaust vent duct, which may restrict proper airflow and reduce the efficiency of the dryer while increasing the potential for lint accumulation. Recommend having a qualified contractor correct the duct configuration and ensure proper airflow.



**Laundry: GFCI Protection**

Laundry Outlet: The electrical receptacle located directly behind the washing machine did not appear to be GFCI protected at the time of inspection. Recommend evaluation by a qualified electrician and correction as necessary to provide appropriate GFCI protection.



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**Interior: Walls**

Drywall: Cracking was observed in the drywall in areas of the home. Recommend repairing and properly sealing the cracks, followed by repainting to restore the affected surfaces. Repairs should be completed by a qualified contractor as needed.




**Interior: Window Types**

Windows: Several windows were operational but were difficult to open and close. Multiple insect screens were also missing. Additionally, the casement window handles contact the plantation blinds during operation, causing damage to the blinds. Recommend adjustment or repair of the affected windows and replacement of missing screens as needed by a qualified contractor.

