Property Assessment Report

Prepared for: Dianna and Mark Webb

232 Citizen Street
Bay Saint Louis, Mississippi 39520

Inspected by:
Home Inspection Building Specialist Inc.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
Attention Needed	Component is deficient or not functioning as intended at the time of the inspection and repair or correction is recommended.
Major Concern	A system or component that is considered significantly deficient or is unsafe.
Safety Hazards	Denotes a condition that is unsafe and in need of prompt attention.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Not Present	Item not present or not found.

General Information

Property Information

Property Address 232 Citizen Street
City Bay Saint Louis State Mississippi Zip 39520

Client Information

Client Name Dianna and Mark Webb
Client Address 232 Citizen Street
City Bay Saint Louis State Mississippi Zip 39520
Phone (601) 981-2073
Email msdixe@aol.com

Inspection Company

Inspector Name Justin Chewning
Company Name Home Inspection Building Specialist Inc.
Address PO Box 273
City Ocean Springs, State MS Zip 39566
Phone (228)875-3699
Email rickey@hibsonline.com
Amount Received 390
Inspector: Justin Chewning MHIB0656, Rickey Authement MHIB0157NH

Conditions

Others Present Seller Property Occupied Vacant
Estimated Age 1900 (126 years) Entrance Faces North
Inspection Date 2026-03-04
Start Time 1300 End Time 1603

General Information (Continued)

Electric On Yes
Natural Gas / Propane On Not Applicable
Water On Yes
Temperature 71
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage / Carport None
Water Source City How Verified Listing
Sewage Disposal City How Verified Listing

Standards of Practice

AMERICAN SOCIETY OF HOME INSPECTORS
Standards of Practice

Effective 1 January 2000
2000 American Society of Home Inspectors

1. INTRODUCTION

1.1 The American Society of Home Inspectors, Inc. (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the American Society of Home Inspectors. Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 The inspector shall:
A. inspect:
1.readily accessible systems and components of homes listed in these Standards of Practice.
2.installed systems and components of homes listed in these Standards of Practice.
B. report:

Standards of Practice (Continued)

1.on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2.A reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3.the inspector's recommendations to correct or monitor the reported deficiency.
4.on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and the reason they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:
A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
B. specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1The inspector shall:
A. inspect:
1.the structural components including foundation and framing.
2.by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.
B. describe:
1.the foundation and report the methods used to inspect the under-floor crawl space.
2.the floor structure.
3.the wall structure.
4.the ceiling structure.
5.the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to:
A. provide any engineering service or architectural service.
B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:
A. inspect:
1.the exterior wall covering, flashing and trim.
2.all exterior doors.
3.attached decks, balconies, stoops, steps, porches, and their associated railings.
4.the eaves, soffits, and fascias where accessible from the ground level.
5.the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6.walkways, patios, and driveways leading to dwelling entrances.
B. describe the exterior wall covering.

4.2 The inspector is NOT required to:
A. inspect:
1.screening, shutters, awnings, and similar seasonal accessories.
2.fences.
3.geological, geotechnical, or hydrological conditions.
4.recreational facilities.
5.outbuildings.
6.seawalls, break-walls, and docks.
7.erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

Standards of Practice (Continued)

A. inspect:
1.the roof covering.
2.the roof drainage systems.
3.the flashings.
4.the skylights, chimneys, and roof penetrations.
B. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:
A. inspect:
1.antennae.
2.interiors of flues or chimneys which are not readily accessible.
3.other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:
A. inspect:
1.the interior water supply and distribution systems including all fixtures and faucets.
2.the drain, waste and vent systems including all fixtures.
3.the water heating equipment
4.the vent systems, flues, and chimneys.
5.the fuel storage and fuel distribution systems.
6.the drainage sumps, sump pumps, and related piping.
B. describe:
1.the water supply, drain, waste, and vent piping materials.
2.the water heating equipment including the energy source.
3.the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:
A. inspect:
1.the clothes washing machine connections.
2.the interiors of flues or chimneys which are not readily accessible.
3.wells, well pumps, or water storage related equipment.
4.water conditioning systems.
5.solar water heating systems.
6.fire and lawn sprinkler systems.
7.private waste disposal systems.
B. determine:
1.whether water supply and waste disposal systems are public or private.
2.the quantity or quality of the water supply.
3.operate safety valves or shut off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:
A. inspect:
1.the service drop.
2.the service entrance conductors, cables, and raceways.
3.the service equipment and main disconnects.
4.the service grounding.
5.the interior components of service panels and sub panels.
6.the conductors.
7.the overcurrent protection devices.
8.a representative number of installed lighting fixtures, switches, and receptacles.
9.the ground fault circuit interrupters.

Standards of Practice (Continued)

B. describe:
1.the amperage and voltage rating of the service
2.the location of main disconnect(s) and sub panels
3.the wiring methods
C. report:
1.on the presence of solid conductor aluminum branch circuit wiring
2.on the absence of smoke detectors

7.2 The inspector is NOT required to:
A. inspect:
1.the remote control devices unless the device is the only control device.
2.the alarm systems and components.
3.the low voltage wiring, systems and components.
4.the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
B. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The inspector shall:
A. inspect:
1.the installed heating equipment.
2.the vent systems, flues, and chimneys.
B. describe
1.the energy source.
2.the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:
A. inspect:
1.the interiors of flues or chimneys which are not readily accessible.
2.the heat exchanger.
3.the humidifier or dehumidifier.
4.the electronic air filter.
5.the solar space heating system.
B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:
A. inspect the installed central and through-wall cooling equipment.
B. describe:
1.the energy source.
2.the cooling method by its distinguishing characteristics.
9.2 The inspector is NOT required to:
A. inspect electronic air filters.
B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:
A. inspect:
1.the walls, ceilings, and floors.
2.the steps, stairways, and railings.
3.the countertops and a representative number of installed cabinets.
4.a representative number of doors and windows.
5.garage doors and garage door operators.

Standards of Practice (Continued)

10.2 The inspector is NOT required to:
A. inspect:
1.the paint, wallpaper, and other finish treatments.
2.the carpeting.
3.the window treatments.
4.the central vacuum systems.
5.the household appliances.
6.recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:
A. inspect:
1.the insulation and vapor retarders in unfinished spaces.
2.the ventilation of attics and foundation areas.
3.the mechanical ventilation systems.
B. describe:
1.the insulation and vapor retarders in unfinished spaces.
2.the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:
A. disturb insulation or vapor retarders.
B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:
A. inspect :
1.the system components.
2.the vent systems, flues, and chimneys.
B. describe:
1.the fireplaces and solid fuel burning appliances.
2.the chimneys.

12.2The inspector is NOT required to:
A. inspect:
1.the interiors of flues or chimneys.
2.the firescreens and doors.
3.the seals and gaskets.
4.the automatic fuel feed devices.
5.the mantles and fireplace surrounds.
6.the combustion make-up air devices.
7.the heat distribution assists whether gravity controlled or fan assisted.
B. ignite or extinguish fires.
C. determine draft characteristics.
D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1General limitations:
A. Inspections performed in accordance with these Standards of Practice
1.are not technically exhaustive.
2.will not identify concealed conditions or latent defects
B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

Standards of Practice (Continued)

13.2General exclusions:
A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
B. Inspectors are NOT required to determine:
1.the condition of systems or components which are not readily accessible.
2.the remaining life of any system or component.
3.the strength, adequacy, effectiveness, or efficiency of any system or component.
4.the causes of any condition or deficiency.
5.the methods, materials, or costs of corrections.
6.future conditions including, but not limited to, failure of systems and components.
7.the suitability of the property for any specialized use.
8.compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9.the market value of the property or its marketability.
10.the advisability of the purchase of the property.
11.the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12.the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13.the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14.the operating costs of systems or components.
15.the acoustical properties of any system or component.
C. Inspectors are NOT required to offer:
1.or perform any act or service contrary to law.
2.or perform engineering services.
3.or perform work in any trade or any professional service other than home inspection.
4.warranties or guarantees of any kind.
D. Inspectors are NOT required to operate:
1.any system or component which is shut down or otherwise inoperable.
2.any system or component which does not respond to normal operating controls.
3.shut-off valves.
E. Inspectors are NOT required to enter:
1.any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2.the under-floor crawl spaces or attics which do not conform to recognized standards for clearance.
F. Inspectors are NOT required to inspect:
1.underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2.systems or components which are not installed.
3.decorative items.
4.systems or components located in areas which are not entered in accordance with these Standards of Practice.
5.detached structures other than garages and carports.
6.common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
G. Inspectors are NOT required to:
1.perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2.move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3.dismantle any system or component, except as explicitly required by these Standards of Practice.

GLOSSARY OF ITALICIZED WORDS

Alarm Systems
Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space

Standards of Practice (Continued)

within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Automatic Safety Controls
Devices designed and installed to protect systems and components from unsafe conditions

Component
A part of a system

Decorative
Ornamental; not required for the proper operation of the essential systems and components of a home

Describe
To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components

Dismantle
To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

Further Evaluation
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection

Home Inspection
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

Household Appliances
Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector
A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed
Attached such that removal requires tools

Normal Operating Controls
Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Standards of Practice (Continued)

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report
To communicate in writing

Representative Number
One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems
Components used to carry water off a roof and away from a building

Significantly Deficient
Unsafe or not functioning

Shut Down
A state in which a system or component cannot be operated by normal operating controls

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System
A combination of interacting or interdependent components, assembled to carry out one or more functions

Technically Exhaustive
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-Floor Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe
A condition in a readily accessible, installed component or system which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods
Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable (Romex), armored cable (bx) or knob and tube, etc.

Lots and Grounds

The property included one or more detached structure (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Consider having these structures inspected by a qualified inspector for safety reasons.

1. Acceptable — Walks: Concrete Pavers, Concrete
2. Acceptable — Driveway: Dirt, Gravel
3. Attention Needed — Porch: Concrete - The front porch has some settlement cracks. Recommend a licensed contractor make the needed corrections.

4. Major Concern — Porch: Wood - The wood framing supporting the front porch shows visible deterioration consistent with wood destroying insect activity. Structural wood members exhibiting insect damage may have reduced structural capacity and may continue to deteriorate if the infestation remains active. Recommend evaluation by a licensed pest control professional to determine if active infestation is present and a qualified contractor remove and replace all structurally compromised wood components.

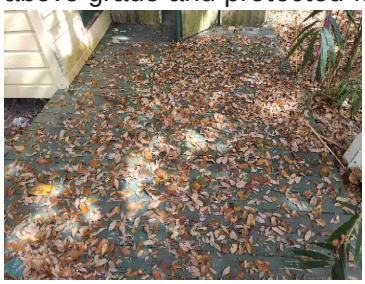
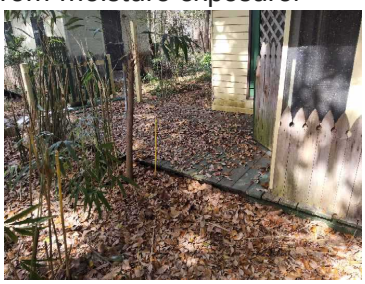
5. Safety Hazards — Steps/Stoops: Concrete - Exterior steps had no handrail. Generally-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.

6. Acceptable — Patio: Wood

Lots and Grounds (Continued)

7. Major Concern — Patio Cover: Wood - The left side patio cover is not properly attached / flashed to the home. Recommend a licensed contractor make the needed corrections.


8. Major Concern — Deck: Wood - Damaged wood was observed at the deck framing and portions of the deck appear to be constructed in direct contact with soil. Wood in soil contact is highly susceptible to accelerated deterioration and termite activity. Structural members showing deterioration should be replaced and the deck should be reconstructed so that structural framing is properly elevated above grade and protected from moisture exposure.


9. Major Concern — Deck Cover: Wood - The deck cover has damaged wood and was observed sagging. Recommend a licensed contractor remove and replace all damaged wood.


10. Major Concern — Grading: Negative slope - The exterior grade slopes toward the structure allowing rainwater to collect beneath the crawlspace. Standing moisture was observed beneath the structure during the inspection despite no recent rainfall. Chronic moisture conditions in crawlspaces can accelerate wood deterioration and create conditions conducive to termite activity and fungal growth. Recommend correction of site grading and drainage to divert surface water away from the structure.

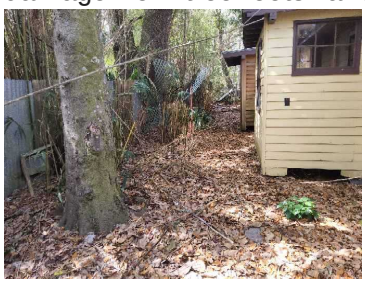


Lots and Grounds (Continued)

Grading: (continued)

11. Attention Needed Grading: Minor slope - Bait traps were observed around the perimeter of the home, indicating a possible termite or pest control program. Recommend consulting with the seller for details regarding any existing pest control contracts, treatment history, or ongoing service agreements.

12. Attention Needed Vegetation: Trees, Shrubs/Weeds - Roots from a tree located near the foundation could cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species. Consider evaluation by a qualified arborist.



13. Not Inspected Fences: Wood - Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected. *Note: Fence and / or gates are in need of repair.

Lots and Grounds (Continued)

Fences: (continued)

Structure

Photographs included in this report are provided for reference and documentation purposes only and are not intended to represent all observed conditions or all locations where similar conditions may exist. Conditions noted in the report may be present in additional areas that were not photographed.

1. Major Concern — Floor/Slab: Dirt - Wet soil conditions were observed beneath the structure during the inspection despite no recent rainfall. Persistent crawlspace moisture can accelerate wood deterioration and contribute to conditions favorable for termite activity and fungal growth. Recommend further evaluation and correction of moisture sources including grading, drainage, and ventilation improvements.



2. Major Concern — Foundation: Pier / Beam
3. Acceptable — Structure Type: Wood frame
4. Major Concern — Differential Movement: Sloping floors
5. Major Concern — Beams: Wood - Structural beams supporting the floor framing were observed deteriorated, sagging, and in some locations broken or improperly spliced without adequate pier support. Several supporting piers also appear deteriorated from long-term moisture exposure and possible termite activity. These conditions indicate significant structural distress within the crawlspace framing system. Recommend a qualified contractor or structural professional further evaluate the structural support system and repair or replace all compromised beams and piers.

   Due to the extent of deterioration observed, the structural integrity of the floor framing system is considered significantly compromised. The full extent of structural damage cannot be determined without removal of insulation and additional invasive evaluation.
   Substantial structural repairs or reconstruction may be required to restore structural integrity.

Structure (Continued)

Beams: (continued)

Structure (Continued)

Beams: (continued)

6. Major Concern

Joists/Trusses: Wood - Many floor joists were observed deteriorated and structurally compromised throughout the crawlspace. Several joists appear to have been previously repaired by scabbing additional lumber to damaged members; however, the existing joists and repair members show continued deterioration consistent with moisture exposure and termite damage. Significant sagging of the floor structure was observed in the rear right portion of the home. Recommend a qualified contractor or structural professional evaluate the framing system and replace damaged joists as necessary to restore structural integrity.

Structure (Continued)

Joists/Trusses: (continued)




7. Major Concern — Piers/Posts: Masonry
8. Major Concern — Subfloor: Wood
9. Major Concern — Structure Advisory: Distressed Structure - The residence inspected appears to be experiencing significant structural deterioration and long-term environmental exposure typical of older coastal structures. Visible damage was observed in portions of the structural framing system including deteriorated beams, damaged floor joists, structural sagging, and evidence of wood destroying insect activity. In addition, large portions of the floor structure beneath the home are concealed by spray foam and fiberglass insulation, preventing full visual evaluation of the structural framing system.

Because the majority of the structural components are concealed and deterioration was observed in the limited areas that were visible, it is possible that additional structural damage exists within areas that could not be inspected. Determining the complete condition of the structural system would likely require removal of insulation and further invasive evaluation beyond the scope of a general home inspection.

Prospective buyers should understand that homes exhibiting structural deterioration and concealed framing conditions can require substantial repair or reconstruction to restore structural integrity. The extent and cost of such repairs cannot be determined within the scope of this inspection. Buyers are strongly encouraged to obtain evaluations from qualified contractors, structural professionals, and pest control specialists in order to determine the full scope of repairs and the associated costs before proceeding with purchase.

Careful consideration should be given to the feasibility of repairing the structure relative to the overall condition of the building. Due diligence, including obtaining repair estimates and consulting with local building authorities regarding any applicable construction or floodplain regulations, is strongly recommended prior to finalizing any purchase decisions.

Roof

No destructive testing or research
Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

All Roof Surface

1. Method of Inspection: On roof
2. Major Concern Material: Metal - The roof covering consists of metal panels with areas of rust and debris accumulation. Significant debris buildup was observed across large portions of the roof surface. The rear right section of the roof exhibits visible sagging which may be related to structural framing issues beneath the roof. Heavy debris accumulation also adds weight to the roof structure when wet. Recommend removal of debris and further evaluation of the roof structure and covering by a qualified roofing contractor.

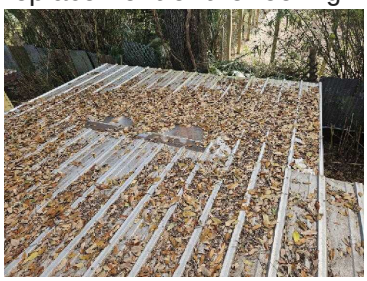
3. Type: Shed
4. Layers 1 Layer

Roof (Continued)

5. Approximate Age: Unknown

6. Acceptable — Flashing: Metal

7. Major Concern — Skylights: DIY, Non engineered/ manufactured - Glass panels were installed as makeshift skylights and do not appear to be part of a manufactured skylight system. These panels are not properly flashed and may allow water intrusion into the roof structure. Improvised installations can lead to roof leakage and structural deterioration over time. Recommend removal of these panels and installation of properly manufactured and flashed skylight assemblies or replacement of the roofing materials in these areas.




8. Major Concern — Plumbing Vent Flashings: None present - The plumbing vent penetration through the roof is not properly flashed. Recommend repair or replacement of the flashing to provide a proper watertight seal.

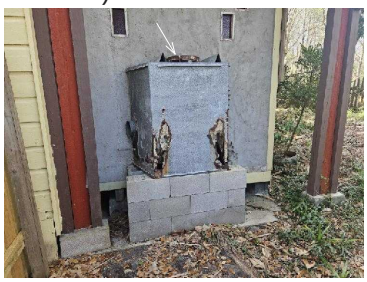
Left side Chimney

9. Safety Hazards — Chimney: Metal - The chimney is damaged, and missing several components needed for safe use. Recommend a qualified chimney sweep further evaluate to determine the scope of work needed for replacement.

10. Major Concern — Flue/Flue Cap: Missing - The flue pipe was not installed above the firebox. Without a properly installed flue, combustion gases and heat cannot be safely vented from the fireplace, which may allow smoke and carbon monoxide to enter the home. Recommend a qualified fireplace contractor evaluate and install the proper flue and venting components before the fireplace is used.

Roof (Continued)

Flue/Flue Cap: (continued)



Middle Chimney

11. Acceptable — Chimney: Metal
12. Acceptable — Flue/Flue Cap: Metal
13. Major Concern — Chimney Flashing: Metal - The flashing installed at the roof penetration around the fireplace flue pipe appears to be improper. Improper flashing at this location can allow water intrusion into the roof structure and interior building materials. Recommend a qualified roofing contractor evaluate the flashing installation and make the necessary corrections to ensure the roof penetration is properly sealed and weather-tight.

Exterior

Main Exterior Surface

1. Attention Needed — Type: Wood - Damaged wood was observed at the front of the home. Recommend a licensed contractor remove and replace all damaged wood.

2. Attention Needed — Type: Wood - Raw wood siding was observed. Recommend sanding, painting, etc to preserve the life of the materials.

Exterior (Continued)

Type: (continued)


Partial Exterior Surface

3. Acceptable — Type: Cement Fiber
4. Attention Needed — House Numbers Not installed - House numbers missing a number to identify address of home. Recommend correction.
5. Attention Needed — Trim: Wood - Raw wood was observed in a number of areas around the exterior of the home. Recommend painting / staining to preserve the life of the materials.


6. Attention Needed — Trim: Wood - Wood boring bee damage was observed. Recommend filling holes with wood filler and paint.

7. Major Concern — Trim: Wood - Damaged wood consistent with wood destroying insect activity was observed at several areas of the exterior siding and trim. Wood components affected by insect damage may continue to deteriorate if infestation remains active. Recommend evaluation by a licensed pest control professional and replacement of all damaged wood by a qualified contractor.


Right side

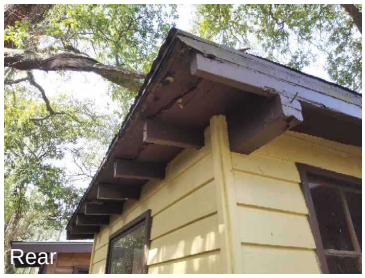
Rear

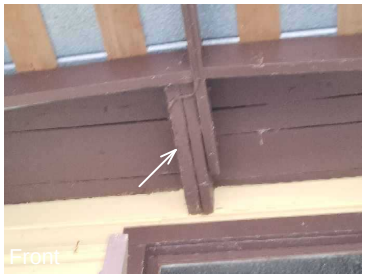
Rear

Exterior (Continued)

8. Attention Needed Fascia / Soffit: Open (Exposed rafter tails), Wood - Holes were observed chewed where rodents are gaining access to the attic. Recommend repairs.

9. Major Concern Fascia / Soffit: Open (Exposed rafter tails), Wood - Fascia observed with wood damage at several locations. Recommend removing / replacing damaged wood. *The inspector was unable to determine if this was from moisture / wood destroying insect.





Exterior (Continued)

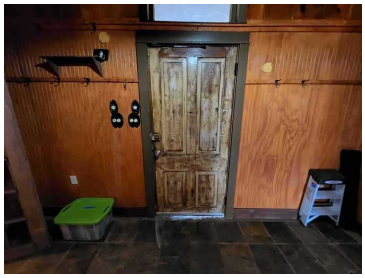
10. Attention Needed Windows: Wood, Metal - Windows appear to be installed without visible head flashing and appear dependent primarily on sealant to prevent water intrusion. Sealant is considered a maintenance component and deteriorates over time. Without proper flashing above the window openings, moisture intrusion into the wall assembly may occur leading to concealed deterioration. Recommend evaluation and correction by a qualified contractor.

11. Attention Needed Window Screens: Not installed - Screens not installed. Recommend installing screens.
12. Acceptable Shutters Wood
13. Attention Needed Entry Doors: Wood - Strike plates are missing at the door casing. Recommend replace.

Exterior (Continued)

Entry Doors: (continued)

14. Attention Needed Entry Doors: Wood - Door does not seal to the weather stripping at all sides of the door. Recommend correction.



15. Attention Needed Patio Door: French door - Loose peeling paint conditions are in need of maintenance. Recommend scraping and recoating the areas with this condition. *Note: Houses built prior to 1978 may have concerns for lead base paint. Proceed with caution when prepping paint that may contain lead and / or consult with qualified professionals.

16. Attention Needed Patio Door: French door - Torn screens are observed on the outer door. Recommend repair / replace.

Exterior (Continued)

17. Major Concern — Exterior Electric Outlets: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician make the needed corrections.

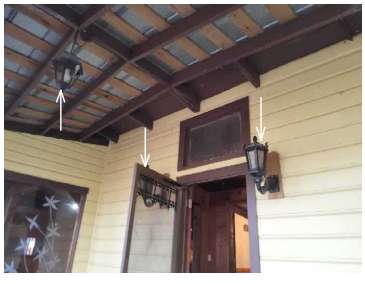




18. Safety Hazards — Exterior Electric Outlets: 110 VAC GFCI - Exterior outlets are missing weathertight covers. Recommend a licensed electrician replace missing covers.




19. Attention Needed — Exterior Lighting: Surface mount, Ceiling mount - The light fixtures did not function. Recommend replace the bulbs and retest.



Exterior (Continued)

20. Attention Needed Exterior Lighting: Surface mount, Ceiling mount - Glass pane was loose. Recommend replace.

21. Safety Hazards Exterior Electrical: 110V - Romex wiring was observed run outside of conduit. Recommend a licensed electrician make the needed corrections.

22. Attention Needed Ceiling Fans: Surface mount - The ceiling fan is operable but the blades are sagging from humidity. Recommend replace.

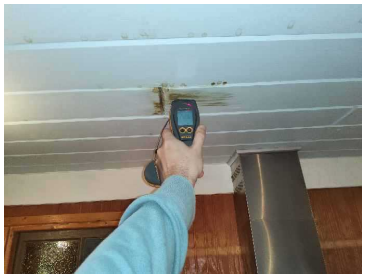
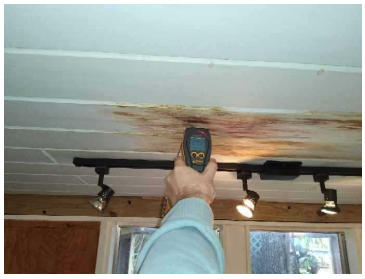
23. Attention Needed Hose Bibs: Gate - The hose bib at the front of the home is not secured to the home. Recommend repairs.

Kitchen

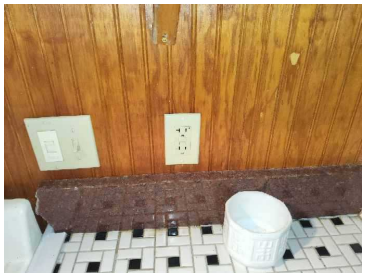
Middle Kitchen

1. Safety Hazards — Cooking Appliances: General Electric - Anti-tip bracket not installed to avoid tipping. Recommend installing anti-tip per manufacture instruction.

2. Acceptable — Ventilator: Manufacturer unknown
3. Acceptable — Disposal: In-Sinkerator
4. Acceptable — Dishwasher: Samsung
5. Not Present — Refrigerator: None
6. Acceptable — Sink: Porcelain Coated
7. Acceptable — Plumbing/Fixtures: Double Valve Split Fixture
8. Acceptable — Cabinets: Wood
9. Acceptable — Counter Tops: Porcelain, Other
10. Acceptable — Pantry: Single Door
11. Acceptable — Floor: Wood
12. Acceptable — Walls: Paneling
13. Major Concern — Ceiling: Wood - Moisture staining was observed on the kitchen ceiling and elevated moisture readings were detected during the inspection. Elevated moisture levels indicate an active or recent moisture intrusion source. Continued exposure to moisture may lead to structural deterioration and microbial growth. Recommend a qualified contractor locate and repair the source of moisture and replace damaged building materials as necessary.

14. Acceptable — Doors: Wood
15. Acceptable — Windows: Metal
16. Major Concern — Electrical: 110 VAC GFCI - GFCI outlets were tripped and will not reset. Recommend a licensed electrician replace the outlets.




Kitchen (Continued)

17. Acceptable HVAC Source: Mini Split

Laundry Room

Washing machines and clothes dryers are not fixed components of the home, therefore no inspections were performed to these particular components.

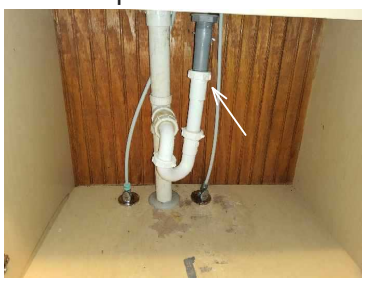
Rear Laundry Room/Area

1. Acceptable Floor: Wood
2. Acceptable Washer and Dryer Electrical: 110-220 VAC
3. Acceptable Washer Hose Bib: Gate valves
4. Acceptable Washer Drain: Wall mounted drain
5. Acceptable Dryer Vent: Metal flex
6. Acceptable Electrical: 110 VAC

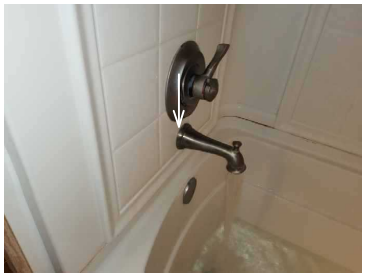
Bathroom

Primary Bathroom

1. Acceptable Floor: Wood, Tile
2. Acceptable Walls: Paneling
3. Acceptable Ceiling: Wood
4. Acceptable Doors: Wood
5. Acceptable Windows: Wood
6. Acceptable Cabinets: Wood
7. Acceptable Counter Tops: Plastic
8. Major Concern Sink/Basin: Plastic - The vanity sink drain is leaking in the primary bathroom. Recommend a licensed plumber make the needed corrections.



9. Attention Needed Plumbing / Fixtures: Double Valve Split Fixture, Single Valve Scald Proof Fixture - Spigot is not sealed to the tubs surround. Recommend sealing.



Bathroom (Continued)

10. Major Concern — Plumbing / Fixtures: Double Valve Split Fixture, Single Valve Scald Proof Fixture - The vanity sink faucet leaks at the valve stems. Recommend a licensed plumber make the needed corrections.

11. Acceptable — Tub/Surround: Fiberglass tub and fiberglass surround
12. Attention Needed — Toilets: Kohler - The toilet bowl in the bathroom is loose at the floor, which can lead to movement during use. This condition may cause damage to the wax gasket seal, potentially resulting in leaks and water damage. To maintain proper function and avoid further issues, Recommend that the toilet be properly secured to the floor by a qualified professional.

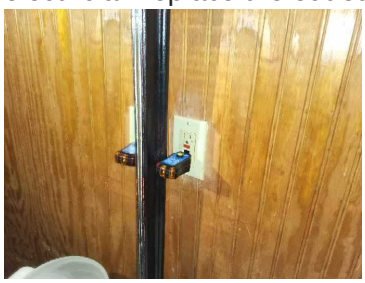
13. Acceptable — Ventilation: Electric ventilation fan and window
14. Acceptable — Electrical: 110 VAC GFCI
15. Not Present — HVAC Source: None

Rear Half Bathroom

16. Acceptable — Ceiling: Paneling
17. Acceptable — Walls: Paneling , Wood
18. Acceptable — Floor: Wood, Other
19. Attention Needed — Doors: Wood with glass, Wood - The door to the commode drags the casing when closed. Recommend adjustments.
20. Acceptable — Windows: Wood
21. Attention Needed — Electrical: 110 VAC - The light fixture is missing its globe. Recommend replace.

Bathroom (Continued)

22. Major Concern — Electrical: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician replace the outlet.



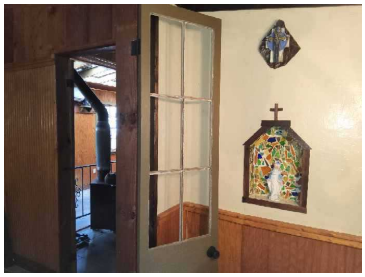
23. Acceptable — Sink/Basin: Pedestal
24. Acceptable — Faucets/Traps: Double Valve Split Fixture
25. Acceptable — Toilets: Kohler
26. Not Present — HVAC Source: None
27. Acceptable — Ventilation: Window

Living Space

Foyer Living Space

1. Acceptable — Closet: Open
2. Acceptable — Floor: Tile
3. Major Concern — Walls: Wood, Paneling, Drywall - Dirt tubes and wood destroying insect damage were observed above the front door. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.

4. Acceptable — Ceiling: Metal
5. Attention Needed — Doors: Wood with glass - Doors are missing glass panes. Recommend replace.



Living Space (Continued)

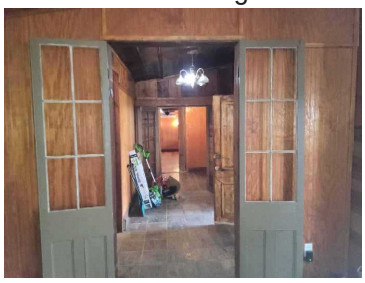
6. Safety Hazards — Windows: Non-opening - The window in the foyer has cracked glass. Recommend replace.

7. Acceptable — Electrical: 110 VAC
8. Not Present — HVAC Source: None

Family Room, Bar Living Space

9. Acceptable — Ceiling: Paneling
10. Major Concern — Walls: Paneling - Dirt tubes and wood destroying insect damage were observed above the beam. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.


11. Acceptable — Floor: Tile, Wood
12. Attention Needed — Doors: Wood with glass - Doors are missing glass panes. Recommend replace.



13. Attention Needed — Windows: Wood - Windows were stuck shut at the time of the inspection. Recommend maintenance needed to make the windows operable.


14. Acceptable — Electrical: 110 VAC
15. Acceptable — HVAC Source: Mini Split

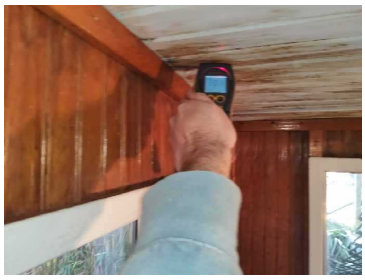
Living Space (Continued)

Hallway(s) Living Space

16. Acceptable	Ceiling: Drywall
17. Acceptable	Walls: Paneling
18. Acceptable	Floor: Wood
19. Acceptable	Doors: Wood, Wood with glass
20. Acceptable	Windows: Wood
21. Acceptable	Electrical: 110 VAC
22. Not Present	HVAC Source: None
23. Safety Hazards	Smoke Detector: Not installed - Smoke detector not installed in immediate area outside bedrooms. Recommend installing smoke detector.
24. Safety Hazards	Carbon Monoxide Detector: Not installed - Carbon monoxide not installed in immediate area outside the hall bedrooms. Recommend replacing smoke detector with a combo smoke detector / carbon monoxide detector.

Rear Dining Area Living Space

25. Major Concern — Ceiling: Wood - Moisture stains observed on the ceiling. Upon moisture survey this area tested elevated for moisture. Recommend a licensed contractor remove and replace all damaged wood.

26. Acceptable	Walls: Paneling
27. Acceptable	Floor: Tile
28. Acceptable	Windows: Metal
29. Acceptable	Electrical: 110 VAC
30. Not Present	HVAC Source: None

Fireplace

Family Room Fireplace

1. Not Inspected — Fireplace Construction: Prefab - This fireplace is no longer in useable condition. *Reference Roof page for additional comments.
2. Type: Wood burning
3. Acceptable — Fireplace Insert: Standard
4. Acceptable — Hearth: Raised

Family Room Fireplace

5. Major Concern — Freestanding Stove: Wood burning - Due to the age and condition of this unit the inspector recommends having further evaluated by a qualified chimney sweep before use.

6. Type: Wood burning
7. Acceptable — Flue: Metal
8. Safety Hazards — Hearth: Flush mounted - The hearth at the wood burning stove is incorrect. Recommend a licensed contractor make the needed corrections.

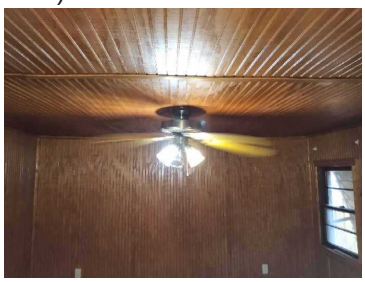
Bedroom

Left Bedroom

1. Acceptable — Floor: Wood
2. Acceptable — Walls: Paneling
3. Acceptable — Ceiling: Paneling
4. Acceptable — Doors: Wood
5. Acceptable — Windows: Wood
6. Acceptable — Electrical: 110 VAC
7. Attention Needed — Ceiling Fan Switched - Low head height on the ceiling fan. Recommend removing.

Bedroom (Continued)

Ceiling Fan (continued)



8. Acceptable — HVAC Source: Mini Split
9. Safety Hazards — Smoke Detector: Battery operated - Smoke detected did not function when manually tested. Recommend repair or replace.

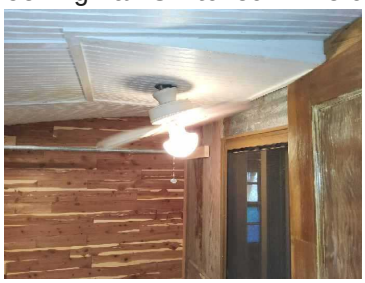
Primary Bedroom

10. Acceptable — Closet: Single Doors
11. Acceptable — Closet: Walk In
12. Acceptable — Floor: Wood
13. Acceptable — Walls: Paneling
14. Acceptable — Ceiling: Paneling
15. Acceptable — Doors: Wood
16. Safety Hazards — Windows: Wood - The window has cracked glass in the primary bedroom. Recommend replace.

17. Safety Hazards — Windows: Wood - The window locking hardware is damaged, breaching the security of the home. It is recommended to repair or replace the locking mechanisms to restore security and prevent unauthorized access.

Bedroom (Continued)

18. Acceptable — Electrical: 110 VAC
19. Safety Hazards — Ceiling Fan Switched - The ceiling fan is hanging by its wiring in the closet. Recommend repairs.



20. Acceptable — HVAC Source: Mini Split
21. Safety Hazards — Smoke Detector: Not installed - Smoke detector not installed in bedroom. Recommend installing smoke detector.

Attic

All accessible Attic

1. Method of Inspection: From the attic access
2. Acceptable — Access Doors
3. Acceptable — Roof Framing: Common
4. Acceptable — Sheathing: Dimensional wood
5. Major Concern — Ventilation: None - The attic appears to have limited ventilation openings. Inadequate ventilation can contribute to moisture accumulation and increased attic temperatures. Recommend evaluation and installation of additional attic ventilation where needed.
6. Acceptable — Insulation: Fiberglass, Batts
7. Acceptable — Vapor Barrier: Paper
8. Acceptable — Insulation Depth: 3-6
9. Acceptable — Wiring/Lighting: 110 VAC

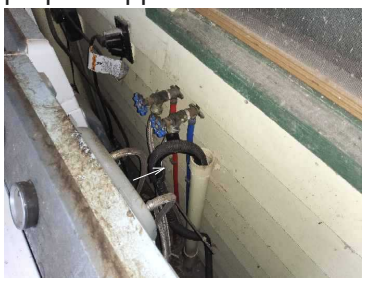
Plumbing

1. Not Inspected — Service Line: Buried, Not visible

2. Not Inspected — Main Water Shutoff: Not Visible, not located - Water shut off was not located. Recommend installing water shut off and / or locate and make accessible.

Plumbing (Continued)

3. Attention Needed Water Lines: Plastic, Pex - Exposed water supply lines were observed at the exterior of the home without proper insulation. Uninsulated pipes are susceptible to freezing and potential damage during cold weather. It is recommended to insulate all exposed exterior water lines to prevent freezing and maintain system integrity. *Note: Pipes are hanging under the house without proper support.




4. Not Present Service Caps: Not visible
5. Acceptable Vent Pipes: PVC
6. Major Concern Drain piping: PVC - Drain piping beneath the structure appears improperly installed in areas. Portions of the piping run up and over structural framing members rather than maintaining a continuous downward slope toward the discharge point. Improper slope can restrict drainage and allow waste accumulation within the piping. Some sections also appear inadequately supported. Recommend a qualified plumbing contractor evaluate and correct the drain piping installation.




7. Not Present Gas Meter: Not visible
8. Not Present Main Gas Valve: Not visible
9. Attention Needed Gas Service Lines: Galvanized - Gas lines were not capped off. If plans of restoring gas the inspector recommends capping unused gas lines.

Plumbing (Continued)

Gas Service Lines: (continued)

Primary bathroom Water Heater

10. Attention Needed Water Heater Operation: Functional at time of inspection - The water heater appears to be at or beyond the typical service life expected for this type of equipment. While the unit operated at the time of inspection, aging water heaters may fail without warning and can cause water damage when leakage occurs. Proactive replacement should be considered.
11. Manufacturer: Whirlpool

12. Model Number: E2F40RD045V Serial Number: 0603129058
13. Type: Electric Capacity: 40 Gal.
14. Approximate Age: 2006 (20 years) Area Served: Whole home
15. Acceptable TPRV and Drain Tube: Copper
16. Major Concern Drip Pan Not installed - A drip pan was not installed beneath the water heater. A pan helps limit water damage in the event of leakage. Recommend installing a properly drained pan beneath the water heater.

Crawl Space

All Crawl Space

1. Method of Inspection: From under the home
2. Not Inspected — Unable to Inspect: Back, Right corner - The underside of the structure at the rear right corner was not accessible at the time of the inspection. Conditions in this area could not be observed. Recommend access be provided and the area evaluated to confirm the condition of the structure and crawlspace components.
3. Acceptable — Access: Open at areas
4. Major Concern — Moisture Penetration: Ongoing source for moisture - Reference structure page for soil conditions in the crawlspace.
5. Moisture Location: Grading
6. Major Concern — Ventilation: Open at perimeter (3 Sides) - Crawlspace ventilation was observed to be open along much of the perimeter, with limited venting present only at portions of the front and rear right corner of the structure. Soil conditions beneath the home were wet at the time of the inspection despite no recent rain events, which suggests moisture may be accumulating beneath the structure. Excessive crawlspace moisture can contribute to wood deterioration, elevated humidity levels within the home, and conditions conducive to fungal growth or wood-destroying organisms. Recommend a qualified contractor further evaluate the crawlspace moisture conditions and improve drainage and/or ventilation as needed to reduce moisture accumulation beneath the structure.

Crawl Space (Continued)

Ventilation: (continued)




7. Major Concern

Insulation: Fiberglass batt - The underside of the floor system is insulated with spray foam and fiberglass batt insulation which conceals large portions of the framing system. Evidence of termite damage was observed in accessible areas; however, concealed framing prevents determination of the full extent of deterioration. In the inspector's professional opinion, removal of insulation may be necessary to fully evaluate the structural framing and determine the scope of required repairs.

The spray foam and fiberglass insulation conceal large portions of the framing system, preventing determination of the full extent of termite damage and structural deterioration. In the inspector's professional opinion, removal of insulation and comprehensive structural evaluation is necessary to determine the scope of required repairs.



Crawl Space (Continued)

8. Major Concern — Vapor Barrier: Not installed - No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

9. Safety Hazards — Electrical: Romex - Electrical wiring was observed hanging beneath the floor framing with incomplete or improper terminations. Exposed or unsupported wiring presents potential shock and fire hazards. Recommend a licensed electrician secure and properly terminate wiring in approved electrical boxes.


Air Conditioning

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Rear AC System

1. Attention Needed — A/C System Operation: Functional - The HVAC system appears older based on available labeling and observed condition. Heating and cooling equipment typically has a service life of approximately 12 to 20 years depending on maintenance and operating conditions. The system responded to testing but performance issues were observed during the inspection. Due to the age of the equipment and the operational concerns noted, further evaluation by a licensed HVAC contractor is recommended to determine the scope of repairs needed and to assess the remaining serviceability of the system.
2. Attention Needed — Exterior Unit: Pad mounted - Out of level - The pad supporting the air-conditioner compressor housing was not level. Recommend that the compressor housing be leveled.

Air Conditioning (Continued)

Exterior Unit: (continued)


3. Manufacturer: Fujitsu


4. Model Number: AOU18RLXFW Serial Number: KSN029772
5. Area Served: Family Room Approximate Age: Undetermined
6. Fuel Type: 220-240 VAC Output: 55
7. Type: Mini Split Capacity: 1.5 Ton
8. Attention Needed — Refrigerant Lines: Suction line and liquid line - Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.



9. Acceptable — Evaporator Coil: Not visible
10. Acceptable — Electrical Disconnect: Breaker disconnect

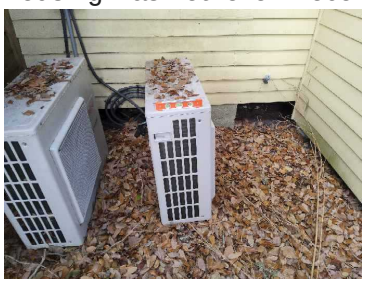
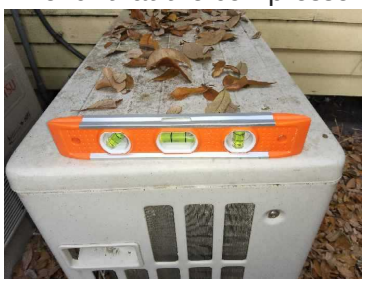
Rear AC System

11. Major Concern — A/C System Operation: Limited cooling - The air conditioning blower operated but the system did not produce cool air during testing. This condition may indicate mechanical or refrigerant issues requiring service. Recommend evaluation and repair by a qualified HVAC technician.

The HVAC system appears older based on available labeling and observed condition. Heating and cooling equipment typically has a service life of approximately 12 to 20 years depending on maintenance and operating conditions. The system responded to testing but performance issues were observed during the inspection. Due to the age of the equipment and the operational concerns noted, further evaluation by a licensed HVAC contractor is recommended to determine the scope of repairs needed and to assess the remaining serviceability of the system.

Air Conditioning (Continued)

12. Attention Needed Exterior Unit: Pad mounted - Out of level - The pad supporting the air-conditioner compressor housing was not level. Recommend that the compressor housing be leveled.

13. Manufacturer: Fujitsu


14. Model Number: AOU36RML Serial Number: GPN003518
15. Area Served: Bedrooms, Kitchen Approximate Age: Undetermined
16. Fuel Type: 220-240 VAC Output: 75
17. Type: Mini Split Capacity: 3 Ton
18. Not Inspected Evaporator Coil: Not visible
19. Attention Needed Refrigerant Lines: Suction line and liquid line - Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.



20. Acceptable Electrical Disconnect: Breaker disconnect

Heating System

Primary bedroom Heating System

1. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
2. Manufacturer: Fujitsu


3. Model Number: ASU9RMLQ Serial Number: GQA025048
4. Type: Forced air Capacity: Undetermined
5. Area Served: Primary bedroom Approximate Age: Undetermined
6. Fuel Type: Electric
7. Acceptable Condensate Removal: Plastic tubing
8. Acceptable Blower Fan/Filter: Direct drive with reusable filter

Family Room Heating System

9. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
10. Manufacturer: Fujitsu


11. Model Number: ASU18RLF Serial Number: KSA068687
12. Type: Mini Split Capacity: Undetermined
13. Area Served: Family Room Approximate Age: Undetermined
14. Fuel Type: Electric
15. Acceptable Condensate Removal: Plastic tubing
16. Acceptable Blower Fan/Filter: Direct drive with reusable filter

Kitchen / Dining Area Heating System

17. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
18. Manufacturer: Fujitsu

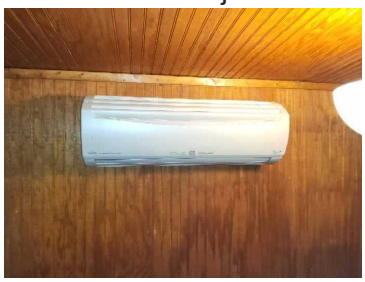
Heating System (Continued)

Manufacturer: (continued)


19. Model Number: ASU9RMLQ Serial Number: GQA029673
20. Type: Mini Split Capacity: Undetermined
21. Area Served: Kitchen / Dining Area Approximate Age: Undetermined
22. Fuel Type: Electric
23. Acceptable Condensate Removal: Plastic tubing
24. Acceptable Blower Fan/Filter: Direct drive with reusable filter

Left Bedroom Heating System

25. Major Concern Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
26. Manufacturer: Fujitsu



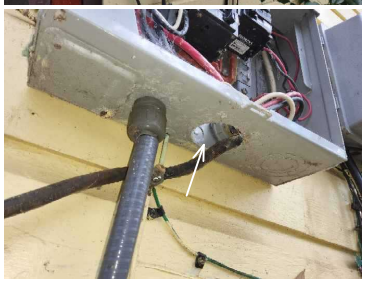

27. Model Number: ASU9RMLQ Serial Number: GQA033031
28. Type: Mini Split Capacity: Undetermined
29. Area Served: Left bedroom Approximate Age: Undetermined
30. Fuel Type: Electric
31. Acceptable Condensate Removal: Plastic tubing
32. Acceptable Blower Fan/Filter: Direct drive with reusable filter
33. Major Concern Thermostats: Remote controlled - The remote for the left bedroom Mini-split did not respond, batteries were replaced and unit still did not function. Recommend repair / replace.

Electrical

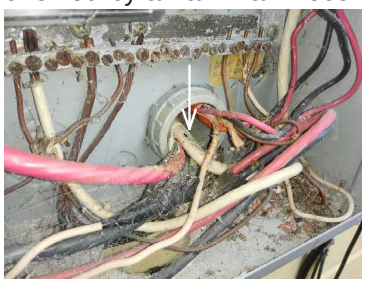
1. Service Size Amps: 200 Volts: 220-240 VAC
2. Safety Hazards — Service: Milbank - Service wire from the street is in contact with the tree limbs. Recommend tree limbs are trimmed away from the service wire.

3. Safety Hazards — Service: Milbank - Open knockout was observed in the base of the main panel. Recommend a licensed electrician make the needed corrections.



4. Safety Hazards — 240 VAC Branch Circuits: Copper - Wiring in the main panel appears to have had the sheathing chewed by an animal. Recommend a licensed electrician make the needed corrections.



5. Acceptable — Conductor Type: Non-metallic sheathed cable
6. Acceptable — Ground: Ground rod at main electric panel

Primary bedroom Electric Panel

Electrical (Continued)

7. Acceptable Manufacturer: General Electric


8. Maximum Capacity: 60 Amps
9. Acceptable Breakers: Copper
10. Is the panel bonded? Yes
11. Are neutrals isolated from grounding system? Yes Neutrals are isolated from the grounding system components.

Final Comments

The residence located at 232 Citizen Street is an older raised wood-frame structure reported to have been constructed around the year 1900. Homes of this age often exhibit various forms of deterioration associated with long-term exposure to moisture, insect activity, structural settlement, and the natural aging of building materials. During the course of this inspection, numerous significant deficiencies were observed throughout multiple structural and building systems.

The most notable concerns involve the structural framing system beneath the home. Evidence of widespread deterioration was observed in the crawlspace framing, including compromised beams, damaged and sagging floor joists, deteriorated support piers, and areas where structural members appear to have been previously repaired or reinforced with additional lumber. Several structural components appear broken or improperly supported, and visible sagging of the floor framing was noted in certain areas of the structure. In some locations, the roof line appears to follow the same deflection pattern observed in the floor structure, suggesting that the structural movement may extend through portions of the building framing system.

The observed deterioration appears consistent with long-term moisture exposure and wood-destroying insect activity. Conditions conducive to continued deterioration were also observed, including negative grading that allows rainwater to collect beneath the structure and persistently damp soil conditions within the crawlspace. Evidence of termite activity and insect-related wood damage was noted in several areas of the home, including structural framing and interior wall areas. While damage was visible in accessible locations, portions of the floor structure are concealed by spray foam and fiberglass insulation, preventing a complete determination of the full extent of structural deterioration. Because large portions of the framing system are concealed, additional damage may exist in areas that could not be visually inspected during this evaluation.
Multiple other building systems also show signs of deterioration or functional deficiencies. The roof structure exhibits visible sagging in certain areas and contains improvised skylight installations that are not properly flashed. Exterior building components, including siding, trim, and fascia boards, show evidence of deterioration and insect damage in several locations. Moisture intrusion indicators were observed within interior areas of the home, including elevated moisture readings and visible staining in portions of the ceiling. Various electrical, plumbing, heating, and cooling deficiencies were also documented within the body of the report.

Final Comments (Continued)

It is important for prospective buyers to understand that the deficiencies described throughout this report represent only the conditions that were visible and accessible at the time of the inspection. The inspection process is visual in nature and does not include destructive testing. Because portions of the structural framing are concealed by insulation and building finishes, the full scope of structural damage cannot be determined without additional invasive evaluation and removal of concealed materials.Based on the conditions observed during the inspection, significant structural repairs and replacement of deteriorated building components may be required to restore the structural integrity of the home. The extent of these repairs cannot be fully determined within the scope of a general home inspection. Prospective buyers should anticipate that structural repairs could be extensive and should obtain evaluations from qualified contractors or structural professionals to determine the scope and cost of necessary repairs before proceeding with purchase.

The property is located in a coastal region where floodplain regulations and building requirements may apply. In some jurisdictions, when the cost of structural repairs or improvements exceeds a certain percentage of the building's assessed value, the structure may be required to be brought into compliance with current floodplain construction standards. These requirements can sometimes involve elevation of the structure or significant reconstruction. Buyers should consult with qualified contractors, local building officials, and other appropriate professionals to determine whether such regulations may apply to planned repairs or improvements.

Due to the age of the structure, the widespread evidence of structural deterioration, and the potential for concealed damage, the feasibility of repairing the home should be carefully evaluated prior to purchase. Buyers are strongly encouraged to conduct thorough due diligence, including obtaining detailed evaluations and cost estimates from licensed contractors, structural professionals, and pest control specialists. These evaluations can help determine the full scope of structural damage, identify necessary repairs, and provide a realistic understanding of the financial commitment required to restore the home.
Purchasing older homes can involve significant repair and maintenance responsibilities, and homes exhibiting extensive deterioration may require substantial reconstruction to bring them to modern safety and structural standards. For these reasons, buyers should proceed carefully and ensure that all necessary evaluations and repair cost assessments are completed before making any final purchasing decisions.

This report is intended to provide a professional assessment of the observable condition of the home at the time of inspection and should be used as one component of the buyer's overall due diligence process when evaluating the property.

Critical Structural Visibility Advisory
Large portions of the structural floor system beneath the home were concealed by spray foam insulation and fiberglass batt insulation at the time of the inspection. Because the insulation materials cover the framing members, the inspector was unable to visually evaluate the majority of the floor joists, beams, and structural connections beneath the structure. As a result, the inspection of the structural framing system was limited only to areas where portions of the framing were visible.

Where visible, structural deterioration consistent with moisture exposure and wood destroying insect activity was observed. However, because the majority of the structural components are concealed by insulation, the full extent of deterioration within the floor framing system could not be determined during this inspection. Additional damage may exist within concealed areas that were not visible at the time of inspection.

Final Comments (Continued)

In order to properly evaluate the structural framing system, removal of insulation materials would likely be required so that the structural members can be fully examined. Prospective buyers should understand that concealed conditions may exist and that the scope of necessary structural repairs may be greater than what could be visually confirmed during this inspection.

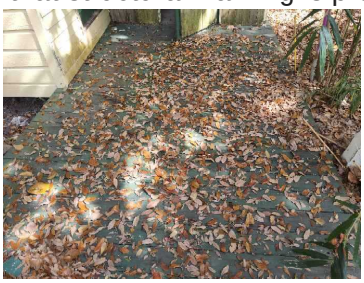
Major Concern Summary

Lots and Grounds

1. Porch: Wood - The wood framing supporting the front porch shows visible deterioration consistent with wood destroying insect activity. Structural wood members exhibiting insect damage may have reduced structural capacity and may continue to deteriorate if the infestation remains active. Recommend evaluation by a licensed pest control professional to determine if active infestation is present and a qualified contractor remove and replace all structurally compromised wood components.

2. Patio Cover: Wood - The left side patio cover is not properly attached / flashed to the home. Recommend a licensed contractor make the needed corrections.


3. Deck: Wood - Damaged wood was observed at the deck framing and portions of the deck appear to be constructed in direct contact with soil. Wood in soil contact is highly susceptible to accelerated deterioration and termite activity. Structural members showing deterioration should be replaced and the deck should be reconstructed so that structural framing is properly elevated above grade and protected from moisture exposure.



4. Deck Cover: Wood - The deck cover has damaged wood and was observed sagging. Recommend a licensed contractor remove and replace all damaged wood.


Major Concern Summary (Continued)

5. Grading: Negative slope - The exterior grade slopes toward the structure allowing rainwater to collect beneath the crawlspace. Standing moisture was observed beneath the structure during the inspection despite no recent rainfall. Chronic moisture conditions in crawlspaces can accelerate wood deterioration and create conditions conducive to termite activity and fungal growth. Recommend correction of site grading and drainage to divert surface water away from the structure.




Structure

6. Floor/Slab: Dirt - Wet soil conditions were observed beneath the structure during the inspection despite no recent rainfall. Persistent crawlspace moisture can accelerate wood deterioration and contribute to conditions favorable for termite activity and fungal growth. Recommend further evaluation and correction of moisture sources including grading, drainage, and ventilation improvements.



7. Foundation: Pier / Beam
8. Differential Movement: Sloping floors
9. Beams: Wood - Structural beams supporting the floor framing were observed deteriorated, sagging, and in some locations broken or improperly spliced without adequate pier support. Several supporting piers also appear deteriorated from long-term moisture exposure and possible termite activity. These conditions indicate significant structural distress within the crawlspace framing system. Recommend a qualified contractor or structural professional further evaluate the structural support system and repair or replace all compromised beams and piers.

   Due to the extent of deterioration observed, the structural integrity of the floor framing system is considered significantly compromised. The full extent of structural damage cannot be determined without removal of insulation and additional invasive evaluation.

Major Concern Summary (Continued)

Substantial structural repairs or reconstruction may be required to restore structural integrity.

Structure (Continued)

10. Joists/Trusses: Wood - Many floor joists were observed deteriorated and structurally compromised throughout the crawlspace. Several joists appear to have been previously repaired by scabbing additional lumber to damaged members; however, the existing joists and repair members show continued deterioration consistent with moisture exposure and termite damage. Significant sagging of the floor structure was observed in the rear right portion of the home. Recommend a qualified contractor or structural professional evaluate the framing system and replace damaged joists as necessary to restore structural integrity.

Structure (Continued)




11. Piers/Posts: Masonry
12. Subfloor: Wood
13. Structure Advisory: Distressed Structure - The residence inspected appears to be experiencing significant structural deterioration and long-term environmental exposure typical of older coastal structures. Visible damage was observed in portions of the structural framing system including deteriorated beams, damaged floor joists, structural sagging, and evidence of wood destroying insect activity. In addition, large portions of the floor structure beneath the home are concealed by spray foam and fiberglass insulation, preventing full visual evaluation of the structural framing system.

    Because the majority of the structural components are concealed and deterioration was observed in the limited areas that were visible, it is possible that additional structural damage exists within areas that could not be inspected. Determining the complete condition of the structural system would likely require removal of insulation and further invasive evaluation beyond the scope of a general home inspection.

    Prospective buyers should understand that homes exhibiting structural deterioration and concealed framing conditions can require substantial repair or reconstruction to restore structural integrity. The extent and cost of such repairs cannot be determined within the scope of this inspection. Buyers are strongly encouraged to obtain evaluations from qualified contractors, structural professionals, and pest control specialists in order to determine the full scope of repairs and the associated costs before proceeding with purchase.

    Careful consideration should be given to the feasibility of repairing the structure relative to the overall condition of the building. Due diligence, including obtaining repair estimates and consulting with local building authorities regarding any applicable construction or floodplain regulations, is strongly recommended prior to finalizing any purchase decisions.

Roof

14. All Roof Surface Material: Metal - The roof covering consists of metal panels with areas of rust and debris accumulation. Significant debris buildup was observed across large portions of the roof surface. The rear right section of the roof exhibits visible sagging which may be related to structural framing issues beneath the roof. Heavy debris accumulation also adds weight to the roof structure when wet. Recommend removal of debris and

Major Concern Summary (Continued)

further evaluation of the roof structure and covering by a qualified roofing contractor.

15. Skylights: DIY, Non engineered/ manufactured - Glass panels were installed as makeshift skylights and do not appear to be part of a manufactured skylight system. These panels are not properly flashed and may allow water intrusion into the roof structure. Improvised installations can lead to roof leakage and structural deterioration over time. Recommend removal of these panels and installation of properly manufactured and flashed skylight assemblies or replacement of the roofing materials in these areas.

Major Concern Summary (Continued)

16. Plumbing Vent Flashings: None present - The plumbing vent penetration through the roof is not properly flashed. Recommend repair or replacement of the flashing to provide a proper watertight seal.

17. Left side Chimney Flue/Flue Cap: Missing - The flue pipe was not installed above the firebox. Without a properly installed flue, combustion gases and heat cannot be safely vented from the fireplace, which may allow smoke and carbon monoxide to enter the home. Recommend a qualified fireplace contractor evaluate and install the proper flue and venting components before the fireplace is used.

18. Middle Chimney Chimney Flashing: Metal - The flashing installed at the roof penetration around the fireplace flue pipe appears to be improper. Improper flashing at this location can allow water intrusion into the roof structure and interior building materials. Recommend a qualified roofing contractor evaluate the flashing installation and make the necessary corrections to ensure the roof penetration is properly sealed and weather-tight.

Exterior

19. Trim: Wood - Damaged wood consistent with wood destroying insect activity was observed at several areas of the exterior siding and trim. Wood components affected by insect damage may continue to deteriorate if infestation remains active. Recommend evaluation by a licensed pest control professional and replacement of all damaged wood by a qualified contractor.

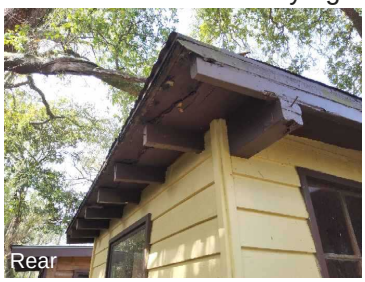

Right side

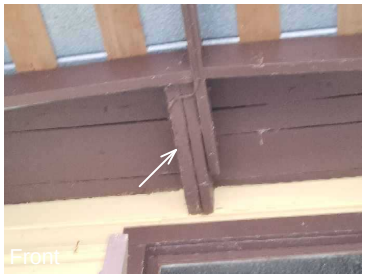

Rear


Rear

Major Concern Summary (Continued)

20. Fascia / Soffit: Open (Exposed rafter tails), Wood - Fascia observed with wood damage at several locations. Recommend removing / replacing damaged wood. *The inspector was unable to determine if this was from moisture / wood destroying insect.





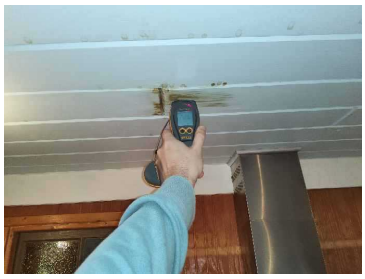
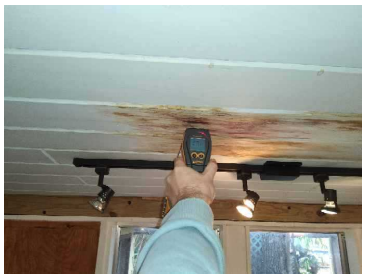
21. Exterior Electric Outlets: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician make the needed corrections.



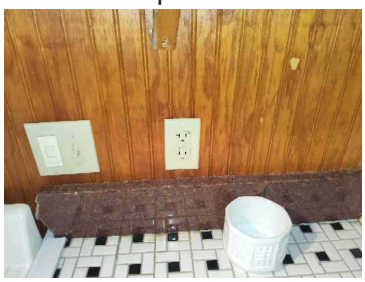
Exterior (Continued)


Kitchen

22. Middle Kitchen Ceiling: Wood - Moisture staining was observed on the kitchen ceiling and elevated moisture readings were detected during the inspection. Elevated moisture levels indicate an active or recent moisture intrusion source. Continued exposure to moisture may lead to structural deterioration and microbial growth. Recommend a qualified contractor locate and repair the source of moisture and replace damaged building materials as necessary.

23. Middle Kitchen Electrical: 110 VAC GFCI - GFCI outlets were tripped and will not reset. Recommend a licensed electrician replace the outlets.



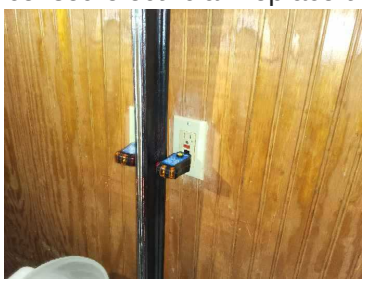

Bathroom

24. Primary Bathroom Sink/Basin: Plastic - The vanity sink drain is leaking in the primary bathroom. Recommend a licensed plumber make the needed corrections.

Major Concern Summary (Continued)

25. Primary Bathroom Plumbing / Fixtures: Double Valve Split Fixture, Single Valve Scald Proof Fixture - The vanity sink faucet leaks at the valve stems. Recommend a licensed plumber make the needed corrections.

26. Rear Half Bathroom Electrical: 110 VAC GFCI - The GFCI outlet was tripped and will not reset. Recommend a licensed electrician replace the outlet.



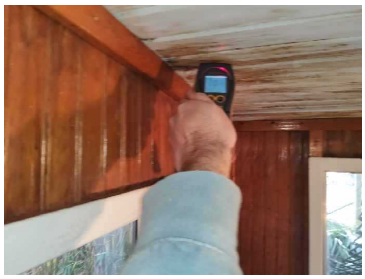
Living Space

27. Foyer Living Space Walls: Wood, Paneling, Drywall - Dirt tubes and wood destroying insect damage were observed above the front door. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.

28. Family Room, Bar Living Space Walls: Paneling - Dirt tubes and wood destroying insect damage were observed above the beam. Recommend having the home further evaluated by a qualified pest control company as well as a licensed contractor remove and replace all damaged wood.

29. Rear Dining Area Living Space Ceiling: Wood - Moisture stains observed on the ceiling. Upon moisture survey this area tested elevated for moisture. Recommend a licensed contractor remove and replace all damaged wood.

Living Space (Continued)

Fireplace

30. Family Room Fireplace Freestanding Stove: Wood burning - Due to the age and condition of this unit the inspector recommends having further evaluated by a qualified chimney sweep before use.

Attic

31. All accessible Attic Ventilation: None - The attic appears to have limited ventilation openings. Inadequate ventilation can contribute to moisture accumulation and increased attic temperatures. Recommend evaluation and installation of additional attic ventilation where needed.

Plumbing

32. Drain piping: PVC - Drain piping beneath the structure appears improperly installed in areas. Portions of the piping run up and over structural framing members rather than maintaining a continuous downward slope toward the discharge point. Improper slope can restrict drainage and allow waste accumulation within the piping. Some sections also appear inadequately supported. Recommend a qualified plumbing contractor evaluate and correct the drain piping installation.




Major Concern Summary (Continued)

33. Primary bathroom Water Heater Drip Pan Not installed - A drip pan was not installed beneath the water heater. A pan helps limit water damage in the event of leakage. Recommend installing a properly drained pan beneath the water heater.

Crawl Space

34. All Crawl Space Moisture Penetration: Ongoing source for moisture - Reference structure page for soil conditions in the crawlspace.
35. All Crawl Space Ventilation: Open at perimeter (3 Sides) - Crawlspace ventilation was observed to be open along much of the perimeter, with limited venting present only at portions of the front and rear right corner of the structure. Soil conditions beneath the home were wet at the time of the inspection despite no recent rain events, which suggests moisture may be accumulating beneath the structure. Excessive crawlspace moisture can contribute to wood deterioration, elevated humidity levels within the home, and conditions conducive to fungal growth or wood-destroying organisms. Recommend a qualified contractor further evaluate the crawlspace moisture conditions and improve drainage and/or ventilation as needed to reduce moisture accumulation beneath the structure.

Crawl Space (Continued)




36. All Crawl Space Insulation: Fiberglass batt - The underside of the floor system is insulated with spray foam and fiberglass batt insulation which conceals large portions of the framing system. Evidence of termite damage was observed in accessible areas; however, concealed framing prevents determination of the full extent of deterioration. In the inspector's professional opinion, removal of insulation may be necessary to fully evaluate the structural framing and determine the scope of required repairs.

    The spray foam and fiberglass insulation conceal large portions of the framing system, preventing determination of the full extent of termite damage and structural deterioration. In the inspector's professional opinion, removal of insulation and comprehensive structural evaluation is necessary to determine the scope of required repairs.



Major Concern Summary (Continued)

37. All Crawl Space Vapor Barrier: Not installed - No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

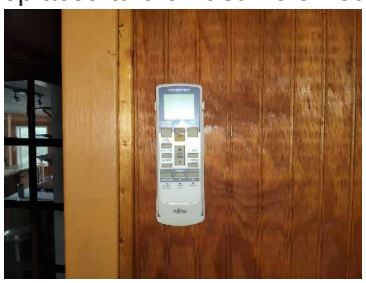
Air Conditioning

38. Rear AC System A/C System Operation: Limited cooling - The air conditioning blower operated but the system did not produce cool air during testing. This condition may indicate mechanical or refrigerant issues requiring service. Recommend evaluation and repair by a qualified HVAC technician.

    The HVAC system appears older based on available labeling and observed condition. Heating and cooling equipment typically has a service life of approximately 12 to 20 years depending on maintenance and operating conditions. The system responded to testing but performance issues were observed during the inspection. Due to the age of the equipment and the operational concerns noted, further evaluation by a licensed HVAC contractor is recommended to determine the scope of repairs needed and to assess the remaining serviceability of the system.

Heating System

39. Primary bedroom Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
40. Family Room Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
41. Kitchen / Dining Area Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
42. Left Bedroom Heating System Heating System Operation: Inoperable - The unit did not function in heat mode when tested. Recommend a licensed HVAC technician service the units.
43. Thermostats: Remote controlled - The remote for the left bedroom Mini-split did not respond, batteries were replaced and unit still did not function. Recommend repair / replace.



Safety Hazards Summary

Lots and Grounds

1. Steps/Stoops: Concrete - Exterior steps had no handrail. Generally-accepted modern safety standards dictate that stairs with 4 or more risers should have a handrail. You should consult with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for handrail installation.

Roof

2. Left side Chimney Chimney: Metal - The chimney is damaged, and missing several components needed for safe use. Recommend a qualified chimney sweep further evaluate to determine the scope of work needed for replacement.

Exterior

3. Exterior Electric Outlets: 110 VAC GFCI - Exterior outlets are missing weathertight covers. Recommend a licensed electrician replace missing covers.




Safety Hazards Summary (Continued)

4. Exterior Electrical: 110V - Romex wiring was observed run outside of conduit. Recommend a licensed electrician make the needed corrections.

Kitchen

5. Middle Kitchen Cooking Appliances: General Electric - Anti-tip bracket not installed to avoid tipping. Recommend installing anti-tip per manufacture instruction.

Living Space

6. Foyer Living Space Windows: Non-opening - The window in the foyer has cracked glass. Recommend replace.

7. Hallway(s) Living Space Smoke Detector: Not installed - Smoke detector not installed in immediate area outside bedrooms. Recommend installing smoke detector.
8. Hallway(s) Living Space Carbon Monoxide Detector: Not installed - Carbon monoxide not installed in immediate area outside the hall bedrooms. Recommend replacing smoke detector with a combo smoke detector / carbon monoxide detector.

Fireplace

9. Family Room Fireplace Hearth: Flush mounted - The hearth at the wood burning stove is incorrect. Recommend a licensed contractor make the needed corrections.

Fireplace (Continued)

Bedroom

10. Left Bedroom Smoke Detector: Battery operated - Smoke detected did not function when manually tested. Recommend repair or replace.

11. Primary Bedroom Windows: Wood - The window has cracked glass in the primary bedroom. Recommend replace.

12. Primary Bedroom Windows: Wood - The window locking hardware is damaged, breaching the security of the home. It is recommended to repair or replace the locking mechanisms to restore security and prevent unauthorized access.

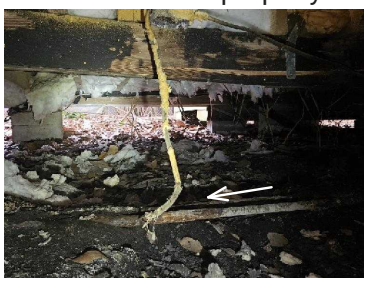
13. Left Bedroom Ceiling Fan Switched - The ceiling fan is hanging by its wiring in the closet. Recommend repairs.

Bedroom (Continued)

14. Primary Bedroom Smoke Detector: Not installed - Smoke detector not installed in bedroom. Recommend installing smoke detector.

Crawl Space

15. All Crawl Space Electrical: Romex - Electrical wiring was observed hanging beneath the floor framing with incomplete or improper terminations. Exposed or unsupported wiring presents potential shock and fire hazards. Recommend a licensed electrician secure and properly terminate wiring in approved electrical boxes.

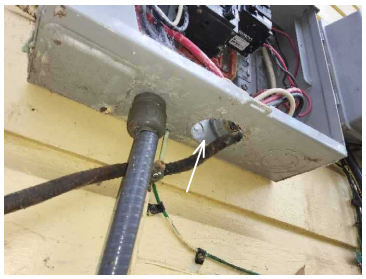
Electrical

16. Service: Milbank - Service wire from the street is in contact with the tree limbs. Recommend tree limbs are trimmed away from the service wire.

17. Service: Milbank - Open knockout was observed in the base of the main panel. Recommend a licensed electrician make the needed corrections.



Electrical (Continued)



18. 240 VAC Branch Circuits: Copper - Wiring in the main panel appears to have had the sheathing chewed by an animal. Recommend a licensed electrician make the needed corrections.