



PATRIOT HOME INSPECTING LLC

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HOME INSPECTION

1234 Main Street
Shelbyville, KY 40065

Buyer Name

09/27/2026 9:00AM



Inspector

Jeremiah Driskell

KY License #306167

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Agent

Agent Name

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agent@spectora.com

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Report Introduction

Thank you for choosing Patriot Home Inspecting, LLC!

I appreciate the opportunity to inspect this home for you. My goal is to provide you with a thorough, unbiased evaluation of the property's visible and readily accessible systems and components so you can make informed decisions.

This inspection report is intended to educate you about the home's current condition while identifying defects, safety concerns, and maintenance items observed at the time of the inspection.

Please remember that the Summary is not the entire report. I strongly encourage you to carefully review the complete report, including all photographs and comments, as many important observations and recommendations are not included in the Summary.

If you have any questions after reviewing your report, please don't hesitate to call, text, or email me. Even after your inspection is complete and your report has been delivered, I remain available to answer any questions you may have.

Understanding Your Inspection

A home inspection is not a pass-or-fail evaluation and is not a code compliance inspection.

Every home, whether brand new or over 100 years old, will have defects, maintenance needs, and normal wear. My goal is not to determine whether you should purchase the home, but to provide you with the information necessary to make an informed decision and better understand the property's current condition.

This inspection is a visual examination of the home's readily accessible systems and components. It is limited to conditions that were visible and accessible on the day of the inspection. Furniture, personal belongings, finished surfaces, stored items, weather conditions, vegetation, and other factors may prevent certain areas from being fully evaluated.

Repairs, Evaluations & Recommendations

Conditions identified in this report should be evaluated and repaired by qualified professionals whenever appropriate.

This inspection represents a snapshot in time. Conditions can change due to occupancy, weather, normal use, or repairs performed after the inspection. For that reason, I strongly recommend conducting a final walk-through immediately before closing to

verify that the home's condition has not changed and that any negotiated repairs have been completed satisfactorily.

Understanding the Findings

To help prioritize observations, findings throughout this report are categorized as follows:

▮ Maintenance / Monitor / DIY

Routine maintenance items, conditions to monitor over time, or simple repairs that many homeowners can often perform themselves. These items are generally not included in the Summary but should still be reviewed and addressed as part of regular home maintenance.

Minor Defect

Conditions that should be repaired or replaced to restore proper function, prevent further deterioration, or improve the home's overall condition. While these items may not require immediate action, they should be addressed in a reasonable timeframe.

▮ Major Defect / Safety Hazard

Conditions that present a safety concern, are significantly deficient, or are not functioning as intended. These findings typically warrant prompt repair, replacement, or further evaluation by a qualified professional.

The categories are intended to help prioritize findings, not diminish their importance. Every observation should be reviewed carefully and considered as part of your overall understanding of the property.

Safety Hazards

Throughout this report, **red** text is used to identify conditions that present a safety hazard or require prompt attention. These findings should be carefully reviewed and addressed by a qualified professional.

For Real Estate Professionals

Although I always encourage buyers to review the complete inspection report, I understand the Summary is often the most efficient way for real estate professionals to review the primary findings.

When viewing the report online, you can select the Summary tab to view summarized findings only. The Agent Tools feature also allows you to quickly copy and paste report comments into repair requests or other transaction documents.

Thank you for everything you do to help your clients through the home buying process. I appreciate the opportunity to be part of your team.

— Jeremiah Driskell



MAINTENANCE / MONITOR



MINOR DEFECT

MAJOR DEFECT / SAFETY
HAZARD

- 🔧 2.1.1 Grounds - Site Conditions: Vegetation in Contact
- ⚠️ 2.2.1 Grounds - Walkways & Driveways: Uneven Slabs
- 🔧 2.2.2 Grounds - Walkways & Driveways: Typical Cracking
- 🔧 2.3.1 Grounds - Porches, Patios, Stoops & Steps: Crack Through Patio
- 🔧 3.1.1 Exterior - Gutters & Downspouts: Debris in Gutters
- 🔧 3.1.2 Exterior - Gutters & Downspouts: Standing Water in Gutters
- 🔧 3.2.1 Exterior - Siding: Organic Growth
- 🔧 3.2.2 Exterior - Siding: Open Weep Holes in Brick Veneer
- ⚠️ 3.3.1 Exterior - Trim: Detached Trim
- 🔧 3.5.1 Exterior - Caulking: Caulking Maintenance
- 🔧 3.7.1 Exterior - Foundation Walls: Typical Cracking
- 🔧 3.7.2 Exterior - Foundation Walls: Chipped Concrete Masonry Unit
- 🔧 3.12.1 Exterior - Radon Mitigation System: Test Radon Levels
- ⚠️ 3.12.2 Exterior - Radon Mitigation System: GFCI Operating Radon Blower Motor
- 🔧 3.12.3 Exterior - Radon Mitigation System: Radon Reduction Fan Indicator
- ⚠️ 4.1.1 Roofing - Flashing: Exposed Fasteners
- 🔧 5.1.1 Outdoor HVAC Equipment - Condition: Near/Past Expected Life
- 🔧 5.1.2 Outdoor HVAC Equipment - Condition: Insulation Damaged/Missing
- 🔧 6.1.1 Indoor HVAC Equipment - Air Handler/ Furnace: Furnace Servicing
- ⚠️ 6.3.1 Indoor HVAC Equipment - Safety Controls: Blower Door Switch Taped
- 🔧 6.5.1 Indoor HVAC Equipment - Condensate Line(s): NO Secondary Condensate Protection
- ⚠️ 10.4.1 Plumbing - Fixtures: Temperature Greater Than 120 Degrees
- ⚠️ 10.5.1 Plumbing - Visible Drain/Waste/Vent Piping: Plastic DWV Piping Supported w/ Metal Hangers
- ⚠️ 11.1.1 Built-in Appliances - Range/Oven/Cooktop: No Anti-tip Bracket Installed
- ⚠️ 15.5.1 Garage - Fire Separation Walls & Ceiling: Missing Self-Closing Hinge
- 🔧 16.1.1 Electrical Main Panel - Panel Condition: Panel Cover Missing Screws

1: OVERVIEW

Information

In Attendance Just the Inspector	Main Entrance Faces NOTE: ALL DIRECTIONS and/or LOCATIONS REFERENCED IN THIS INSPECTION REPORT ARE FROM THE INSPECTOR STANDING IN FRONT OF THE HOME LOOKING AT THE HOME. THIS BEING THE FRONT - SEE COVER PHOTO.	Occupancy Furnished
Weather Conditions Sunny	Temperature (approximate) 78 Fahrenheit (F)	Recent Rain/Snow No
Ground Cover Dry		

Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only. [Link to InterNachi Standards of Practice at https://www.nachi.org/sop.htm](https://www.nachi.org/sop.htm).

Read Your Book

I have provided you with a hard copy home maintenance book titled *Now That You've Had a Home Inspection*. The book includes information on how your home works, how to maintain it, and how to save energy. My contact information can be located on the inside cover so you can easily contact me if you have any questions in the future. Additionally I attached a courtesy estimated life expectancy chart for the systems in your home, make sure to reference this material.

Limitations

General

THE CLIENT DID NOT ATTEND

The client was not present during the inspection. This limited the opportunity to discuss observations onsite and address questions or concerns in person.

2: GROUNDS

Information

Site Conditions: Grade/Clearance Grade: Satisfactory	Walkways & Driveways: Material(s) Concrete	Porches, Patios, Stoops & Steps: Construction Material(s) Concrete
Hose Bibs: Operation Operable: Yes		

Observations

2.1.1 Site Conditions

VEGETATION IN CONTACT

There is vegetation in contact with the house. This condition can damage siding over time, allow the areas to hold moisture and give easy access for wood destroying insects to enter the home. Recommend trimming trees/vegetation, so it doesn't come into contact with the home.

 Maintenance / Monitor



2.2.1 Walkways & Driveways

UNEVEN SLABS

There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas and having repaired or replaced as needed.

 Major Defect / Safety Hazard



2.2.2 Walkways & Driveways

TYPICAL CRACKING

 Maintenance / Monitor

The driveway had some typical cracking/chipping but is usable. Recommend sealing the cracks to help prevent additional damage and monitor.



2.3.1 Porches, Patios, Stoops & Steps

CRACK THROUGH PATIO

A crack extends completely through the patio surface. Water can penetrate through this crack, leading to further deterioration, potential sub-base damage, and expansion of the crack over time. The crack should be properly sealed to prevent water intrusion and monitor for any worsening. Contact a licensed professional if needed.



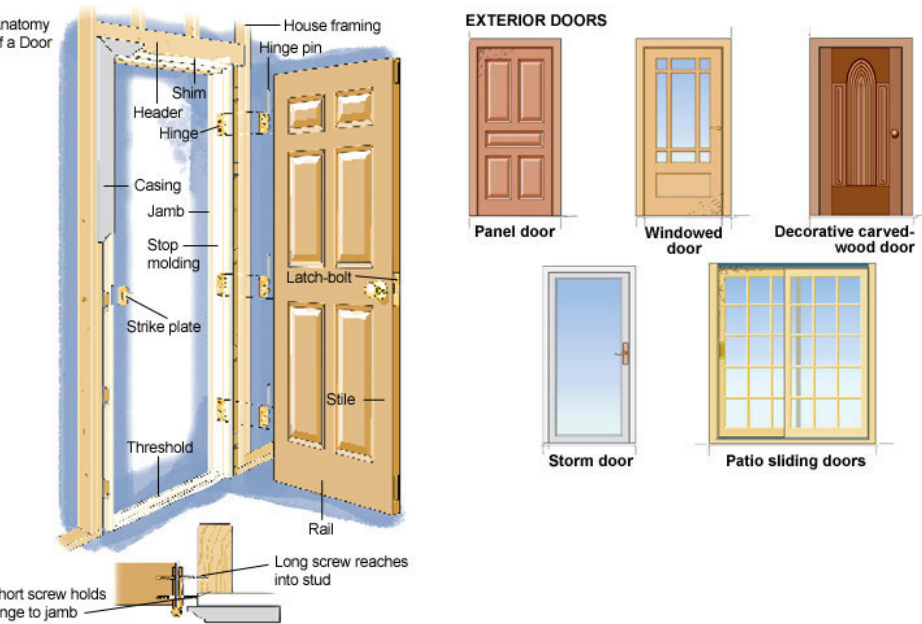
3: EXTERIOR

Information

Gutters & Downspouts: Material(s) Galvanized	Siding: Material(s) Vinyl siding, Brick Veneer	Trim: Material(s) Plastic/Vinyl
Soffits & Fascia: Material(s) Aluminum/Steel, Vinyl	Windows/Screens: Material(s) Vinyl	Foundation Walls: Type(s) Slab-on-Stem wall foundation
Foundation Walls: Material(s) Concrete Block	Service Entry: Meter Location Left side of home	Service Entry: Type Underground
Exterior Electrical: Receptacle(s) All receptacles were operational at the time of inspection.	Exterior Electrical: Switches & Lighting Switches & lighting were operational at the time of the inspection.	

Exterior Doors: Material(s)
Metal, Composite

It is recommended that the locks be changed upon settlement of the property.



Radon Mitigation System: Radon Testing

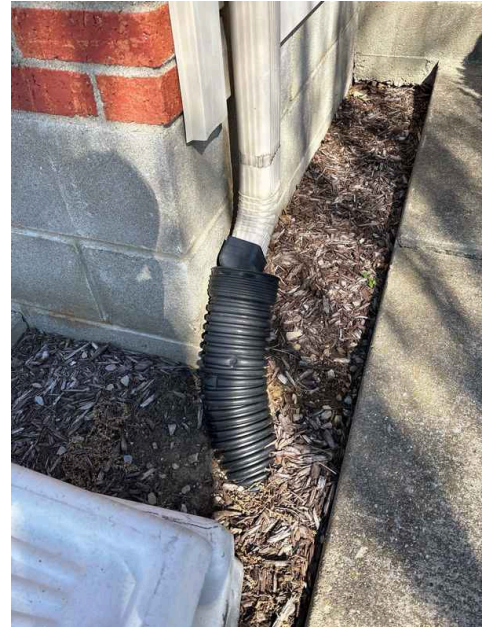
Radon testing is not part of the home inspection and is considered an additional service. The geographical area that the home is located in has been known to have high Radon gas readings. Potential safety hazard. The EPA Recommends: if you are buying or selling a home to have it tested for Radon. For a new home, ask if Radon resistant construction features were used and if the home has been tested. Fix the home if the radon level is 4.0 picocuries per liter (pCi/L) or higher. For more information, see <https://www.epa.gov/hmbuyguid> (Home buyer's and seller's guide to Radon)

Limitations

Gutters & Downspouts

UNDERGROUND DRAINAGE

The downspouts drain into underground piping and are not visible. Monitor these areas closely for signs of backup.



Siding

LIMITED VISIBILITY DUE TO VEGETATION

There is at least one area with limited access to the siding, due to vegetation, on the exterior of the home. There may be defects present that were not visible or identified. Recommend a qualified specialist trim back and/or remove vegetation so that the siding can be properly inspected.



Soffits & Fascia

FASCIA ONLY PARTIALLY VISIBLE

The Fascia is only partially visible because of the gutters that are installed. There may be hidden damage behind the gutters that I cannot see. I recommend monitoring the fascia and have a qualified contractor evaluate if any damage is seen in the future.

Foundation Walls

VEGETATION LIMITED ACCESS

Vegetation next to the foundation wall(s) limited access on the exterior of the home. There may be defects present that were not visible. Client may wish to have vegetation removed.

Observations

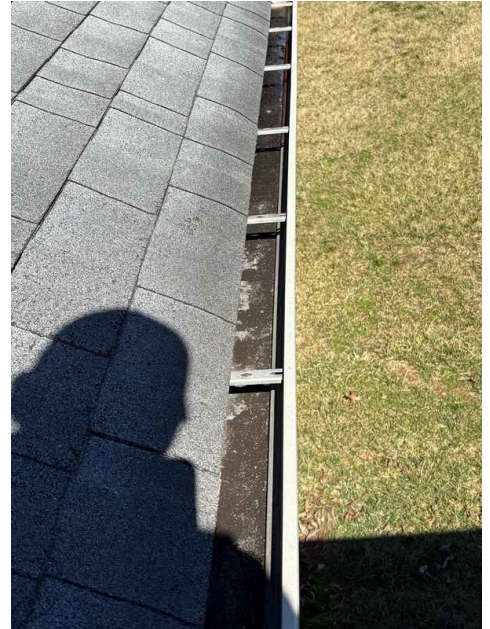
3.1.1 Gutters & Downspouts

DEBRIS IN GUTTERS

EXTERIOR



Debris observed inside gutters during inspection. Clogged gutters prevent proper water drainage, which can lead to water damage to fascia, soffits, and wood components. Recommend cleaning out debris.



3.1.2 Gutters & Downspouts

STANDING WATER IN GUTTERS



Maintenance / Monitor

There is standing water in the gutters in at least one location on the home. The gutters are not draining properly and damage may occur if left in this condition. Recommend adjusting slope towards the downspouts for proper drainage.

3.2.1 Siding

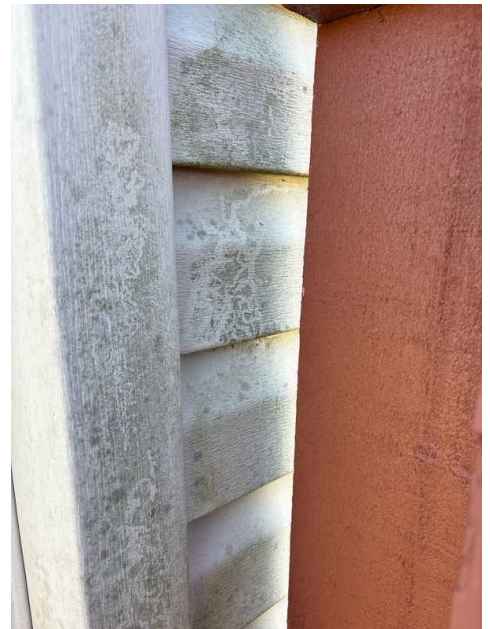
ORGANIC GROWTH



Maintenance / Monitor

There are multiple areas of fungal growth and/or organic material on the siding on the exterior of the home. Recommend cleaning areas.

NOTE: Because these areas are vinyl, do not pressure wash. Instead, consider soft washing. Resources for this method of cleaning exterior of home are readily available on the internet.



3.2.2 Siding

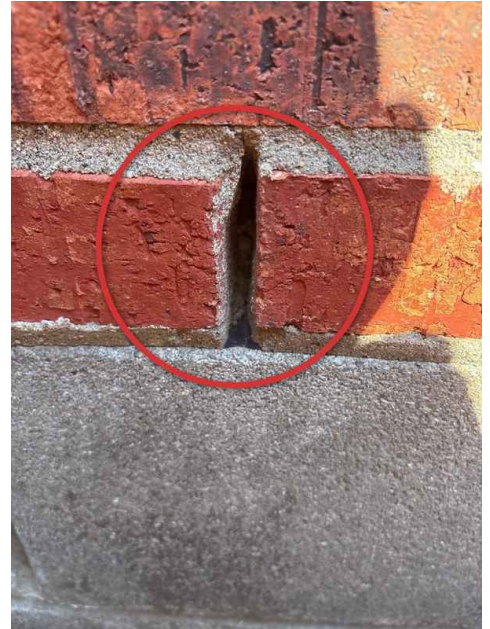
OPEN WEEP HOLES IN BRICK VENEER

FRONT



Maintenance / Monitor

Weep holes in the brick veneer are left open without protective screening. These openings allow water drainage but also provide entry points for pests and insects. Installing mesh or screen material over the weep holes will maintain water drainage while preventing pest infiltration.



3.3.1 Trim

DETACHED TRIM



Minor Defect

There is at least one area of detached trim on the exterior of the home. Further damage may occur if left in this condition. Recommend a qualified specialist make all necessary repairs.



3.5.1 Caulking

CAULKING MAINTENANCE



Maintenance / Monitor

Exterior caulking around windows, doors, garage penetrations, and other areas requires recaulking or annual monitoring. Clear silicone caulk should be applied as preventative maintenance to prevent water infiltration and protect the home's envelope.

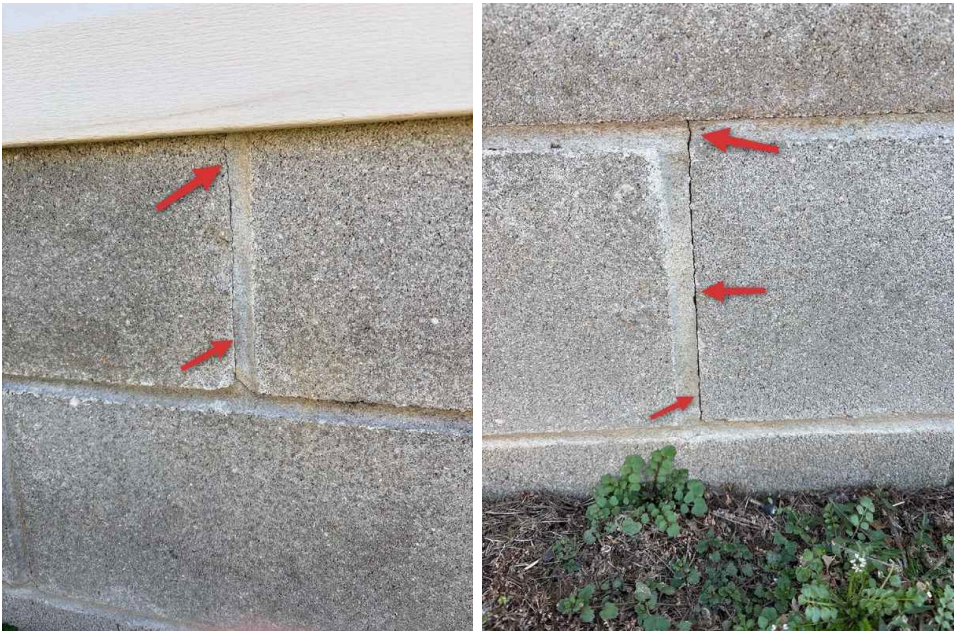
3.7.1 Foundation Walls

TYPICAL CRACKING



Maintenance / Monitor

There is an area of typical cracking in at least one location to the exterior foundation wall. Recommend sealing cracks and monitoring. If the cracks get larger, or other cracking occurs, the client should consult with a qualified licensed contractor to evaluate this condition and determine the appropriate course of action and make all necessary repairs.



3.7.2 Foundation Walls

CHIPPED CONCRETE MASONRY UNIT

A localized chip was observed on the exterior concrete masonry unit (CMU) block during inspection. This may allow moisture penetration if left unaddressed. Recommend sealing/repairing the damaged area and monitoring for further deterioration.

 Maintenance / Monitor



3.12.1 Radon Mitigation System

TEST RADON LEVELS

The Radon Mitigation System is not part of the home inspection. However, it is recommended that Radon levels be tested every two years. This will help verify the system's efficacy and monitor the level of Radon to ensure it hasn't risen above the recommended mitigation threshold of 4 pCi/L (picocuries per liter).

 Maintenance / Monitor

3.12.2 Radon Mitigation System

GFCI OPERATING RADON BLOWER MOTOR

 Major Defect / Safety Hazard

The radon mitigation system is not part of the home inspection. However, the blower motor is plugged into a GFCI protected receptacle. In the event of this GFCI receptacle being tripped, the radon mitigation system would not be operational which is a safety concern. Recommend a licensed electrician install a dedicated circuit for added safety.



3.12.3 Radon Mitigation System

RADON REDUCTION FAN INDICATOR

Radon Reduction Fan Indicator. This gauge is an indication of fan performance. Significant change may indicate a system performance malfunction. Recommend monitoring and consulting a professional Radon Installation Contractor as needed.



Maintenance / Monitor

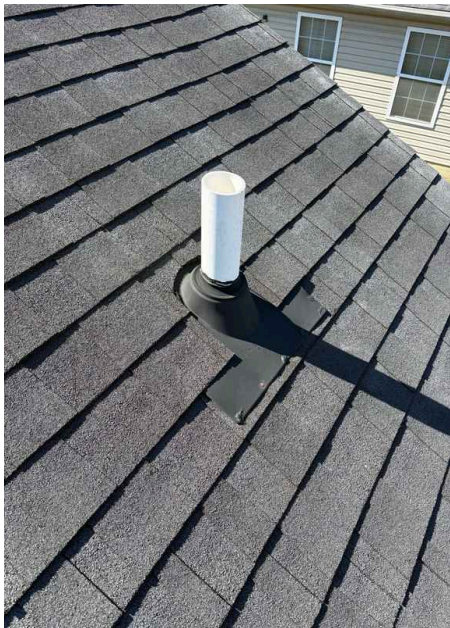


4: ROOFING

Information

Inspection Method(s) Roof	Visibility All	Roof Style(s) Gable
Roofing Ventilation Type(s) Soffit, Ridge, Gable	Roofing Location Location: Entire home	Roof Covering: Material(s) Asphalt Shingle
Roof Covering: Roof Age & Layers Approximate Age: 16-20+ years, Layers: 1+		

Roof Covering: Pictures



Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or available during a home inspection, including underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Flashing

LIMITED VISIBILITY

The roof valleys inspection is limited to the visual portion of the valleys. There is always the potential for hidden damage in non visible areas. Recommend monitoring and consulting a licensed roofer as needed.

Observations

4.1.1 Flashing

EXPOSED FASTENERS

There are exposed nail heads securing the flashing to the roof. Exposed nail heads can allow water to penetrate the roof. Recommend a licensed roofer to seal the nail heads.



5: OUTDOOR HVAC EQUIPMENT

Information

Location Left side of home	Unit Type(s) Air Conditioner	Manufacturer(s) Trane
Energy Source(s) Electric	Outside Disconnect Yes	Approximate Age 16-20+ years
Maximum Breaker Rating From Data Plate 30 Amps	Breaker Installed in Panel Box 30 Amps	The Exterior HVAC Unit View 

Data Plate with Model and Serial Numbers

This photo is the Air Conditioner Compressor/Condenser Data Plate with Model and Serial Numbers.



Observations

5.1.1 Condition

NEAR/PAST EXPECTED LIFE

The air conditioner is nearing or past its expected life of 8-15 years. Recommend budgeting for replacement.

Maintenance / Monitor

5.1.2 Condition



Maintenance / Monitor

INSULATION DAMAGED/MISSING

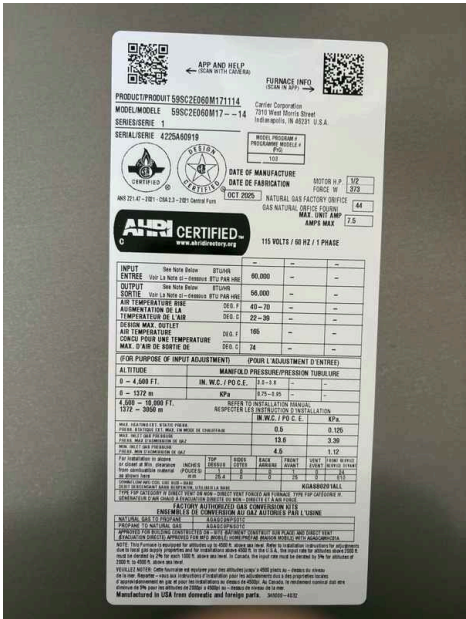
There is damaged and/or missing insulation on the air conditioner refrigerant line. Recommend replacing insulation.



6: INDOOR HVAC EQUIPMENT

Information

Location Garage	Air Handler/ Furnace: Unit Type Gas-fired Furnace	Air Handler/ Furnace: System Type Direct drive, Central system
Air Handler/ Furnace: Energy Source Natural gas	Air Handler/ Furnace: Manufacturer Carrier	Air Handler/ Furnace: Approximate Age 5 years or less
Air Handler/ Furnace: Filter Standard	Air Handler/ Furnace: Data Plate with Model and Serial Numbers This photo is the Furnace Data Plate with Model and Serial Numbers.	Evaporator Coil: Manufacturer Trane
Evaporator Coil: Approximate Age 16-20+ years	Safety Controls: Disconnect Not present; but the furnace is in sight of the panel	Safety Controls: Fuel shut-off Present
Distribution: Type Insulated flex duct	Condensate Line(s): Primary Discharge Floor drain	Condensate Line(s): Secondary Float switch present on drain pan but not on Evap Coil Cabinet
Thermostat: Location Living room		

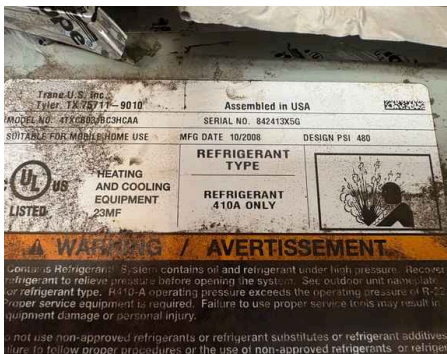


Thermostat: The Thermostat Location View



Evaporator Coil: Evap Coils Data Plate w/ Model & Serial

This photo is the Evaporator Coils Data Plate with Model and Serial Numbers.



Limitations

General

WHOLE-HOME VENTILATOR FAN BEYOND SCOPE OF INSPECTION

Fresh air whole-home ventilator fans may have powered dampers and/or filters. These types of systems are beyond the scope of a home inspection. No evaluation was made. Consult a licensed HVAC contractor for proper operation and maintenance.

Air Handler/ Furnace

SEALED HEAT EXCHANGER - LIMITED VISIBILITY

The heat exchanger is sealed in the furnace. This is a limitation of the inspection. There is either partial or no view of the condition of the heat exchanger on a sealed one like this. Evaluation of concealed portions is outside the scope of a visual home inspection.

Evaporator Coil

UNIT TAPED UP - NOT INSPECTED

The condition of Evaporator coil/Fins is unknown, inside the unit is not accessible. Unit is insulated/taped up. Inspectors are not expected to carry metal duct tape to reseal seams that would be broken if unit was made accessible. There may be defects present that were not visible. Recommend a qualified licensed HVAC contractor evaluate, and make necessary repairs as needed.



Distribution

HIDDEN DISTRIBUTION

Some of the HVAC distribution systems were concealed behind finished or furnished areas. No true representation can be made for these components.

Observations

6.1.1 Air Handler/ Furnace

FURNACE SERVICING

Maintenance / Monitor

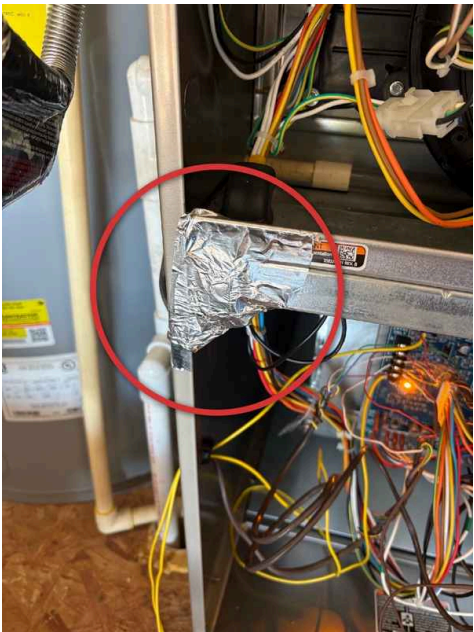
Cleaning burners, cabinets, blowers, manifolds, and replacing filters can help improve system reliability and efficiency. Recommend a qualified HVAC tech evaluate and service.

6.3.1 Safety Controls

**BLOWER DOOR SWITCH
TAPED**

Major Defect / Safety Hazard

The blower door switch has been taped, which bypasses its normal safety function. This safety control is designed to prevent operation under unsafe conditions. The tape should be removed and the switch tested to ensure proper operation.



6.5.1 Condensate Line(s)



Maintenance / Monitor

NO SECONDARY CONDENSATE PROTECTION

There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.



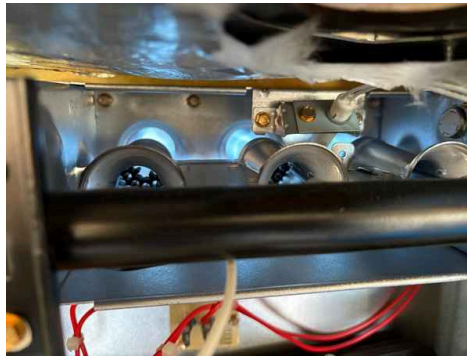
7: HEATING PERFORMANCE

Information

**Operation: Temperature Rise Per
Data Tag**

40-70 Fahrenheit (F)

Operation: Gas Furnace Operating



8: COOLING PERFORMANCE

Information

Operation: Temperature Differential

17 Fahrenheit

Temperature differential is typically 14-22 degrees Fahrenheit

9: WATER HEATER

Information

Location Garage	Manufacturer State	Energy Source Electric
Capacity 50 gallons	Approximate Age 6-10+ years	Data Plate with Model and Serial Numbers This photo is the Water Heater Data Plate with Model and Serial Numbers.



Safety Controls: Disconnect
Not Present; but the water heater is in sight of the panel box

10: PLUMBING

Information

Main Water Supply Entry: Water Supply Type Public from Utility Company	Main Water Supply Entry: Material PEX Plastic	Main Water Shut-off: Location In the garage
Main Water Shut-off: Main Water Shut-off View	Visible Water Distribution: Material PEX Plastic	Fixtures: Functional Flow Yes
		
Fixtures: Functional Drainage Yes	Visible Drain/Waste/Vent Piping: Material PVC	Visible Drain/Waste/Vent Piping: Plumbing Traps P-traps Present
Fuel Storage & Distribution: Fuel Type Natural Gas	Fuel Storage & Distribution: Main Fuel Shut-off Location At the meter outside	Fuel Storage & Distribution: Fuel Line Material: Black Iron

Limitations

Visible Drain/Waste/Vent Piping

SEWER SYSTEM

Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.

Visible Drain/Waste/Vent Piping

DRAIN/WASTE/VENT PIPING UNDER SLAB

The foundation is slab-on-grade, therefore, the DWV piping was not visible for inspection. This is a limitation. Recommend a sewer line scope/camera inspection by a qualified contractor.

Observations

10.4.1 Fixtures

TEMPERATURE GREATER THAN 120 DEGREES



Major Defect / Safety Hazard

The water temperature is over 120 degrees, which is a scalding hazard. Recommend reducing the temperature to 120 degrees. Consult a professional contractor as needed.



10.5.1 Visible Drain/Waste/Vent Piping

PLASTIC DWV PIPING SUPPORTED W/ METAL HANGERS



Minor Defect

Some plastic drain piping, as seen in the unfinished areas of the home, are supported with metal hangers. Metal hangers can damage the plastic piping over time. Recommend replacing the metal hangers with proper plastic hangers.



11: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type Re-circulate	Range/Oven/Cooktop: Range/Oven Brand GE	Range/Oven/Cooktop: Range/Oven Energy Source Electric
Refrigerator: Brand GE	Dishwasher: Brand Whirlpool	Built-in Microwave: Brand GE

Observations

11.1.1 Range/Oven/Cooktop

NO ANTI-TIP BRACKET INSTALLED

There is no anti-tip bracket installed. This is a Safety concern. Small children can be injured by sitting/standing on the oven door when it is open. The stove can fall over on top of them causing serious injuries. Recommend installing an anti-tip bracket. See attached image for example of a common style bracket.

 Major Defect / Safety Hazard



12: INTERIOR ELECTRICAL

Information

Lighting Fixtures: Operation

Yes

Switches: Operation

Yes

Receptacles: Operation

Yes

GFCI & AFCI: Functional Test

Yes

Smoke / CO Alarms: Smoke Alarms

Present

Smoke / CO Alarms: Carbon-Monoxide Alarms

Present

GFCI & AFCI: GFCI Testing

The Consumer Product Safety Commission (CPSC) recommends testing GFCI devices monthly. Press the TEST button to verify power is disconnected, then press RESET to restore power. Replace or have a qualified electrician evaluate any GFCI that does not test or reset properly.

Smoke / CO Alarms: End-Of-Life

Smoke/Carbon Monoxide Alarms have an End-of-Life. For your safety it is recommended to replace alarms according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide alarms are not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing alarms monthly and replacing batteries when they begin to chirp - signaling they're running low.

General Requirements for Locations of Smoke Alarms and Carbon Monoxide Alarms

Install smoke alarms inside each bedroom and outside each separate sleeping area in the immediate vicinity of the bedrooms. Carbon monoxide alarms are required where dwelling units contain a fuel-fired appliance or have an attached garage with a door at the common wall between the dwelling unit and the garage.

Carbon monoxide alarms are required to be located outside each separate sleeping area in the immediate vicinity of the bedrooms. Combination smoke-free/carbon monoxide detectors shall be permitted in lieu of smoke detectors.

For the best protection, interconnect all smoke alarms and carbon monoxide alarms. When one alarm sounds, they all sound. Check your local area's code requirements for installation.

Install smoke alarms at each additional story of the dwelling, including basements and habitable attics, and split-level homes or lifts at their upper level.

• There are two types of smoke alarms: ionization and photoelectric. An ionization smoke alarm is generally more responsive to flaming fires, and a photoelectric smoke alarm is generally more responsive to smoldering fires. For the best protection, both types of alarms or combination ionization-photoelectric alarms, also known as dual-sensor smoke alarms, are recommended.

● Smoke Alarms Interconnected

● Carbon Monoxide Alarms Interconnected

• Ionization Alarm ≥ 20 ft.
• Ionization Alarm with Silence Switch ≥ 10 ft.
• Photoelectric Alarm ≥ 6 ft.

Smoke alarms to be installed a minimum of 3 ft. from bathroom door with a tub or shower.

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13: DOORS, WINDOWS & INTERIOR

Information

Walls & Ceiling: Satisfactory Condition

The walls and ceilings were observed to be in overall satisfactory condition with no significant deficiencies observed at the time of the inspection. Recommend routine monitoring and maintenance.

Floor: Satisfactory Condition

The floors were observed to be in overall satisfactory condition with no significant deficiencies observed at the time of the inspection. Recommend routine monitoring and maintenance.

Interior Doors: Satisfactory Condition

The interior doors were observed to be in overall satisfactory condition with no significant deficiencies observed at the time of the inspection. Recommend routine monitoring and maintenance.

Windows: Satisfactory Condition

The windows were observed to be in overall satisfactory condition with no significant deficiencies observed at the time of the inspection. Recommend routine monitoring and maintenance.

Bedroom Secondary Egress: Satisfactory Condition

The bedrooms secondary means of egress were observed to be in overall satisfactory condition with no significant deficiencies observed at the time of the inspection. Recommend routine monitoring and maintenance.

Countertops & Cabinetry: Satisfactory Condition

The countertops and cabinetry were observed to be in overall satisfactory condition with no significant deficiencies observed at the time of the inspection. Recommend routine monitoring and maintenance.

Heating/Cooling Source: Present

Permanent heating and cooling sources were observed serving the home's habitable living areas.

Ceiling Fans: Satisfactory Condition

The ceiling fans were observed to be in overall satisfactory condition with no significant deficiencies observed at the time of the inspection. Recommend routine monitoring and maintenance.

Limitations

General

HOUSEHOLD GOODS/FURNITURE RESTRICTION

Homeowner has furniture and/or household goods that restrict my ability to see everything in every room. There may be hidden defects I could not find due to this restriction. I highly recommend conducting a final walkthrough before closing once all the furniture and household goods are removed.

14: ATTIC / STRUCTURE / VENTILATION / INSULATION

Information

Attic Access: Location Garage	Attic Access: Type of Access to Attic Scuttle hole/hatch	Attic Access: Inspection Method Inspected from: In the attic from floored in areas only, Limited Access in the Attic.
Attic Structure: Structural Material(s) Wood	Attic Structure: Sheathing Material OSB	Attic Structure: Ceiling Joists Material Wood
Attic Structure: Structure Type Trusses	Insulation: Type Loose, Fiberglass	Insulation: Location Installed Between ceiling joists
Electrical: Switches & Lighting Switches & lighting were operational at the time of the inspection.		
Insulation: Approximate Average Depth of Insulation Attic 15-17 inches Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.		

Limitations

Attic Access

INSULATION & LACK OF FLOORING

Insulation, and lack of flooring with no clear walkway has limited the access into the Attic. It is good practice to access and inspect the Attic. Some areas are too small to safely move in and inspect. Defects may have been present that are not visible from Access point. The client may wish to consult with a qualified contractor to determine appropriate course of action to safely maneuver in the attic.

15: GARAGE

Information

Type Attached, 2-Car garage	Overhead Door(s): Operation Automatic	Overhead Door(s): Automatic Opener Operation Operable
Safety Features: Operation Door #1: Contact reverse operate properly: Yes, Door #1: Photoelectric sensor operate properly: Yes, Door #1: Emergency release cable operate properly: Yes	Floor: Material Concrete	Sill Plates: Type Elevated
Fire Separation Walls & Ceiling: Door Material Fire door (Between garage & home): Metal	Fire Separation Walls & Ceiling: Door Self Closure Missing	

Observations

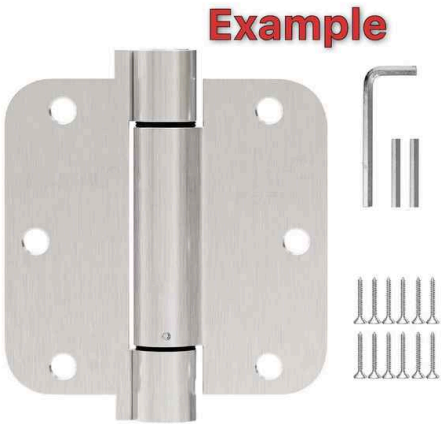
15.5.1 Fire Separation Walls & Ceiling

MISSING SELF-CLOSING HINGE

GARAGE

The fire separation door is missing its self-closing hinge mechanism. Without this mechanism, the door may remain open, compromising the fire barrier. Recommend installing the automatic closer on the garage door.

 Major Defect / Safety Hazard

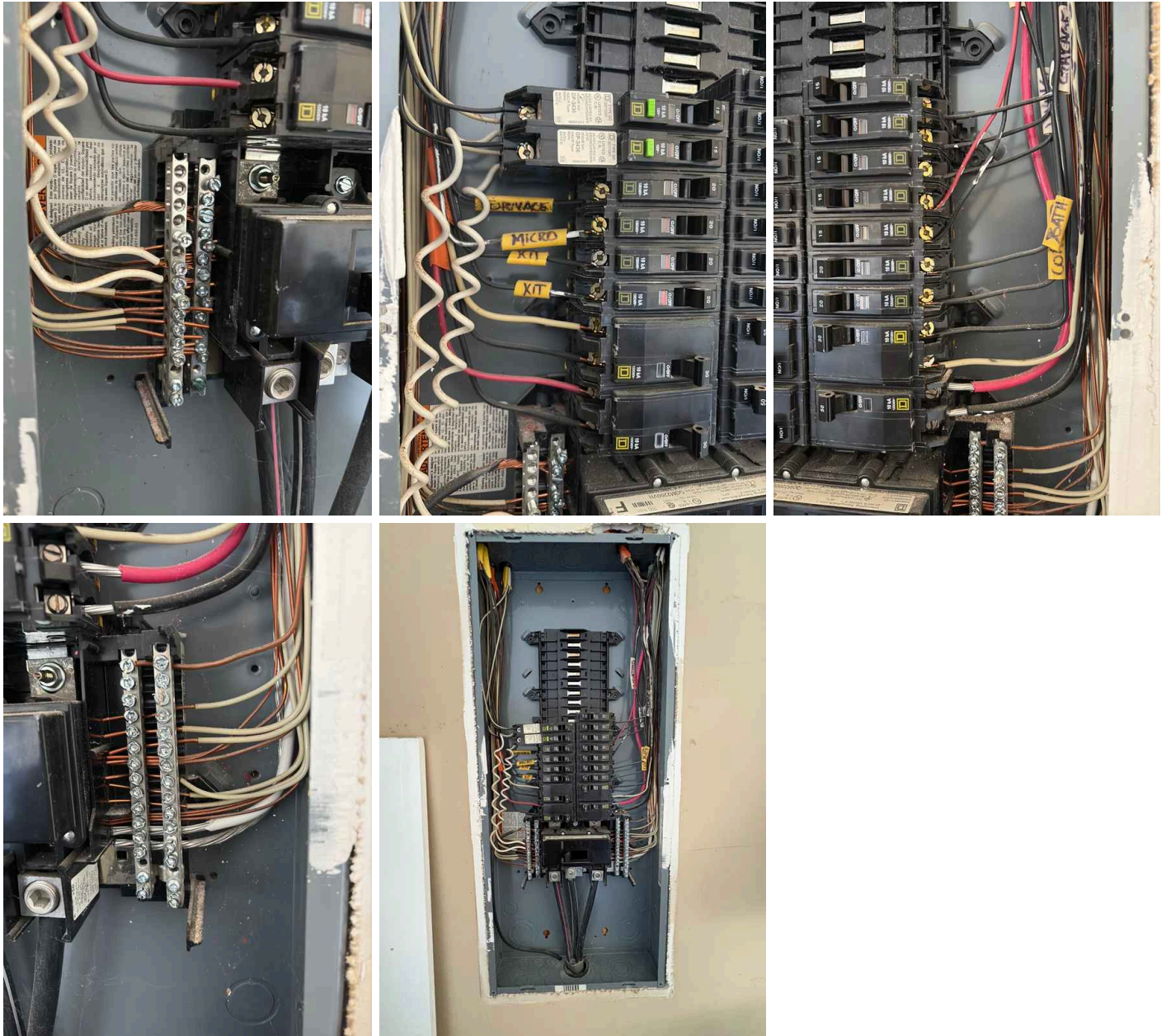


16: ELECTRICAL MAIN PANEL

Information

Location Garage	Service Capacity 200 Amp, 120/240 Volt	Overcurrent Protection Type Breakers
GFCI / AFCI Breaker(s) GFCI breaker installed: No, AFCI breaker installed: Yes, AFCI breaker operable: Yes	Service Grounding: Type Ground rod(s)	Main Wire: Material Aluminum
Branch / Feeder Wire: Material Copper	Branch / Feeder Wire: Type Nonmetallic Sheathed Cable (NM) - Sometimes referred to as Romex	

The Main Panel, Cover Off View



Limitations

General

HIDDEN WIRING

Wiring behind finished areas was not inspected. If old wiring exists, it may not be an immediate concern, but upon any renovations, wiring should be checked and updated as needed.

Service Grounding

GROUND - VISIBLE INSPECTION ONLY

The ground electrode conductor connection is part of the electrical safety system. Presence noted, visible inspection only.

Observations

16.1.1 Panel Condition



Maintenance / Monitor

PANEL COVER MISSING SCREWS

The electrical panel cover was missing some screws. Recommend adding proper screws to secure panel cover.

