



Inspection report for the property at
1406 E Gump Rd, Fort Wayne, IN 46845

This report is prepared exclusively for **Becky Skurner / Christy Hire**
Inspected On: **08-28-2026**

Company Information

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[Published Report](#)



Inspected By:

Peter Fennig , Indiana State License
#HI02500018

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Significantly Deficient:** "Significantly deficient" means that in my opinion the condition is unsafe, not functional, and or it is significantly different from normal standards of practice. For all issues that are significantly deficient I strongly recommend having qualified contractors specify steps and costs to remedy the conditions. Note, there are often multiple options that impact the intrusiveness, cost, and schedule for repairs.

 **Repair:** Repair is used to designate anything that the inspector thinks should be repaired, replaced, or mitigated in some way. In the inspectors opinion these concerns should be addressed. These may have safety and functionality impacts. Impacts may develop or worsen in the future. There are risks associated with items that need repair or maintenance. Items might be worse than they looked at time of inspection as things change and as more information becomes available. The person purchasing the property should decide what to ask the current owner for. Please note, your inspectors opinion of who should repair which items may be offered as a courtesy and should not be considered as part of the inspection or part of the purpose and scope of the inspection.

 **Near End of Service Life:** We can not predict the future or accurately predict when things will fail. I will mark items as being near the end of service life if, in my opinion, the device is likely to be near the end of it's service life. Factors impacting this educated guess include but are not limited to: The average for how long this type of equipment usually lasts. The current age (best guess). Apparent condition of equipment, conditions onsite, and state of maintenance. I recommend budgeting for all eventual replacements. For all home owners I recommend monitoring components regularly so you can replace items before they fail as appropriate.

 **Due Diligence:** These are observations that may require further investigation. For

example the inspection does not include identification of hazardous materials. I may point out a material or product that could be hazardous. To confirm if there is a hazard would require a specialist, samples taken, a lab, and permission from the current owner. All of those actions are outside of the scope of a standard inspection. Observations in this category are typically outside the scope of a standard inspection and should not be considered complete or material to the inspection. These observations should be considered unverified.

 **Monitor:** Items marked this way should be watched or monitored regularly. The report will not be a complete list. All components should be monitored as feasible. Monitoring is recommended when your inspector is concerned that conditions may worsen or that repair or maintenance will be needed in the future. The inspection is a snapshot in time. This can distort or limit the inspection.

 **Maintenance:** These are items that should be considered part of normal or routine home ownership activities. Items such as servicing the furnace, cleaning the gutters, or changing filters. These items are not required to be reported as part of the standard inspection. There will be similar items that are not included, not noted, and not reported. Please read manuals and product documentation for all components of the home. Please follow all manufacturers recommendations and all local, county, and state rules. Observations in this category are typically outside the scope of a standard inspection and should not be considered complete or material to the inspection.

 **Note:** Refers to aside information and or any comments elaborating on descriptions of systems or limitations to the inspection. This can include general information This the information may not apply directly to the inspected property. This information is not directly part of the property inspection and should not be considered complete. Observations in this category are often outside the scope of a standard inspection and should not be considered complete or material to the inspection.

 **Inspectors Notebook:** *These are notes and technical information that aid in the inspection process. I may leave such information in the report for reference purposes. These notes include technical information. These notes may have information from codes and other sources. Please note, this inspection is NOT a code inspection. It is NOT a compliance inspection. Please consult with the authority having jurisdiction for rules, laws, and local requirements. This report is the inspectors opinion and recommendations. Acting as a home inspector I do not represent the authority having jurisdiction. Acting as a home inspector I have no enforcement authority.*

Pest Inspection

All items with the bug logo () are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the items that are part of a pest inspection.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

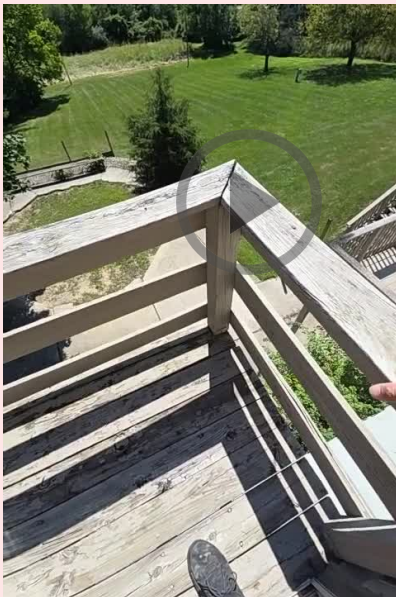
Moisture Meter Testing

Where moisture meter testing is indicated in this report a Protimeter Survey Master Dual Function was used.

SUMMARY

Significantly Deficient

 **ES-7 ■ Exterior Structures:** The second-story cantilevered balcony exhibited excessive movement during normal use. Guardrails and decking were loose, and the balcony did not feel structurally sound. The outside edges of the decking extend beyond the supporting floor joists and the presence of a proper rim/band joist securing the cantilevered framing could not be confirmed. Recommend avoiding use of the balcony until it has been evaluated and repaired by a qualified structural contractor or engineer.



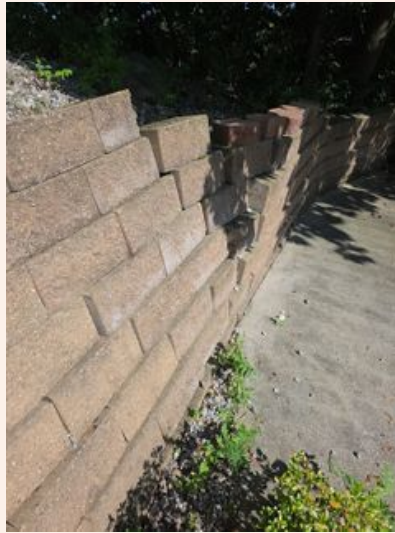
(This video is only viewable online.)

Second floor balcony railings are very loose, deck boards are not fully secured in multiple locations and Lacks a rim board on the south end or floor joists on the East and West Ends

Repairs

 **GAD-2 ■ Grounds And Drainage:** Retaining Wall Summary:

The rear southeast retaining wall has minor localized movement and displacement. Most of the wall appeared solid, with only a handful of blocks, primarily along the top course, found to be loose. Recommend monitoring and repairing the affected section as needed to prevent further movement.



ES-1 ■ Exterior Structures: Roof Summary:

The roof over the attached shed on the east side of the house is in poor condition, particularly along the north side. Multiple damaged and missing shingles, soft spots, and deterioration of the roof decking and eaves were observed.

Replacement of this roof section is recommended due to the extent of deterioration.



ES-5 ■ Exterior Structures: 1 - Rotted Corner Trim

Problem: The corner trim below the front entry door is rotted.

Effect: Rotted wood can allow moisture intrusion and continue to deteriorate.

Recommendation: Have a licensed contractor evaluate and repair as needed.

2 - Deteriorated T1-11 Siding

Problem: The T1-11 siding on the northeast side of the attached storage shed shows rot and deterioration, primarily along the bottom edge and inside the eaves.

Effect: Deteriorated siding is susceptible to continued moisture damage.

Recommendation: Have a licensed contractor evaluate and repair or replace the affected siding as needed.

3 - Damaged Dormer Siding

Problem: A damaged or missing section of siding on the upper west side of the rear dormer has been covered with tape.

Effect: The temporary repair may allow moisture intrusion and further deterioration.

Recommendation: Have a licensed contractor permanently repair the damaged siding as needed.

4 - Loose Vinyl Siding

Problem: Vinyl siding has come loose from the corner post on the lower west rear dormer.

Effect: Loose siding can allow moisture and pests to enter behind the exterior cladding.

Recommendation: Have a licensed contractor evaluate and repair as needed.

5 - Dormer Trim Maintenance

Problem: The wood trim around the front north-facing dormers and the dormer fascia boards are in need of maintenance and resealing.

Effect: Unprotected wood is more susceptible to moisture damage and deterioration.

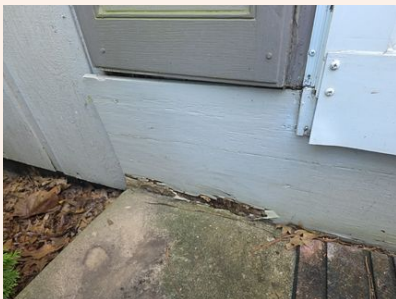
Recommendation: Scrape, prepare, seal, and repaint the affected areas as part of routine exterior maintenance.

6 - Improper Fascia Flashing Overlap

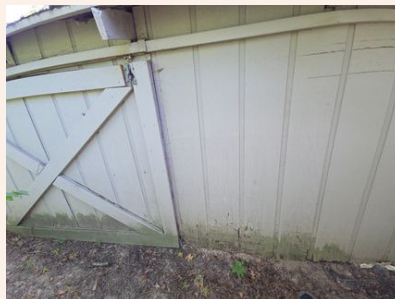
Problem: The fascia flashing on the second-story west rake, both toward the front and rear of the house, is overlapped in the wrong direction.

Effect: Improper flashing overlap can allow water intrusion behind the fascia.

Recommendation: Have a licensed contractor reinstall the fascia flashing correctly as needed.



Rotted corner trim just below the front entrance Door



T11 siding on the northeast exterior of the house on the attached storage shed has signs of rot and damage primarily along the bottom Edge of the siding but additionally along the inside of the eaves as well





Damage or missing piece of siding that has been covered up with tape on the upper west side of the rear Dormer



Vinyl siding has come untucked from the outside vinyl corner post on the Lower West rear Dormer



Wood trim board around the front North facing Dormers as well as the Dormers fascia board are in need of maintenance and sealing



Fascia flashing on the Second Story West rake towards the back is overlapping the wrong way



Fascia flashing on the Second Story West rake towards the front is overlapping the wrong way

ES-9 ■ Exterior Structures: 1 - Garage Door Gap

Problem: Light is visible through the bottom right corner of the garage door.

Effect: The gap may allow water, pests, and outside air to enter the garage.

Recommendation: Have a licensed contractor adjust or repair the garage door and weatherstripping as needed.

2 - Inoperable Sliding Door Lock

Problem: The second-floor balcony sliding patio door does not lock.

Effect: The door cannot be properly secured.

Recommendation: Have a licensed contractor evaluate and repair as needed.

3 - Inoperable Window

Problem: The front-facing window in the east dormer could not be opened.

Effect: The window is not functioning as intended.

Recommendation: Have a licensed contractor evaluate and repair as needed.

4 - Missing Bedroom Door

Problem: The second-floor west bedroom is missing its entry door.

Effect: The room cannot be fully enclosed for privacy.

Recommendation: Have a licensed contractor install a replacement door as needed.

5 - Missing Closet Door Stops

Problem: The second-floor west bedroom closet door jamb is missing the door stops.

Effect: The door may not latch or close properly.

Recommendation: Have a licensed contractor install new door stops as needed.

6 - Hallway Closet Door Does Not Latch

Problem: The main-floor hallway closet door does not latch.

Effect: The door does not remain closed as intended.

Recommendation: Have a licensed contractor evaluate and repair as needed.

7 - Missing Door Stops

Problem: The main-floor hallway closet nearest the living room is missing the door jamb stops.

Effect: The door does not close properly and may swing too far into the opening.

Recommendation: Have a licensed contractor install new door stops as needed.

8 - Bathroom Door Does Not Close

Problem: The main-floor hallway bathroom door does not close properly.

Effect: The door cannot be fully closed for privacy.

Recommendation: Have a licensed contractor evaluate and repair as needed.

9 - Pantry Door Does Not Latch

Problem: The kitchen pantry door does not latch.

Effect: The door does not remain securely closed.

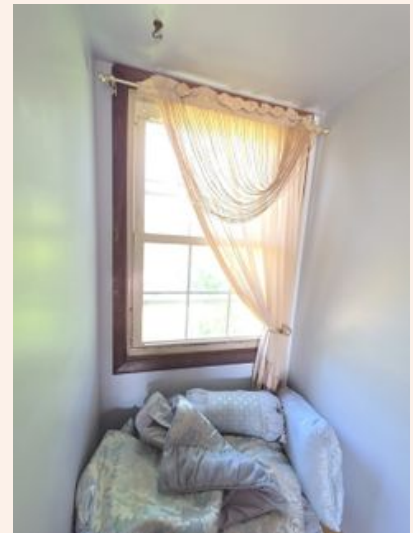
Recommendation: Have a licensed contractor evaluate and repair as needed.



Light can be seen through the bottom right of the garage door



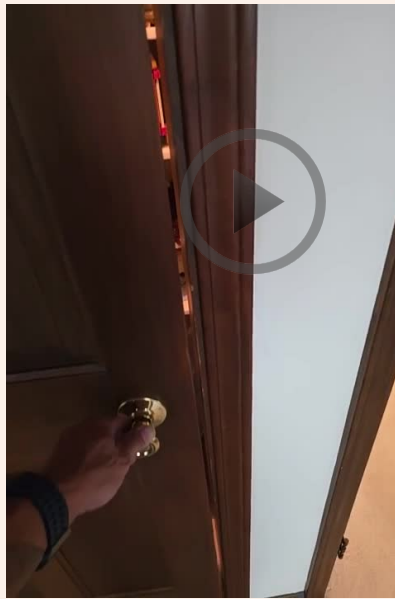
Second floor balcony sliding patio door does not lock



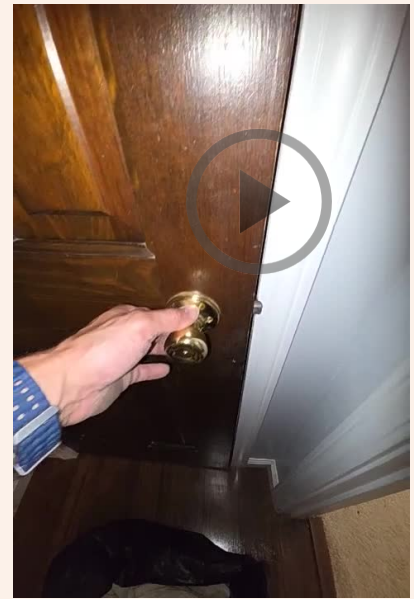
Was unable to open the front facing north window in the East Dormer



Second floor West bedroom is missing a door



*(This video is only viewable online.)
Second floor West bedroom closet door jamb is missing stops*



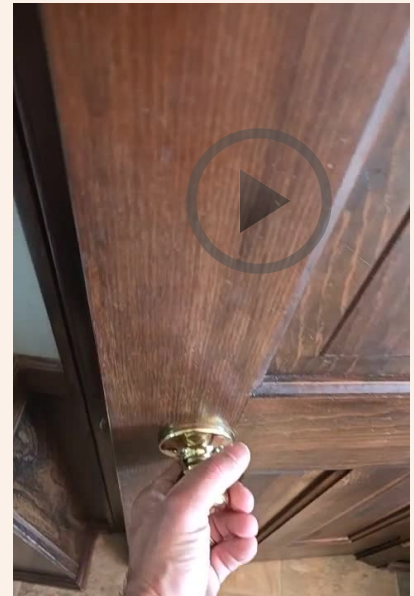
*(This video is only viewable online.)
Main floor hallway closet does not latch*



*(This video is only viewable online.)
Main floor hallway closet closest to the living room is missing door jamb stops*



*(This video is only viewable online.)
Main floor hallway bathroom door does not close*



*(This video is only viewable online.)
Kitchen pantry door does not latch*



G-2 ■ Garages: 1 - Missing Gutters and Downspouts

Problem: The barn is missing gutters and downspouts on both sides.

Effect: Roof runoff is not directed away from the structure, increasing the potential for erosion, splash-back, and moisture-related deterioration around the building.

Recommendation: Install gutters and downspouts to help direct water away from the structure.

2 - Loose Metal Roofing Panels

Problem: Several metal roofing panels on the east side of the barn have come loose.

Effect: Loose panels are susceptible to wind damage and may allow water intrusion into the structure.

Recommendation: Have a licensed contractor secure or replace the affected roofing panels as needed.



Barn is missing gutters and downspouts on both sides



Metal roofing panels that have come loose on the east ends of the barn roof



I-4 ■ Interiors: 1 - Dishwasher Not Secured

Problem: The dishwasher is not securely fastened to the countertop.

Effect: The appliance may shift or tip forward when the door or racks are extended, potentially causing damage or injury.

Recommendation: Have a licensed contractor properly secure the dishwasher as needed.

2 - Inoperable Garbage Disposal

Problem: The garbage disposal was not operating at the time of the inspection.

Effect: The disposal could not be verified as functional.

Recommendation: Have a qualified contractor or appliance technician evaluate and repair or replace the garbage disposal as needed.



(This video is only viewable online.)

Dishwasher is not secured to the countertops



(This video is only viewable online.)

Garbage disposal was not working at the time of the inspection

✂ S-4 ■ **Systems:** 1 - Garage Receptacles Not GFCI Protected

Problem: The receptacles in the attached garage are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in the garage.

Recommendation: Have a licensed contractor evaluate and repair as needed.

2 - Missing Receptacle Cover

Problem: The garage door opener receptacle in the attached garage is missing its cover plate.

Effect: Exposed electrical components present a potential electrical safety hazard.

Recommendation: Have a licensed contractor evaluate and repair as needed.

3 - Double-Tapped Neutrals

Problem: Two neutral conductors are terminated under the same terminal screw in the main electrical panel.

Effect: This is an improper wiring practice that can result in poor electrical connections.

Recommendation: Have a licensed contractor evaluate and repair as needed.

4 - Damaged Receptacle

Problem: The receptacle on the east wall of the second-floor east bedroom is damaged and missing its cover plate.

Effect: Exposed and damaged electrical components present a potential electrical safety hazard.

Recommendation: Have a licensed contractor evaluate and repair as needed.

5 - Bathroom Receptacles Not GFCI Protected

Problem: Two receptacles in the second-floor bathroom are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in a wet location.

Recommendation: Have a licensed contractor evaluate and repair as needed.

6 - Kitchen Countertop Receptacles Not GFCI Protected

Problem: Three kitchen countertop receptacles are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock near water.

Recommendation: Have a licensed contractor evaluate and repair as needed.

7 - Hall Bathroom Receptacle Not GFCI Protected

Problem: The main-floor hallway bathroom receptacle is not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in a wet location.

Recommendation: Have a licensed contractor evaluate and repair as needed.

8 - Basement Half Bathroom Receptacle Not GFCI Protected

Problem: The receptacle in the basement half bathroom is not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in a wet location.

Recommendation: Have a licensed contractor evaluate and repair as needed.

9 - Electrical Panel Not Labeled

Problem: The main electrical panel is not properly labeled to identify which breakers serve each circuit.

Effect: This makes identifying and safely shutting off individual circuits more difficult.

Recommendation: Have a licensed contractor properly identify and label the electrical panel circuits.

10 - Exterior Receptacles Not GFCI Protected

Problem: The exterior receptacles are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in outdoor locations.

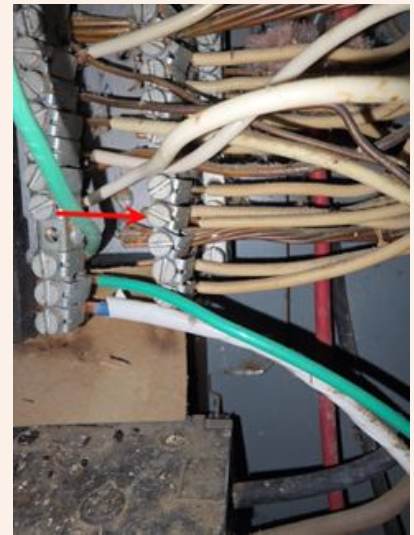
Recommendation: Have a licensed contractor evaluate and repair as needed.



Attached garage Outlets are not GFCI protected



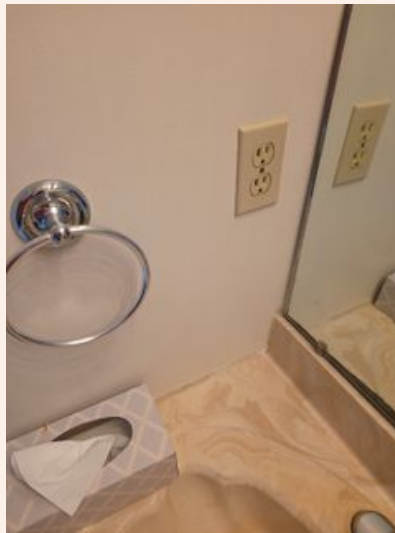
Outlet for the garage door opener in the attached garage is missing a cover



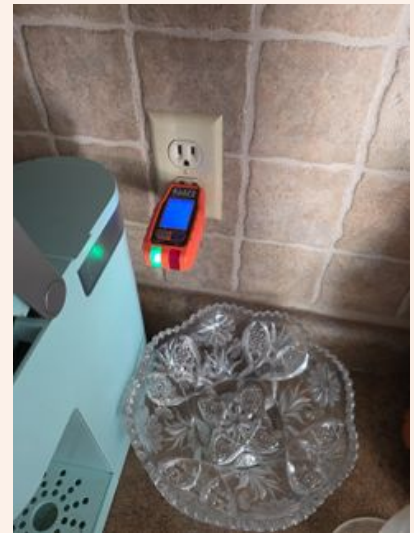
Two neutrals are sharing the same terminal screw in the main electric panel



Damaged Outlet and missing cover in the second floor east bedroom on the East wall



Two outlets not GFCI protected in the second floor bathroom



Three kitchen countertop Outlets were not GFCI protected



Main floor hallway bathroom outlet is not GFCI protected



Half bathroom basement Outlet not GFCI protected

S-6 ■ Systems: 1 - Inoperable Exterior Hose Bib

Problem: The front exterior water spigot was not functioning at the time of the inspection.

Effect: The hose bib could not be used or fully verified as operational.

Recommendation: Have a licensed contractor evaluate and repair as needed.

2 - Tub Spout Missing Sealant

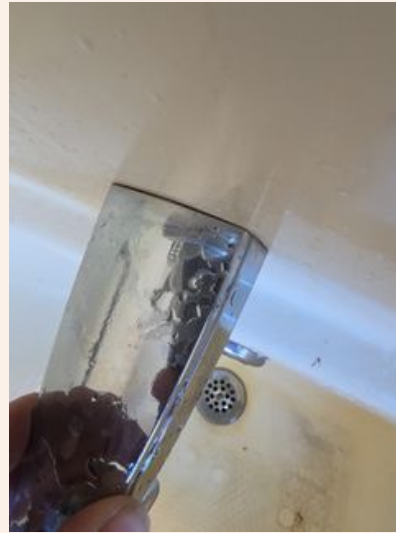
Problem: The second-floor bathroom tub spout has a small gap between the spout and the shower wall.

Effect: Water may enter the wall cavity, potentially causing concealed moisture damage.

Recommendation: Have a licensed contractor properly seal the gap as needed.



Exterior water spigot on the front of the house was not working at the time of the inspection

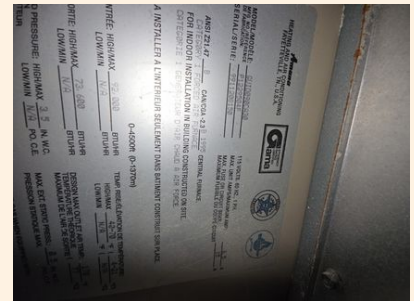


*Second floor bathroom tub
spout needs sealant between it
and the wall or a small Gap can
be seen*

Near End of Service Life

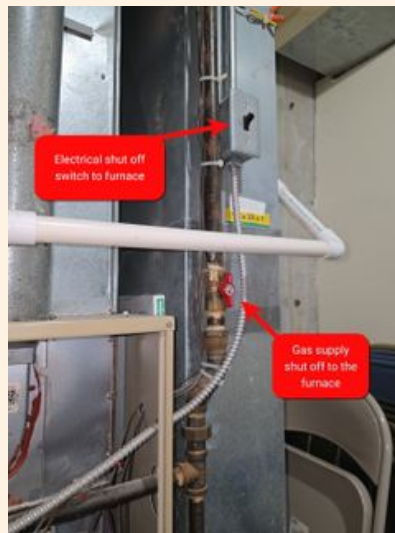
 S-2 ■ **Systems:** Heating System Summary:

The forced-air gas furnace was manufactured in 1999 and is well beyond its typical service life expectancy. It was operating as intended and producing heat at the time of the inspection. Recommend budgeting for replacement while continuing routine maintenance.





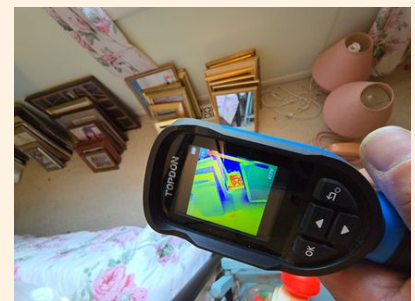
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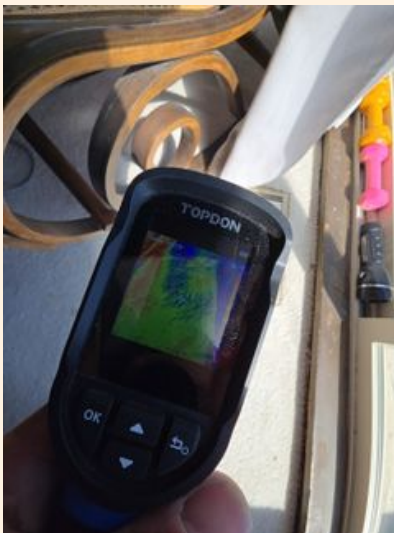
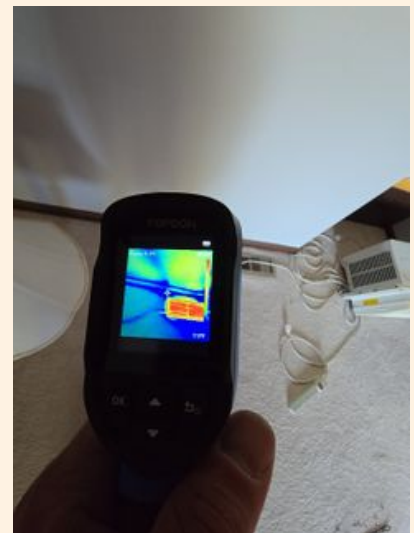
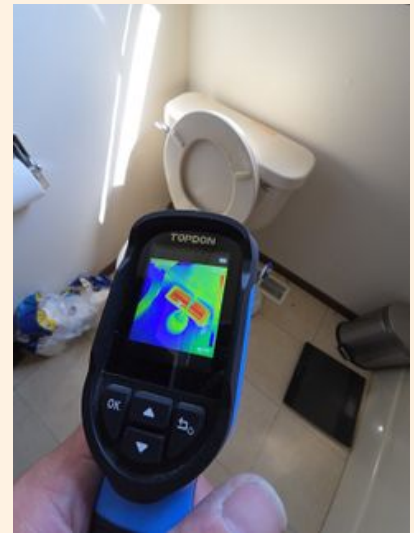


16x25x1 furnace filter side of equipment



Condensate pump





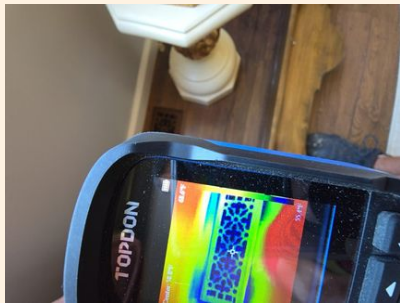
S-3 ■ Systems: Cooling System Summary:

The central air conditioning system was manufactured in 1999 and is well beyond its typical service life expectancy. It was operating as intended at the time of the inspection, with a normal temperature drop confirmed using thermal imaging. Recommend budgeting for replacement while

continuing routine maintenance.



(This video is only viewable online.)



S-9 ■ Systems: Water Heater Summary:

The gas water heater was manufactured in 2001 and is well beyond its typical service life expectancy. At the time of the inspection, it was operating as intended and supplying hot water. Although functional, its advanced age increases the likelihood of future repairs or replacement. Recommend budgeting for replacement while continuing to monitor the unit for signs of leakage or declining performance.



Cold water supply shut off to the water heater



Gas supply shut off to the water heater

Due Diligence

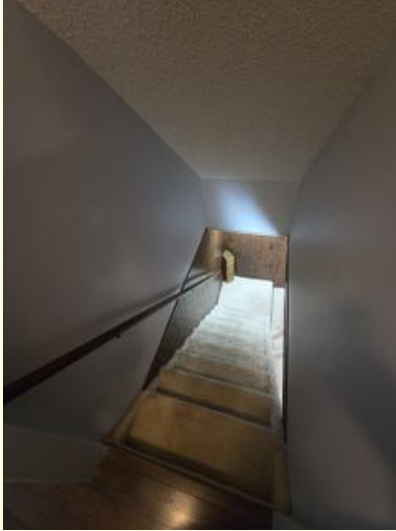
S1-2 ■ Structure:

Obstructed View

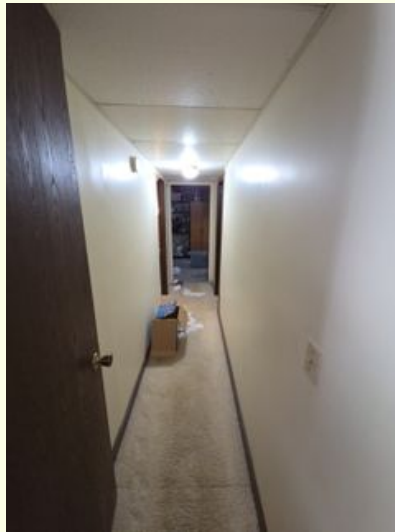
- Conditions at time of inspection limited access.
- Paint and similar coverings can be cosmetic but can also restrict visual inspection.
- Anything off, unplugged, or disconnected is not inspected. I can not test these items without permission from the current owner and a reason why they were off.
- There were many personal items preventing access and limiting the inspection.

Recommendations:

- I recommend monitoring and normal maintenance.



Basement stairs





🔍 S-7 ■ Systems:

Well / Septic

💡 Well and septic systems (in use / no longer in use) are not inspected as part of the property inspection. For all well and septic systems I recommend a qualified plumber to review further. Septic system inspection should include finding the tank and looking inside. Septic inspection should include pumping out. Septic inspections should include inspection of distribution boxes. Any past clean up activities should be properly documented.

Recommendations:

- Qualified plumber.

I recommend maintenance. This is recommended for normal function and for safety.

🔍 AI-1 ■ Additional Information:

Personal Items Obstructed View

- Personal items blocked access to some areas.

Recommendations:

- I recommend removing personal items.
- I recommend further evaluation and servicing as needed.

Monitor

👁️ ES-2 ■ Exterior Structures: Attic Moisture Summary:

Elevated moisture levels were detected in the roof framing where the garage roof intersects the front of the house. This area showed higher moisture content than the surrounding framing, indicating possible water intrusion. The condition is consistent with the section below where the fascia flashing appears to be installed backwards.

Recommend monitoring this area after the fascia flashing has been repaired to confirm the

moisture levels return to normal and no additional water intrusion is occurring.



Maintenance Items

GAD-1 ■ Grounds And Drainage: Walkway/Patio Maintenance:

The backyard concrete walkways and patio exhibit minor deferred maintenance, including areas of surface / edge chipping and cracking. Recommend routine maintenance and repairs as needed to help prevent further deterioration and extend their service life.



Attached garage driveway



Main asphalt driveway



Rear walkway and Patio



ES-3 ■ Exterior Structures: Vegetation Contacting Roof

Problem: Trees and surrounding vegetation are in contact with the front northeast lower roof, as well as the second-story chimney chase and roof vent on the west end of the roof.

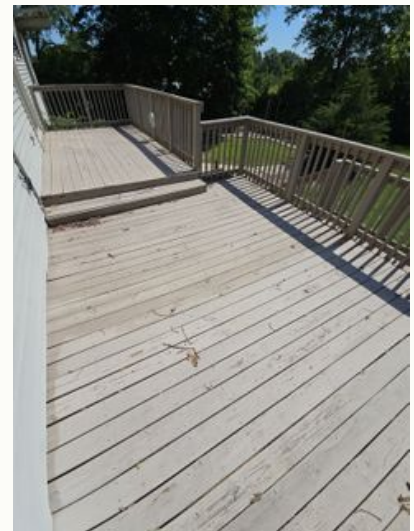
Effect: Vegetation can trap moisture, damage roofing materials, and accelerate deterioration.

Recommendation: Trim back trees and vegetation to provide adequate clearance from the roof, chimney chase, and roof penetrations.



ES-8 ■ Exterior Structures: Deck Maintenance Summary:

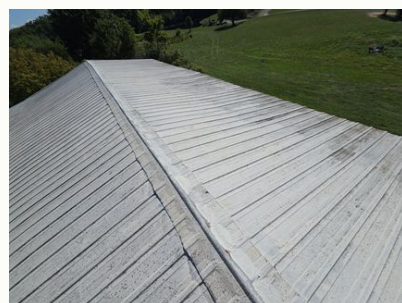
The backyard deck is in generally serviceable condition but is in need of routine maintenance. The guardrails are loose and should be stiffened, the stair railing is separating from the main deck railing and is very loose, and the deck and railings would benefit from cleaning, power washing, and resealing. Recommend completing these maintenance items to improve safety and help extend the life of the deck.



G-3 ■ Garages: Detached Garage / Horse Barn Summary:

The detached garage/horse barn is a pole barn constructed with ribbed metal siding and metal roofing over pole barn framing with engineered roof trusses. Large sliding doors are located on both the north and south ends. The interior was in generally typical condition for a structure of this

type. A large concrete slab extends down the center of the barn, covering approximately one-third of the floor area, while the remaining stable areas consist primarily of dirt floors, with some sections covered with OSB panels for workbench areas. The concrete slab exhibits numerous cracks, including a significant crack near the north end where a large section has settled approximately 2 inches below the adjacent slab, along with additional moderate cracking concentrated near the southeast corner. Electrical service and lighting were installed throughout the barn, and all accessible receptacles tested were GFCI protected and functioning as intended at the time of the inspection. Recommend routine maintenance of the structure, sealing and monitoring concrete cracks as needed, and addressing the active groundhog burrows around and beneath the barn to help prevent additional soil erosion and settlement.



I-2 ■ Interiors: Cosmetic Bathtub and Surround Wear

Problem: The second-floor bathtub and surround exhibit multiple chips and signs of cosmetic wear.

Effect: No evidence of active leakage was observed at the time of the inspection; however, the damaged finish detracts from the appearance and may continue to deteriorate over time.

Recommendation: Repair or refinish the affected areas as needed for cosmetic improvement and

monitor for any future signs of leakage.



S-1 ■ Systems:

Wood Burning Fireplace Description

- All wood burning appliances come with fire safety risks, maintenance, and clearance concerns.
- Clearance requirements have changed over time and are not the same for every wood burning device.
- For all wood burning devices regular cleaning is required for safety.

Recommendations:

- I recommend a level 2 chimney sweep as part of regular maintenance and for safety.
- I recommend monitoring and normal maintenance.

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■ Introduction

Inspection Conditions

Contract Sent: Before Inspection

Contract Signed: Before Inspection

Property Type: Single Family (Detached)

Year of Construction (Estimated): 1978, Per Real Estate Listing

Temperature (Fahrenheit, Estimated): 80 - 90

Weather: Mild Conditions (☀️ Clear)

■ Grounds And Drainage

Surface Drainage

Grading And Surface Drainage: Mostly Positive (Front, Back, Both Sides)

Vegetation: Normal Conditions (Maintenance / Trimming Recommended)

Walkways

Walkways: Normal Conditions (Typical Cracking)

🔧 **(GAD-1) Maintenance:** Walkway/Patio Maintenance:

The backyard concrete walkways and patio exhibit minor deferred maintenance, including areas of surface / edge chipping and cracking. Recommend routine maintenance and repairs as needed to help prevent further deterioration and extend their service life.



Attached garage driveway



Main asphalt driveway



Rear walkway and Patio



Driveways

Driveways: Normal Conditions (Typical Cracking, Concrete, Asphalt), Inspected (2)

Patios

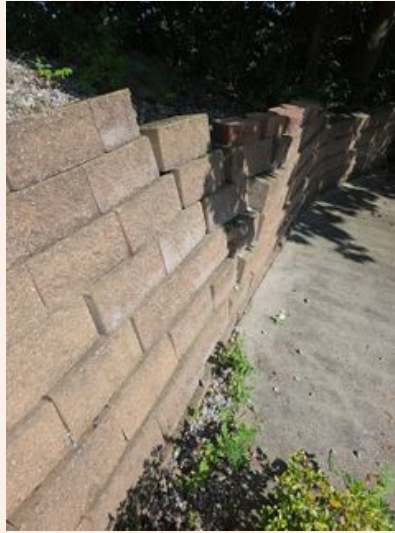
Patios: Normal Conditions (Typical Cracking), Inspected (1)

Retaining Walls

Retaining Walls: Concerns Noted

(GAD-2) Repair: Retaining Wall Summary:

The rear southeast retaining wall has minor localized movement and displacement. Most of the wall appeared solid, with only a handful of blocks, primarily along the top course, found to be loose. Recommend monitoring and repairing the affected section as needed to prevent further movement.



Crawlspace Vents And Wells

Crawlspace Vent Covers: Not Inspected (Not Applicable)

Window Wells

Window Wells: Not Inspected (None Found)

Egress / Basement Wells

Egress / Basement Wells: Not Inspected (Not Applicable)

■ Equipment And Utilities At Exterior

Electrical

Equipment Outside: See The Systems Chapter

Plumbing

Equipment Outside: See The Systems Chapter

Cooling

Equipment Outside: See The Systems Chapter

Cooling Capacity (Estimated): Thousands Of BTU's (30 = 2.5 Ton)

Heating

Heating Equipment Outside: See The Systems Chapter

■ Exterior Structures

Roof Coverings

Methods Used To Inspect Roof Coverings: Walked (Upper Roof, Lower Roof)

Roof Covering Description: Asphalt, Types (Gable, Dormers), Roof appeared to have just one layer of shingles

Roof Covering Condition: Normal Conditions, Issues Noted

Roof Drainage Systems: Gutters And Downspouts (Installed)

Flashings, Skylights, And Roof Penetrations: Normal Conditions Noted (Plumbing Vent Visible)

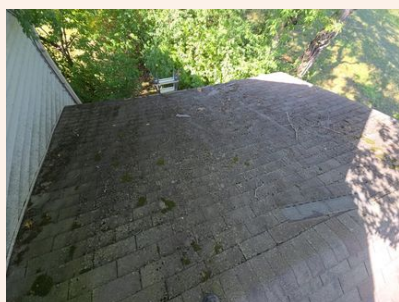
Chimneys And Flues: Normal Conditions Noted (Siding, Flue - Metal At Top), Maintenance Recommended (Sealant Refresh / Replace)

Eaves, Soffits, And Fascias: Normal Conditions (Viewed From Ground)

(ES-1) Repair: Roof Summary:

The roof over the attached shed on the east side of the house is in poor condition, particularly along the north side. Multiple damaged and missing shingles, soft spots, and deterioration of the roof decking and eaves were observed.

Replacement of this roof section is recommended due to the extent of deterioration.





👁️ (ES-2) Monitor: Attic Moisture Summary:

Elevated moisture levels were detected in the roof framing where the garage roof intersects the front of the house. This area showed higher moisture content than the surrounding framing, indicating possible water intrusion. The condition is consistent with the section below where the fascia flashing appears to be installed backwards.

Recommend monitoring this area after the fascia flashing has been repaired to confirm the moisture levels return to normal and no additional water intrusion is occurring.

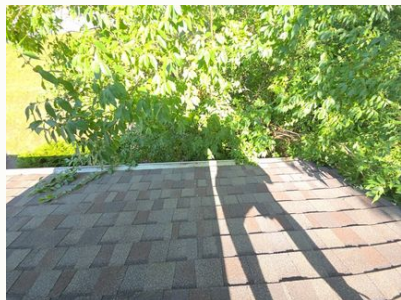


🔧 (ES-3) Maintenance: Vegetation Contacting Roof

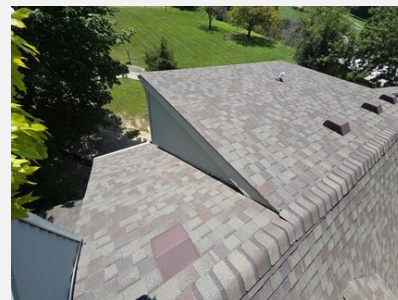
Problem: Trees and surrounding vegetation are in contact with the front northeast lower roof, as well as the second-story chimney chase and roof vent on the west end of the roof.

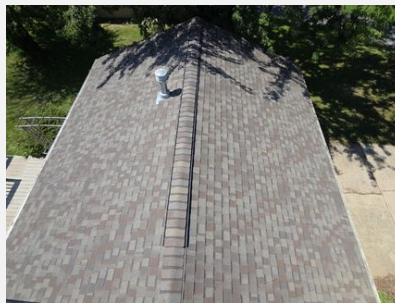
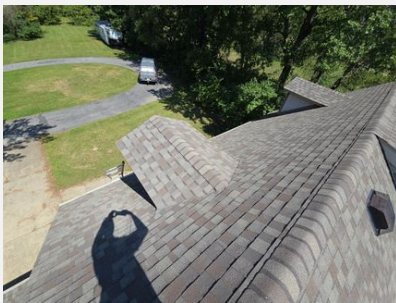
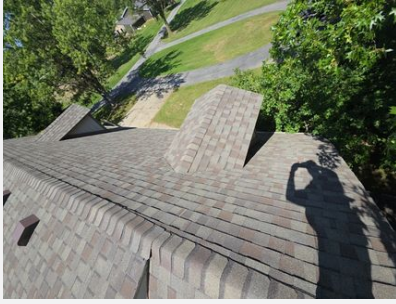
Effect: Vegetation can trap moisture, damage roofing materials, and accelerate deterioration.

Recommendation: Trim back trees and vegetation to provide adequate clearance from the roof, chimney chase, and roof penetrations.



★ (ES-4) Note:





Wall Coverings

Description Of Exterior Wall Covering: Aluminum / Vinyl Siding, Wood

Exterior Wall Covering: Normal Conditions Noted (Maintenance Recommended - Caulk And Sealants), Materials (Vinyl, Wood)

Exterior Wall Flashing And Trim: Normal Conditions (Sealant Refresh Recommended, Maintenance Recommended)

Foundation Visible At Exterior: Limited View (Normal Conditions)

Penetrations: Normal Conditions (Caulk / Sealant Recommended)

(ES-5) Repair: 1 - Rotted Corner Trim

Problem: The corner trim below the front entry door is rotted.

Effect: Rotted wood can allow moisture intrusion and continue to deteriorate.

Recommendation: Have a licensed contractor evaluate and repair as needed.

2 - Deteriorated T1-11 Siding

Problem: The T1-11 siding on the northeast side of the attached storage shed shows rot and deterioration, primarily along the bottom edge and inside the eaves.

Effect: Deteriorated siding is susceptible to continued moisture damage.

Recommendation: Have a licensed contractor evaluate and repair or replace the affected siding as needed.

3 - Damaged Dormer Siding

Problem: A damaged or missing section of siding on the upper west side of the rear dormer has been covered with tape.

Effect: The temporary repair may allow moisture intrusion and further deterioration.

Recommendation: Have a licensed contractor permanently repair the damaged siding as needed.

4 - Loose Vinyl Siding

Problem: Vinyl siding has come loose from the corner post on the lower west rear dormer.

Effect: Loose siding can allow moisture and pests to enter behind the exterior cladding.

Recommendation: Have a licensed contractor evaluate and repair as needed.

5 - Dormer Trim Maintenance

Problem: The wood trim around the front north-facing dormers and the dormer fascia boards are in need of maintenance and resealing.

Effect: Unprotected wood is more susceptible to moisture damage and deterioration.

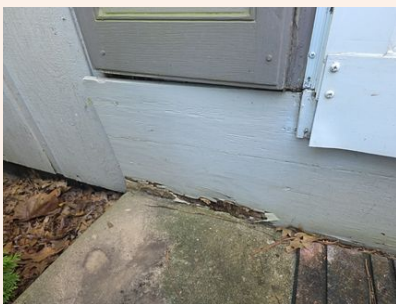
Recommendation: Scrape, prepare, seal, and repaint the affected areas as part of routine exterior maintenance.

6 - Improper Fascia Flashing Overlap

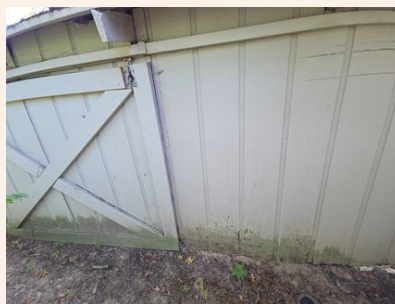
Problem: The fascia flashing on the second-story west rake, both toward the front and rear of the house, is overlapped in the wrong direction.

Effect: Improper flashing overlap can allow water intrusion behind the fascia.

Recommendation: Have a licensed contractor reinstall the fascia flashing correctly as needed.



Rotted corner trim just below the front entrance Door

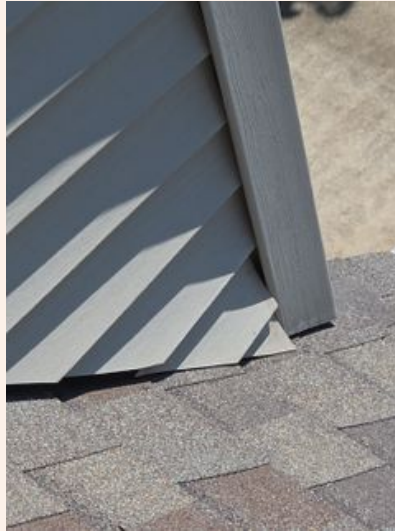


T11 siding on the northeast exterior of the house on the attached storage shed has signs of rot and damage primarily along the bottom Edge of the siding but additionally along the inside of the eaves as well





Damage or missing piece of siding that has been covered up with tape on the upper west side of the rear Dormer



Vinyl siding has come untucked from the outside vinyl corner post on the Lower West rear Dormer



Wood trim board around the front North facing Dormers as well as the Dormers fascia board are in need of maintenance and sealing



Fascia flashing on the Second Story West rake towards the back is overlapping the wrong way



Fascia flashing on the Second Story West rake towards the front is overlapping the wrong way

★ (ES-6) Note:



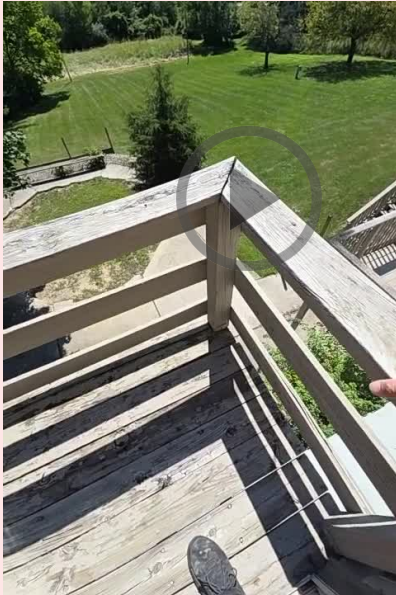
Decks And Balconies

Attached Decks And Balconies: Decks (1), Balconies (1), Nonprofessional Installation

Attached Steps And Stairs: Normal Conditions Noted

Railings: Loose, Present Where Expected

⚠️ (ES-7) Significantly Deficient: The second-story cantilevered balcony exhibited excessive movement during normal use. Guardrails and decking were loose, and the balcony did not feel structurally sound. The outside edges of the decking extend beyond the supporting floor joists and the presence of a proper rim/band joist securing the cantilevered framing could not be confirmed. Recommend avoiding use of the balcony until it has been evaluated and repaired by a qualified structural contractor or engineer.

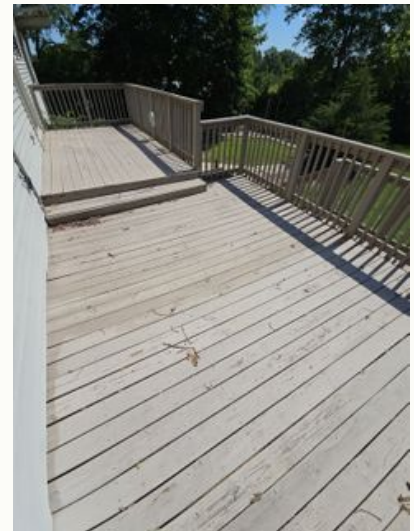


(This video is only viewable online.)

Second floor balcony railings are very loose, deck boards are not fully secured in multiple locations and Lacks a rim board on the south end or floor joists on the East and West Ends

(ES-8) Maintenance: Deck Maintenance Summary:

The backyard deck is in generally serviceable condition but is in need of routine maintenance. The guardrails are loose and should be stiffened, the stair railing is separating from the main deck railing and is very loose, and the deck and railings would benefit from cleaning, power washing, and resealing. Recommend completing these maintenance items to improve safety and help extend the life of the deck.



Porches And Stoops

Attached Porches And Stoops: Normal Conditions Noted

Stairs

Attached Steps And Stairs: See Other Sections

Doors And Windows

Exterior Doors: Normal Conditions, Conditions Noted

Windows: Concerns Noted

Exterior Door Lighting: Present Near Front Door, All Exterior Door Lighting (Present Not Tested - Timers And Sensors)

Doorbell: Not Inspected (Smart Devices)

(ES-9) Repair: 1 - Garage Door Gap

Problem: Light is visible through the bottom right corner of the garage door.

Effect: The gap may allow water, pests, and outside air to enter the garage.

Recommendation: Have a licensed contractor adjust or repair the garage door and weatherstripping as needed.

2 - Inoperable Sliding Door Lock

Problem: The second-floor balcony sliding patio door does not lock.

Effect: The door cannot be properly secured.

Recommendation: Have a licensed contractor evaluate and repair as needed.

3 - Inoperable Window

Problem: The front-facing window in the east dormer could not be opened.

Effect: The window is not functioning as intended.

Recommendation: Have a licensed contractor evaluate and repair as needed.

4 - Missing Bedroom Door

Problem: The second-floor west bedroom is missing its entry door.

Effect: The room cannot be fully enclosed for privacy.

Recommendation: Have a licensed contractor install a replacement door as needed.

5 - Missing Closet Door Stops

Problem: The second-floor west bedroom closet door jamb is missing the door stops.

Effect: The door may not latch or close properly.

Recommendation: Have a licensed contractor install new door stops as needed.

6 - Hallway Closet Door Does Not Latch

Problem: The main-floor hallway closet door does not latch.

Effect: The door does not remain closed as intended.

Recommendation: Have a licensed contractor evaluate and repair as needed.

7 - Missing Door Stops

Problem: The main-floor hallway closet nearest the living room is missing the door jamb stops.

Effect: The door does not close properly and may swing too far into the opening.

Recommendation: Have a licensed contractor install new door stops as needed.

8 - Bathroom Door Does Not Close

Problem: The main-floor hallway bathroom door does not close properly.

Effect: The door cannot be fully closed for privacy.

Recommendation: Have a licensed contractor evaluate and repair as needed.

9 - Pantry Door Does Not Latch

Problem: The kitchen pantry door does not latch.

Effect: The door does not remain securely closed.

Recommendation: Have a licensed contractor evaluate and repair as needed.



Light can be seen through the bottom right of the garage door



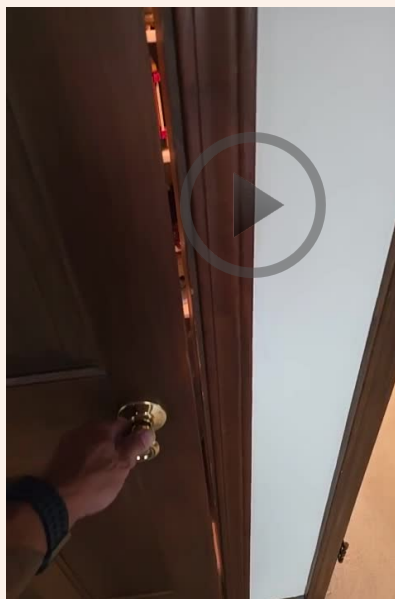
Second floor balcony sliding patio door does not lock



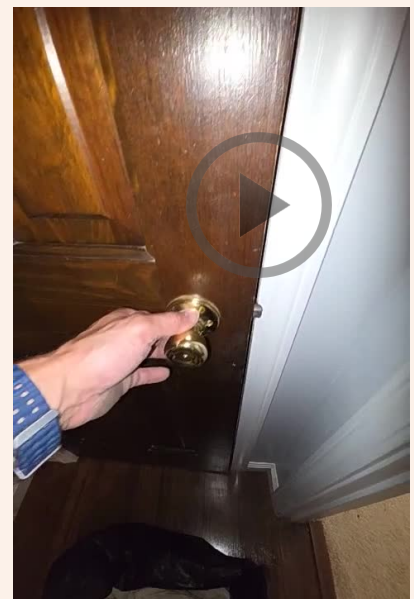
Was unable to open the front facing north window in the East Dormer



Second floor West bedroom is missing a door



*(This video is only viewable online.)
Second floor West bedroom closet door jamb is missing stops*



*(This video is only viewable online.)
Main floor hallway closet does not latch*



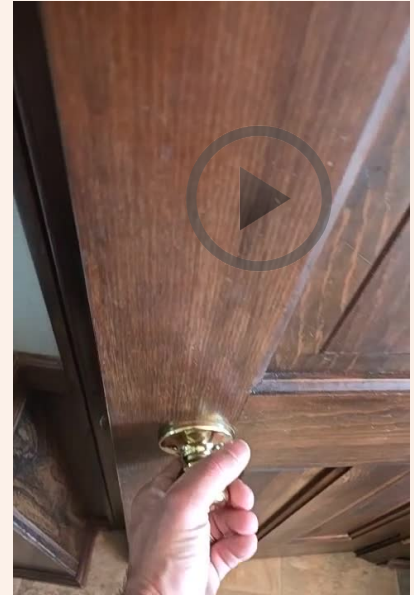
(This video is only viewable online.)

Main floor hallway closet closest to the living room is missing door jamb stops



(This video is only viewable online.)

Main floor hallway bathroom door does not close



(This video is only viewable online.)

Kitchen pantry door does not latch

Outbuildings

Outbuildings: None Found

■ Garages

Attached Garage

Attached Garages: 1 Inspected

Overhead Doors: Automatic Overhead Doors (1)

Overhead Door Operations: Opened Closed With Beams Working, Opened Closed With Auto-Reverse Working, Opened Closed And Locked

Exterior Doors: Opened Closed And Locked

Electrical: Issues Noted In Other Sections

Garage Doors - To Living Space: Listing Tag Present (Fire Separation Not Confirmed)

Heating And Plumbing: None Found

Windows: None

Coverings: Normal Conditions Noted For Garage Finish (Cosmetic Damages Noted, Repairs Noted, Water Marks At Unfinished Coverings - Commonly From Stored Items)

☆ (G-1) Note:



Garage (Freestanding)

Detached Garages: 1 Inspected

Overhead Doors: Manual sliding door

Exterior Doors: No Person Sized Exterior Door

Garage Exterior: Normal Conditions Noted, Concerns Noted (Gutters And Downspouts)

Garage Heating And Plumbing: None Found

Electrical: Outlets Found (6 Or More), Normal Conditions Noted

Windows: None

Coverings: Unfinished

🔧 (G-2) Repair: 1 - Missing Gutters and Downspouts

Problem: The barn is missing gutters and downspouts on both sides.

Effect: Roof runoff is not directed away from the structure, increasing the potential for erosion, splash-back, and moisture-related deterioration around the building.

Recommendation: Install gutters and downspouts to help direct water away from the structure.

2 - Loose Metal Roofing Panels

Problem: Several metal roofing panels on the east side of the barn have come loose.

Effect: Loose panels are susceptible to wind damage and may allow water intrusion into the structure.

Recommendation: Have a licensed contractor secure or replace the affected roofing panels as needed.



Barn is missing gutters and downspouts on both sides

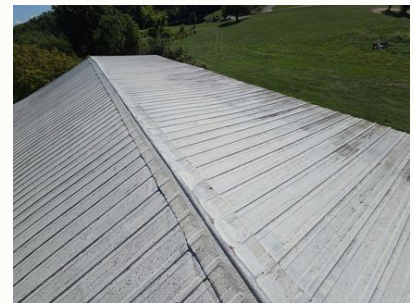


Metal roofing panels that have come loose on the east ends of the barn roof

(G-3) Maintenance: Detached Garage / Horse Barn Summary:

The detached garage/horse barn is a pole barn constructed with ribbed metal siding and metal roofing over pole barn framing with engineered roof trusses. Large sliding doors are located on both the north and south ends. The interior was in generally typical condition for a structure of this type. A large concrete slab extends down the center of the barn, covering approximately one-third of the floor area, while the remaining stable areas consist primarily of dirt floors, with some sections covered with OSB panels for workbench areas. The concrete slab exhibits numerous cracks, including a significant crack near the north end where a large section has settled approximately 2 inches below the adjacent slab, along with additional moderate cracking concentrated near the southeast corner. Electrical service and lighting were installed throughout the barn, and all accessible receptacles tested were GFCI protected and functioning as intended at the time of the inspection. Recommend routine maintenance of the structure, sealing and monitoring concrete cracks as needed, and addressing the active groundhog burrows around and beneath the barn to help prevent additional soil erosion and settlement.





■ Interiors

Rooms

Walls, Ceilings And Floors: Carpet (Repairs And Cleaning Recommended, Normal Conditions Noted), Normal Conditions Noted

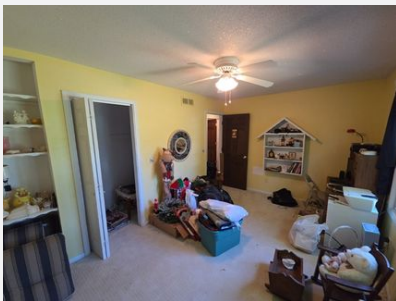
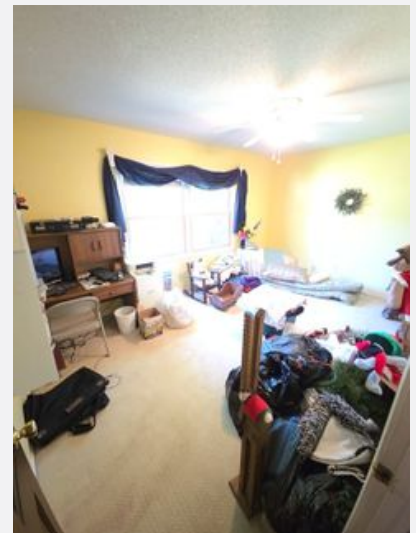
Interior Doors: Opened Closed And Latched (Representative Number Tested), Locked And Unlocked (Representative Number Tested), Issues noted in other sections

Windows: Opened Closed And Locked (Representative Number), Issues noted in other sections

Electrical: See Electrical Section

Closets: Lighting Noted

✦ (I-1) Note:



Bathrooms

Bathrooms: Inspected (3)

Toilets: Flushed (All Working), No Active Leaking Found

Faucets / Sinks: Working, No Active Leaking (All Tested)

Showers / Bathtubs: Working, No Active Leaking (1 Combination Shower And Bathtub, 1 Shower)

Electrical: See Electrical Section

Bathroom Fans - Mechanical Ventilation: Working (At All Bathrooms)

Cabinets And Countertops: Normal Conditions Noted, Caulk Recommended

Walls Ceilings And Floors: Normal Conditions Noted, Maintenance Recommended (Cleaning)

Doors: Issues Noted In Other Sections

Windows: Issues Noted In Other Sections

Glass In Bathrooms: Type Of Glass Not Confirmed, Appeared To Be Safety Glass

(I-2) Maintenance: Cosmetic Bathtub and Surround Wear

Problem: The second-floor bathtub and surround exhibit multiple chips and signs of cosmetic wear.

Effect: No evidence of active leakage was observed at the time of the inspection; however, the damaged finish detracts from the appearance and may continue to deteriorate over time.

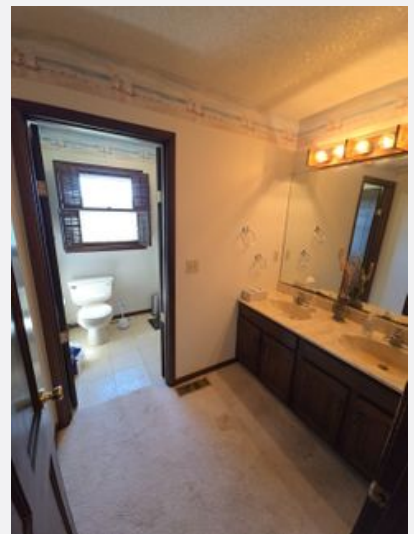
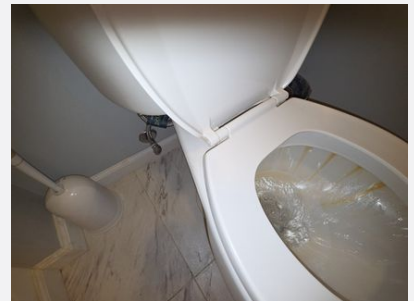
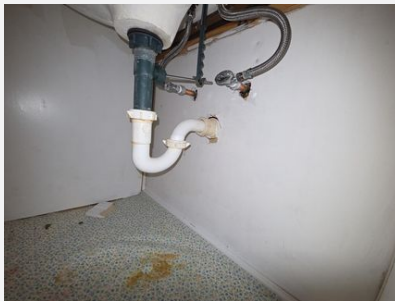
Recommendation: Repair or refinish the affected areas as needed for cosmetic improvement and monitor for any future signs of leakage.



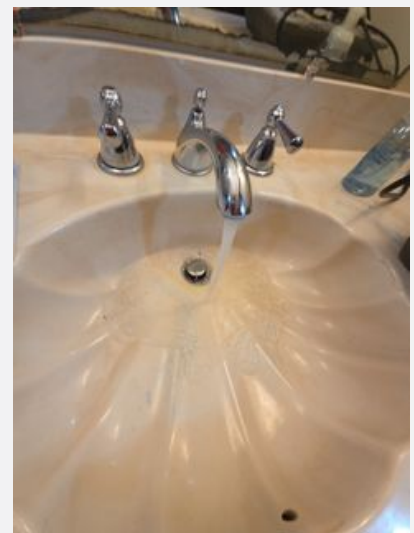
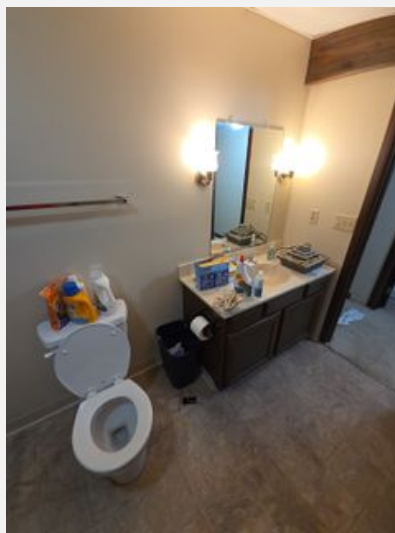
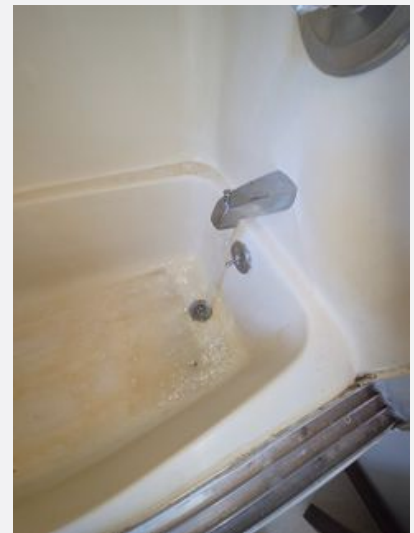
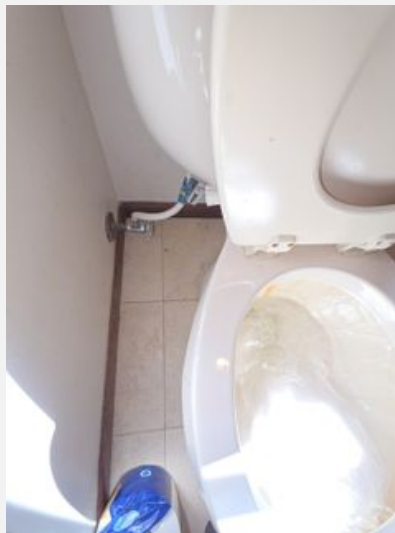
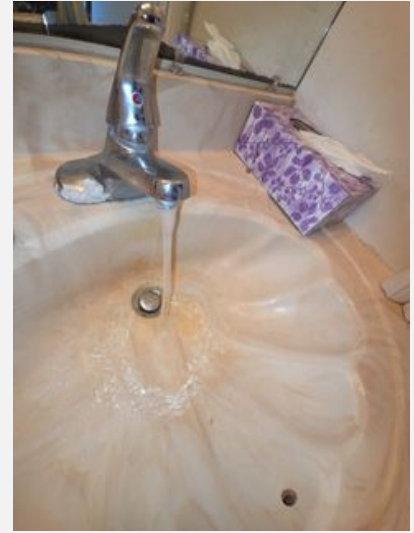
(I-3) Note:



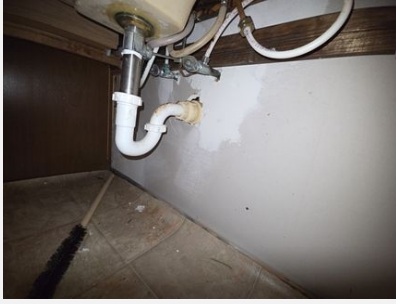
Main floor hallway bathroom



Second floor hallway bathroom



Basement half bathroom



Kitchen

Kitchens: 1

Plumbing: Working - No Active Leaking

Disposal: Issues Noted

Dishwasher: Present, 1 Function Tested, No Active Leaking

Cabinets And Countertops: Normal Conditions Noted

Electrical: Issues Noted In Other Sections

Cooktop Exhaust Fan: Working (Grease Screen Installed), Does Not Vent To Outside

Cooktop / Oven: Cooktop And Oven, 1 Function Tested

Refrigerator: Working (Cool By Touch), Freezer Working (Cold By Touch)

Walls Ceilings And Floors: Maintenance Recommended (Cleaning), Normal Conditions Noted (Cosmetic Issues Not Inspected)

Doors / Windows: Normal Conditions

(I-4) Repair: 1 - Dishwasher Not Secured

Problem: The dishwasher is not securely fastened to the countertop.

Effect: The appliance may shift or tip forward when the door or racks are extended, potentially causing damage or injury.

Recommendation: Have a licensed contractor properly secure the dishwasher as needed.

2 - Inoperable Garbage Disposal

Problem: The garbage disposal was not operating at the time of the inspection.

Effect: The disposal could not be verified as functional.

Recommendation: Have a qualified contractor or appliance technician evaluate and repair or replace the garbage disposal as needed.



(This video is only viewable online.)

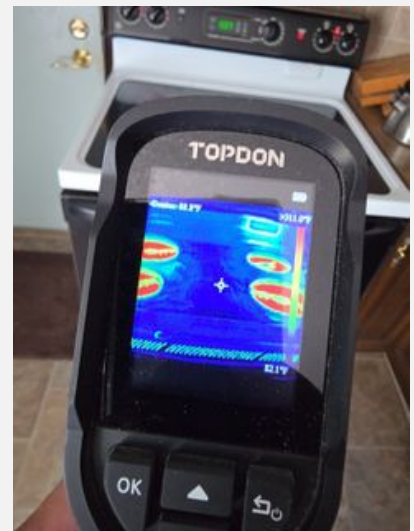
Dishwasher is not secured to the countertops

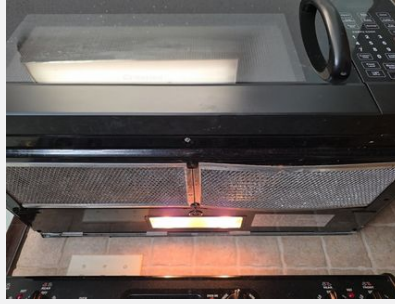


(This video is only viewable online.)

Garbage disposal was not working at the time of the inspection

★ (I-5) Note:



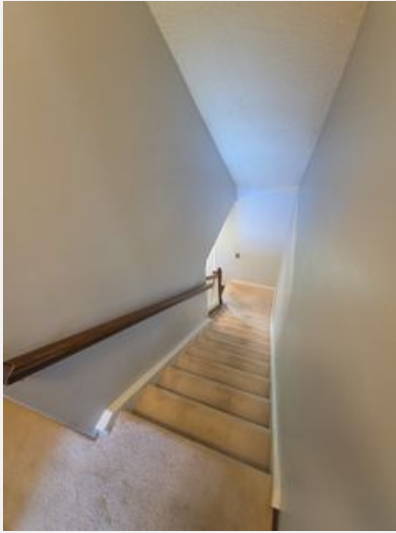


Stairs And Railings

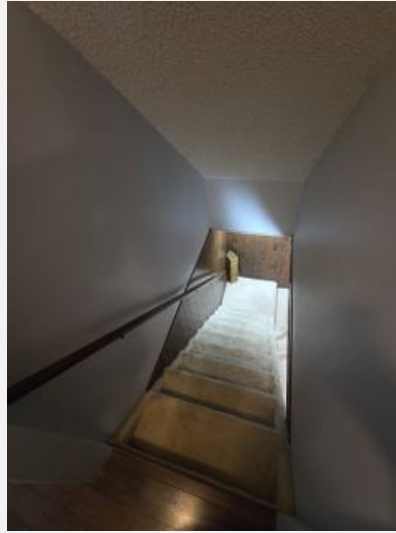
Stairs And Railings: Normal Conditions Noted, Railings Present (Where Expected, Graspable, Appeared Adequate)

Electrical: 3-Way Switches Noted (Tested And Working)

✦ (I-6) Note:



Second floor stairs



Basement stairs

Laundry

Laundry Areas: 1

Plumbing: No Laundry Sink

Washer Connections: Tested, No Active Leaking Found

Dryer Connections: Metal / Rigid Vent, Appliance Outlet (Not Tested), 1 Function Tested, Dryer Warmed Up

Electrical: Normal Conditions Noted

Exhaust Fan: Working

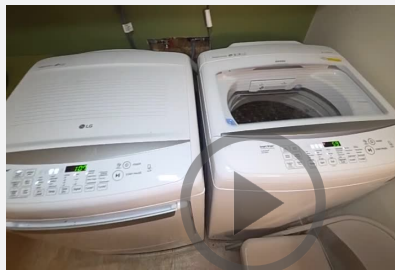
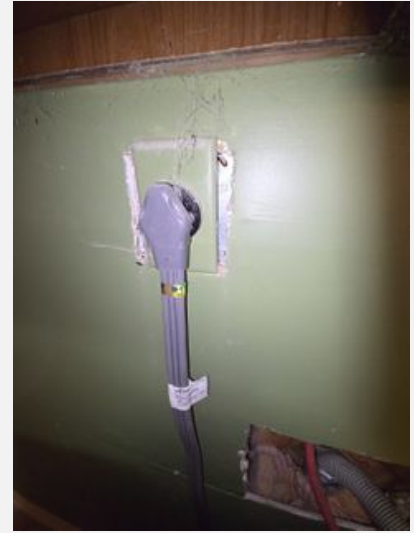
Cabinets / Countertops: Normal Conditions Noted

Laundry Chute: None Found

Walls / Floors / Ceilings: Normal Conditions Noted (Cosmetic issues Noted), Maintenance Recommended (Cleaning)

Doors: Door Opened Closed And Latched

✧ (I-7) Note:



(This video is only viewable online.)

■ Structure

🦇 Attic Spaces

Attic Access: Stairs, Accessed From (Garage, Closet, Upper Floor), 3 Attic Spaces Accessed

Methods Used To Inspect attic: Walked Accessible Space

Roof Structure Visible: Normal Conditions Noted, Dimensional Lumber, Engineered (Truss)

Ceiling Structure: Obstructed View (Finished Materials, Insulation)

Mechanical Ventilation / Fans: Attic Fans (Not Found), Obstructed View, Whole House Fans (None Found)

Electrical: No Issues Found

Plumbing: Plumbing Vent Visible (PVC)

Insulation: Blown, Spray Foam

Ventilation: Type (Ridge Vents, Roof Surface Vents, Soffit Vents)

Wall Structure: Obstructed View (Insulation)

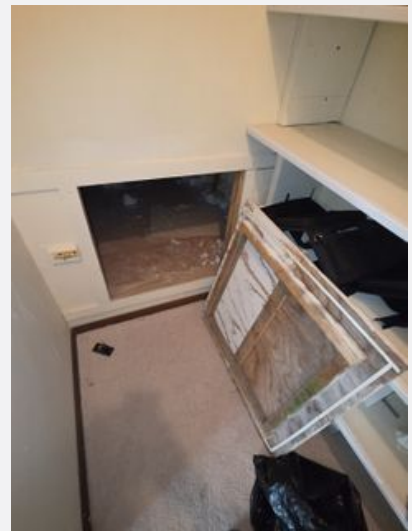
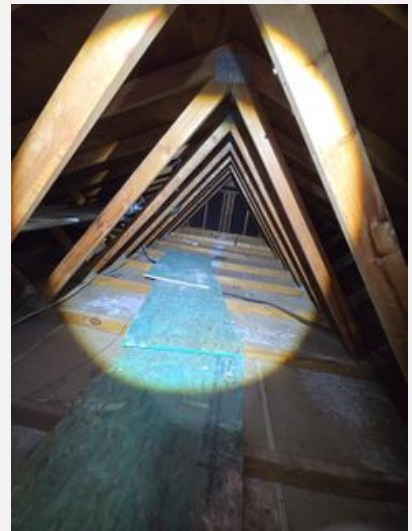
Coverings: Unfinished

Probed Structural Components: No Issues Noted (Representative number probed), Issues noted in other sections

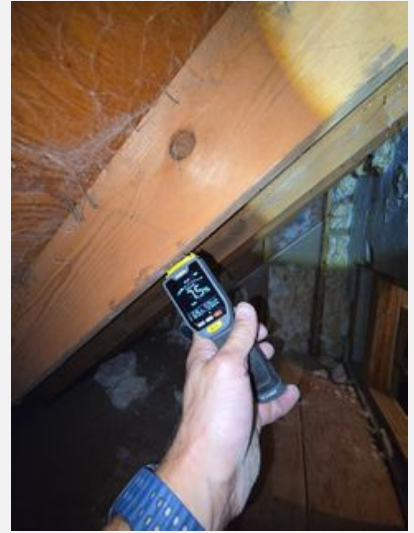
☆ (S1-1) Note:



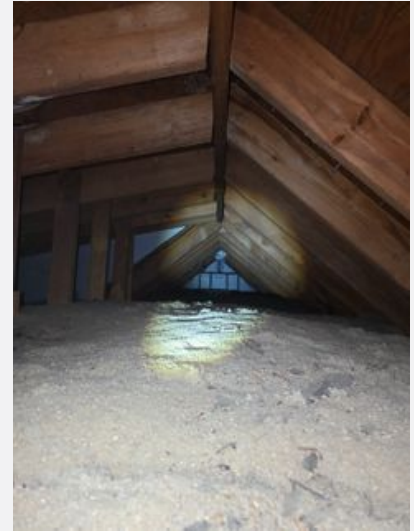
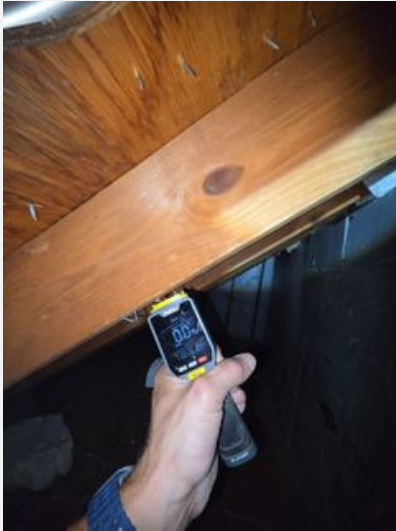
*Pull down attic stairs to access
above the garage*



*Attic entrance inside second
floor West bedroom closet knee
wall*



*Attic entrance from second floor
West bedroom knee wall on the
South Wall*



Attic entrance/view from small 12-in X 12-in door in the Second floor east bedroom



PVC plumbing vent



Below Grade Spaces

Foundation Description: Walkout Basement, Materials (Concrete)

Methods Used To Inspect Under Floor Spaces: Basement (Walked, Some Coverings, Finished Space)

Structural Components, Foundations, And Framing: Inspected, Obstructed View

Probed Structural Components: No Issues Noted (Not Probed - No Deterioration Visible), Obstructed View (Finished Coverings)

Floor Structure: Materials (Concrete), Obstructed View (Finished Materials)

Wall Structure: Obstructed View (Finished Materials)

Ceiling Structure: Engineered (Truss), Beams (Metal)

Windows In Below Grade Spaces: Doors with glass windows

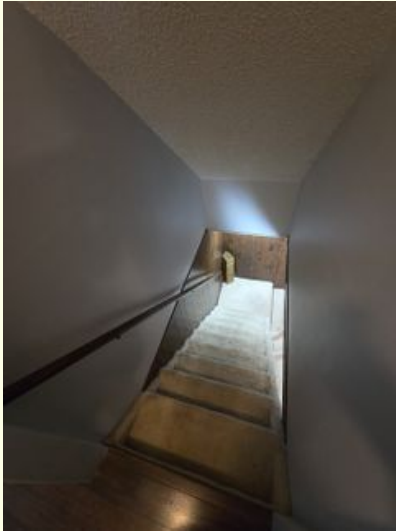
 **(S1-2) Due Diligence:** Obstructed View

- Conditions at time of inspection limited access.

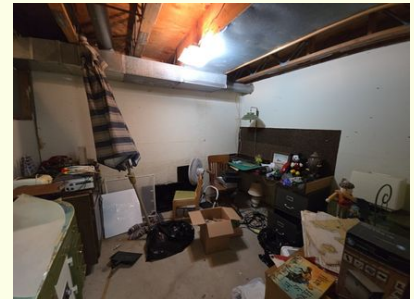
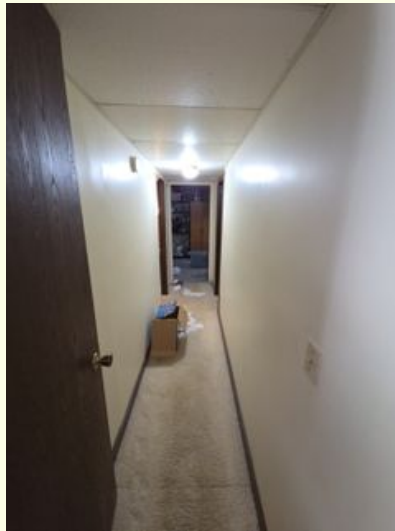
- Paint and similar coverings can be cosmetic but can also restrict visual inspection.
- Anything off, unplugged, or disconnected is not inspected. I can not test these items without permission from the current owner and a reason why they were off.
- There were many personal items preventing access and limiting the inspection.

Recommendations:

- I recommend monitoring and normal maintenance.



Basement stairs





❄️ Insulation And Ventilation

Insulation And Vapor Retarders: Not Visible In Finished Areas, Noted In Unfinished Areas (Basement, Attic)

Ventilation: Attic Spaces (Ventilation Noted In Accessed Areas)

Insulation Description: Foam Board Or Rigid Foam, Blown In Or Loose Fill, Spray Foam

Vapor Retarders - Description: Obstructed View (Finished Coverings, Not Visible)

Mechanical Ventilation: See Other Sections (Bathrooms, Kitchens)

Additions

Additions: There did not appear to be any additions.

■ Systems

Fireplaces

Fireplaces: Installed (1), Not Tested

Fireplace Types: Wood Burning Fireplace Description

Accessed Components: Damper (Obstructed View), Fuel (Wood), Doors / Screens (Opened And Closed)

Vent Systems, Flues, And Chimneys: Types And Materials (Chimney, Metal), Make Up Air Sources (Large Room)

🔧 (S-1) Maintenance:

Wood Burning Fireplace Description

- All wood burning appliances come with fire safety risks, maintenance, and clearance concerns.
- Clearance requirements have changed over time and are not the same for every wood burning device.
- For all wood burning devices regular cleaning is required for safety.

Recommendations:

- I recommend a level 2 chimney sweep as part of regular maintenance and for safety.
- I recommend monitoring and normal maintenance.

Heating

Heating Methods And Distinguishing Characteristics: Forced Air

Installed Heating Equipment: Working (Quick Test), Inspected (1, Central Systems Only)

Energy Sources: Gas (Natural Gas)

Vent Systems, Flues, And Chimneys: Metal (Single Wall), Make Up Air Sources (Large Room)

Manufacturers: Amana

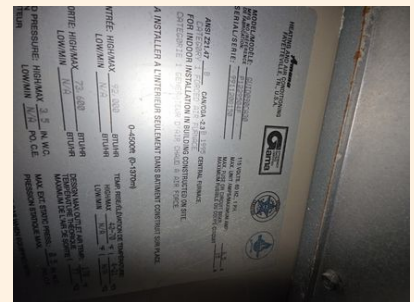
Year Of Manufacture (Estimated): 1999

Capacity (Estimated): Thousands Of BTU's (80-90)

Filters: Disposable, Location (Side Of Equipment)

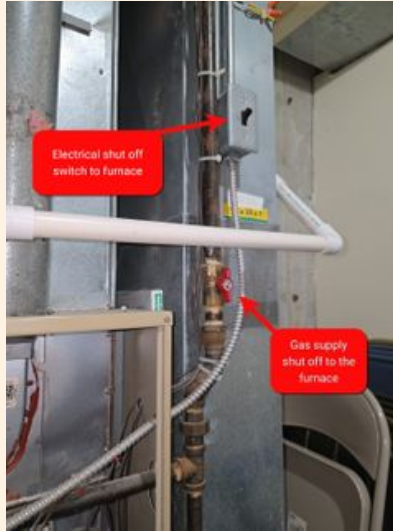
(S-2) Near End of Service Life: Heating System Summary:

The forced-air gas furnace was manufactured in 1999 and is well beyond its typical service life expectancy. It was operating as intended and producing heat at the time of the inspection. Recommend budgeting for replacement while continuing routine maintenance.





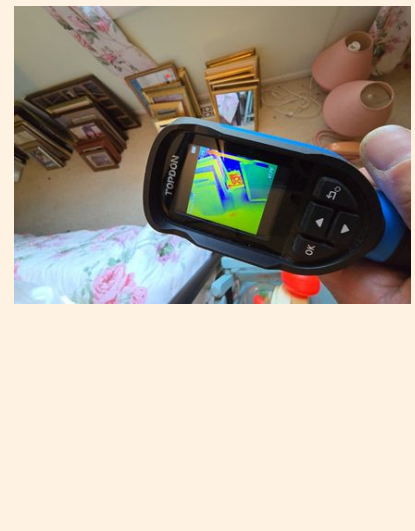
(This video is only viewable online.)

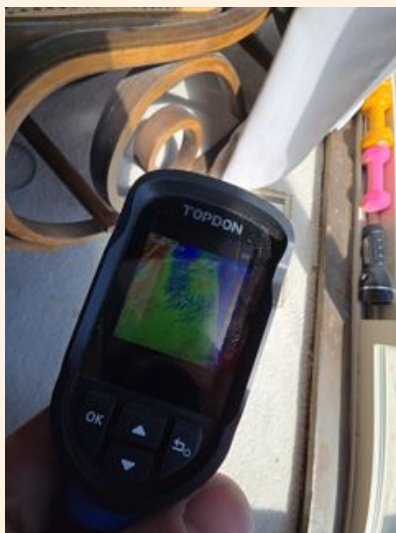
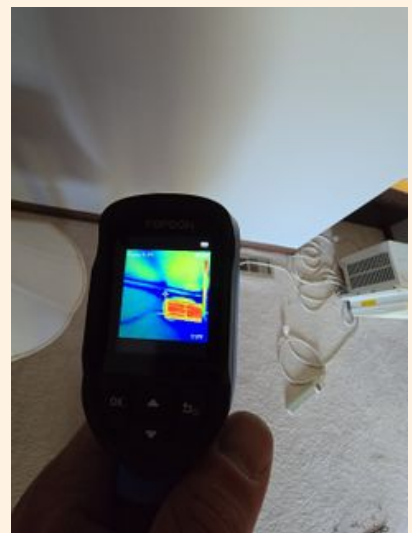
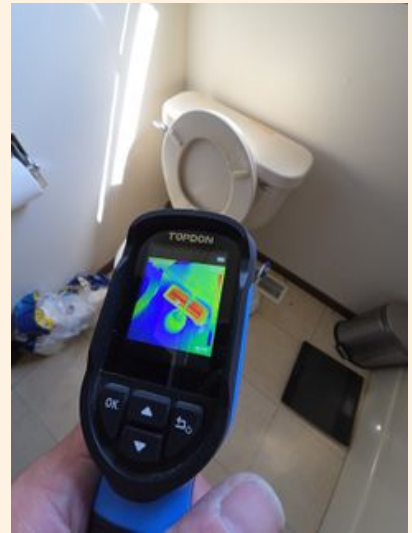


16x25x1 furnace filter side of equipment



Condensate pump





Cooling

Cooling Equipment Distinguishing Characteristics : Split System

Cooling Equipment: Appeared To Be Working, Confirmed via thermal imaging

Through-Wall Cooling: None Found

Energy Sources: Electric 240 Volt

Manufacturers: Amana

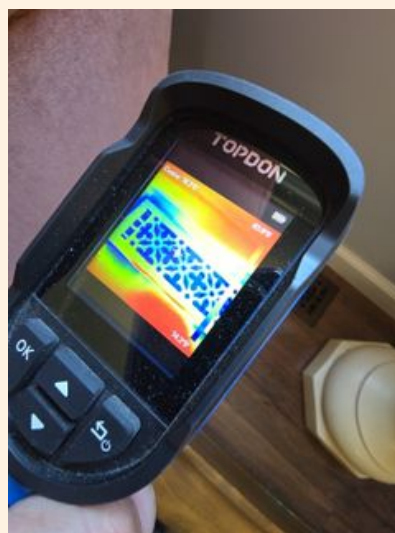
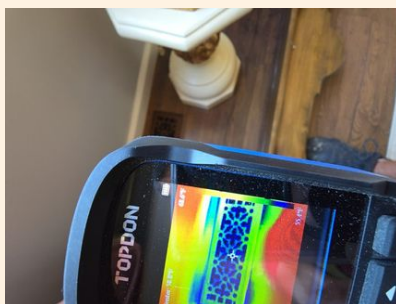
Cooling Equipment Estimated Year Of Manufacture: 1999

(S-3) Near End of Service Life: Cooling System Summary:

The central air conditioning system was manufactured in 1999 and is well beyond its typical service life expectancy. It was operating as intended at the time of the inspection, with a normal temperature drop confirmed using thermal imaging. Recommend budgeting for replacement while continuing routine maintenance.



(This video is only viewable online.)





⚡ Electrical

Service (Drop / Lateral, Entrance Conductors, Cables, And Raceways): Not Visible Not Inspected (Underground Service)

Main Disconnect Locations: At Main Panel, Inside (Garage, Back Of Property)

Main Disconnects and Interior Of Service Equipment: One Main Panel Inspected

Service Grounding: Visible Components (Inside Panel), Obstructed View (Underground Service)

Overcurrent Protection Devices: Breakers

Conductors Visible: Copper

Wiring Methods Noted: NMSC - Called Romex

Service Amperage Ratings (Not Measured): 200 Amps

Service Voltage Ratings (Not Measured): 120 / 240 Split Single Phase

Subpanel Locations: None Found

Subpanel Interior Components: None Found

Ground Fault Circuit Interrupters: Concerns Noted (GFCI Missing / Not Working)

Lighting Fixtures: Inspected (Representative Number, Most Working Possible Bulb Issues)

Switches: Normal Conditions Noted (Representative Number Inspected)

Receptacles (Outlets): Normal Conditions Noted (Representative Number Inspected), Limited Access (Personal Items)

Smoke Detectors: Present Not Tested

Carbon Monoxide Detector: I Recommend 2 New Detectors At Move In. (None Noted)

Low Voltage, Accessories, And Audio Video: Not Inspected



(S-4) Repair: 1 - Garage Receptacles Not GFCI Protected

Problem: The receptacles in the attached garage are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in the garage.

Recommendation: Have a licensed contractor evaluate and repair as needed.

2 - Missing Receptacle Cover

Problem: The garage door opener receptacle in the attached garage is missing its cover plate.

Effect: Exposed electrical components present a potential electrical safety hazard.

Recommendation: Have a licensed contractor evaluate and repair as needed.

3 - Double-Tapped Neutrals

Problem: Two neutral conductors are terminated under the same terminal screw in the main electrical panel.

Effect: This is an improper wiring practice that can result in poor electrical connections.

Recommendation: Have a licensed contractor evaluate and repair as needed.

4 - Damaged Receptacle

Problem: The receptacle on the east wall of the second-floor east bedroom is damaged and missing its cover plate.

Effect: Exposed and damaged electrical components present a potential electrical safety hazard.

Recommendation: Have a licensed contractor evaluate and repair as needed.

5 - Bathroom Receptacles Not GFCI Protected

Problem: Two receptacles in the second-floor bathroom are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in a wet location.

Recommendation: Have a licensed contractor evaluate and repair as needed.

6 - Kitchen Countertop Receptacles Not GFCI Protected

Problem: Three kitchen countertop receptacles are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock near water.

Recommendation: Have a licensed contractor evaluate and repair as needed.

7 - Hall Bathroom Receptacle Not GFCI Protected

Problem: The main-floor hallway bathroom receptacle is not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in a wet location.

Recommendation: Have a licensed contractor evaluate and repair as needed.

8 - Basement Half Bathroom Receptacle Not GFCI Protected

Problem: The receptacle in the basement half bathroom is not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in a wet location.

Recommendation: Have a licensed contractor evaluate and repair as needed.

9 - Electrical Panel Not Labeled

Problem: The main electrical panel is not properly labeled to identify which breakers serve each circuit.

Effect: This makes identifying and safely shutting off individual circuits more difficult.

Recommendation: Have a licensed contractor properly identify and label the electrical panel circuits.

10 - Exterior Receptacles Not GFCI Protected

Problem: The exterior receptacles are not GFCI protected.

Effect: Lack of GFCI protection increases the risk of electrical shock in outdoor locations.

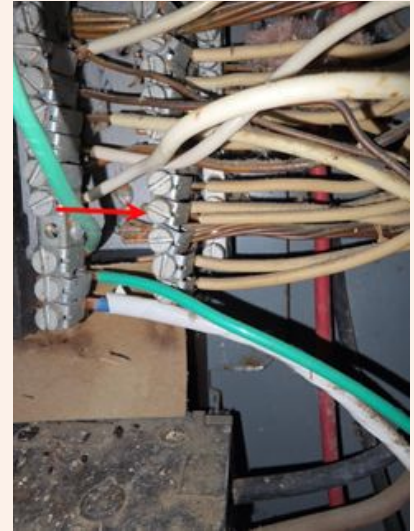
Recommendation: Have a licensed contractor evaluate and repair as needed.



Attached garage Outlets are not GFCI protected



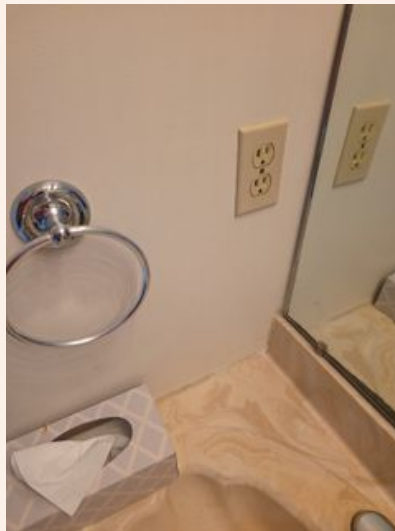
Outlet for the garage door opener in the attached garage is missing a cover



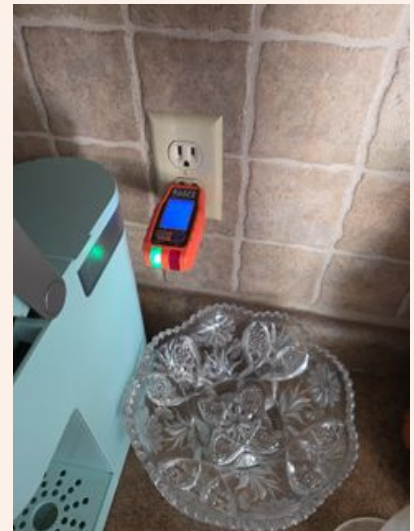
Two neutrals are sharing the same terminal screw in the main electric panel



Damaged Outlet and missing cover in the second floor east bedroom on the East wall



Two outlets not GFCI protected in the second floor bathroom



Three kitchen countertop Outlets were not GFCI protected



Main floor hallway bathroom outlet is not GFCI protected

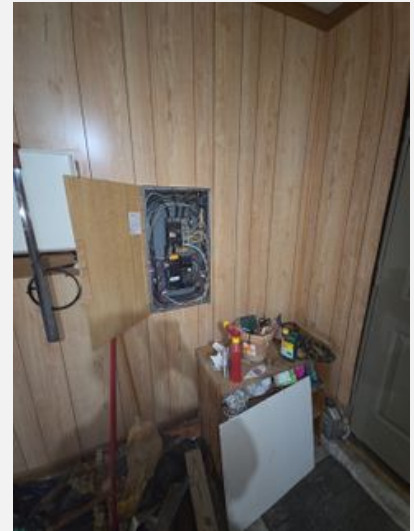


Half bathroom basement Outlet not GFCI protected

✈ (S-5) Note:



Main Electric panel is hidden behind paneling door in the southwest corner of the attached garage





Plumbing

Water Main Shutoff Location: Inside (Basement, Front), Near (Heating Equipment, Water Heater)

Water Main Interior Supply: Working

Water Main Interior Supply Piping Materials: Copper

Check Valve At Plumbing Supply: None Found

Plumbing Distribution: Copper

Interior Fixtures And Faucets: All Tested (No Active Leaking Found)

Drain, Waste, And Vent Piping Materials: PVC, Metal

Drain, Waste, And Vent: All Fixtures Tested, Normal Conditions Noted

Drainage Sumps, Sump Pumps, And Related Piping: None Found

Floor Drains: No Floor Drain - Pump Noted

Exterior Plumbing: Exterior Faucets Found (1), Issues Noted, Well, Septic

Fuel Main Shutoff Locations: Outside - Side

Fuel Storage And Fuel Distribution Systems: Black Pipe

(S-6) Repair: 1 - Inoperable Exterior Hose Bib

Problem: The front exterior water spigot was not functioning at the time of the inspection.

Effect: The hose bib could not be used or fully verified as operational.

Recommendation: Have a licensed contractor evaluate and repair as needed.

2 - Tub Spout Missing Sealant

Problem: The second-floor bathroom tub spout has a small gap between the spout and the shower wall.

Effect: Water may enter the wall cavity, potentially causing concealed moisture damage.

Recommendation: Have a licensed contractor properly seal the gap as needed.



Exterior water spigot on the front of the house was not working at the time of the inspection



Second floor bathroom tub spout needs sealant between it and the wall or a small Gap can be seen

🔍 (S-7) Due Diligence: Well / Septic

💡 Well and septic systems (in use / no longer in use) are not inspected as part of the property inspection. For all well and septic systems I recommend a qualified plumber to review further. Septic system inspection should include finding the tank and looking inside. Septic inspection should include pumping out. Septic inspections should include inspection of distribution boxes. Any past clean up activities should be properly documented.

Recommendations:

- Qualified plumber.

I recommend maintenance. This is recommended for normal function and for safety.

📌 (S-8) Note:



Gas meter and Main gas supply shut off to the property located on the exterior front northeast corner of the house



Well cap/head located in the front yard northwest corner



(This video is only viewable online.)

Video showing the well system and 40/60 pressure switch engaging and disengaging as expected



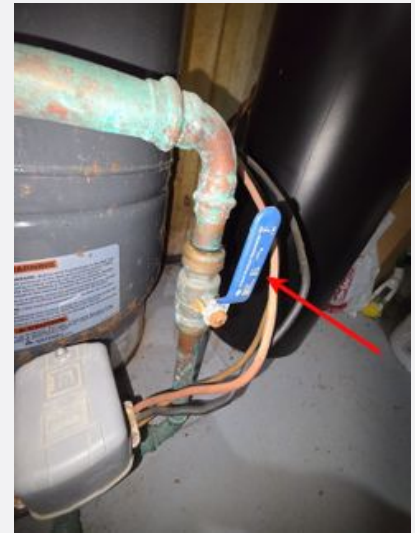
Pressure switch nameplate



Pressure tank for the well system



Whole house water softener



Blue quarter turn shut off is the main water supply shut off to the house located in the northwest corner of the basement

Water Heating

Water Heating Equipment Description: 1 Tank

Water Heating Energy Sources: Gas (Natural Gas)

Water Heating Equipment: Working, Normal Conditions Noted, Maintenance Recommended (Cleaning Recommended)

Vent Systems, Flues, And Chimneys: Metal (Single Wall), Make Up Air Sources (Large Room)

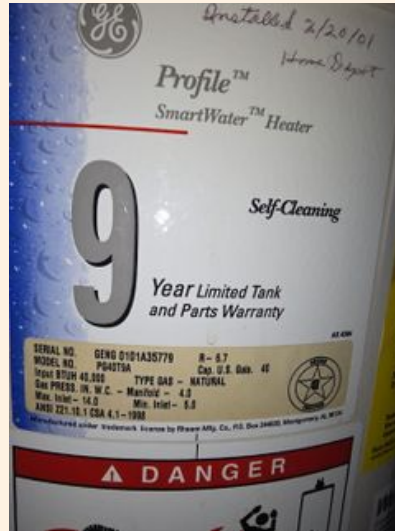
Manufacturers: GE

Year Of Manufacture (Estimated): 2001

Water Heater Cold Shutoff: Shutoff Present On Cold Line (Not Tested)

(S-9) Near End of Service Life: Water Heater Summary:

The gas water heater was manufactured in 2001 and is well beyond its typical service life expectancy. At the time of the inspection, it was operating as intended and supplying hot water. Although functional, its advanced age increases the likelihood of future repairs or replacement. Recommend budgeting for replacement while continuing to monitor the unit for signs of leakage or declining performance.



Cold water supply shut off to the water heater



Gas supply shut off to the water heater

■ Additional Information

Inspection Wrap Up

- Client Present:** Yes (At End Of Inspection)
- Occupancy:** Personal Items Noted (Many Items Blocking Access)
- Stove / Oven Settings:** Confirmed Off
- Thermostat Settings:** Set To Pre-Inspection Settings
- Doors Locked:** Current Owner Addressed
- Fireplace Dampers:** Set To Pre-Inspection Settings (Left Closed)

🔍 (AI-1) Due Diligence:

Personal Items Obstructed View

- Personal items blocked access to some areas.

Recommendations:

- I recommend removing personal items.
- I recommend further evaluation and servicing as needed.

🌟 (AI-2) Note:

Thank You! 📝 Note

Thank you for coming to the inspection. Please contact me if you have questions at any time.

Limitations

The report does not address environmental hazards, for example: Lead-based paint, Cockroaches, Treated lumber, Carbon monoxide, or Other similar environmental hazards, Mold, Rodents, Radon, Asbestos, Pesticides, Mercury

The report does not address: Wood Destroying Insects, Wood Destroying Organisms, or Other pest / pest related issues

The report does not address subterranean systems or components (operational or nonoperational), for example: Sewage disposal, Water quality, Fuel storage, Water supply, Fuel delivery

🌟 (AI-3) Note:

The Following Limitations Apply Throughout This Report

General Limitations:

- All locations and photos are provided as a courtesy.
- Locations and photos are representative **not** all inclusive.
- Inside of chimneys and exhausts are not inspected.
- Cosmetic issues are excluded or only provided as a courtesy.
- I can not see underground.
- I can not see behind walls, even with electronic devices.
- I can not predict the future.



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