



THOROUGHbred PROPERTY INSPECTIONS LLC

410-505-7127

info@thoroughbredpi.com

<https://www.thoroughbredpi.com>



RESIDENTIAL REPORT

SAMPLE ONLY

05/31/2026

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EXECUTIVE SUMMARY

Property Overview

This inspection included a visual evaluation of the home's readily accessible systems and components, including the exterior, roof, structure, heating and cooling systems, plumbing, electrical systems, fireplaces, attic and insulation, interior components, appliances, and pool area.

Overall, the home appeared generally well-maintained and many major systems were functional at the time of inspection. Several deficiencies were identified that warrant repair, further evaluation, or ongoing monitoring. The most significant concerns relate to roof performance, moisture management, and several safety-related conditions.

This summary is intended to highlight the most important findings observed during the inspection. Clients should review the entire report, including photographs, limitations, and recommendations, for complete details.

Safety Concerns

The following conditions present potential safety hazards and should be addressed promptly:

Tankless Water Heater Vent Corrosion

Corrosion and staining were observed at the exhaust vent connection of one tankless water heater. This condition may indicate condensate leakage and/or combustion gas leakage at the vent connection. Evaluation and repair by a qualified plumbing or gas appliance contractor is recommended.

Damaged Electrical Receptacle

A broken plug prong remains lodged within a receptacle adjacent to the great room fireplace. This condition presents a potential shock and arcing hazard. Replacement by a qualified electrician is recommended.

Dryer Exhaust Restriction

The dryer exhaust duct was observed to be significantly crimped behind the appliance. Restricted airflow can increase lint accumulation and elevate fire risk. Correction and cleaning of the vent system is recommended.

Wasp/Hornet Activity

Wasp or hornet nests were observed at exterior roof peaks. Removal by a qualified pest-control professional is recommended.

Significant Defects

The following conditions are considered significant defects that warrant further evaluation and repair:

Pool Room Roof Deformation

The roof covering above the pool room exhibits noticeable waviness and ridge-cap displacement. Because the pool room is a high-humidity environment, these conditions may indicate moisture-related deterioration within the roof assembly. Further evaluation by a qualified roofing contractor experienced with pool-room assemblies is recommended.

Probable Roof Leakage at Roof Transition

Evidence consistent with water intrusion was observed at the roof transition between the pool room and the main structure. Continued leakage could contribute to concealed deterioration, mold growth, and structural damage if not corrected.

Interior Moisture Indicators

Thermal imaging and moisture meter testing identified elevated moisture-like readings at portions of the interior ceiling and adjacent window trim. Additional investigation is recommended to determine the source and extent of moisture intrusion.

Failed Window Seal

Condensation was observed between glazing panes in the pool room window assembly, indicating failure of the insulated glass seal. Replacement of the affected glazing unit is recommended.

Moisture Management Observations

Several deficiencies were identified that may contribute to moisture intrusion or foundation-related concerns if left uncorrected:

- Negative grading was observed in portions of the site.
- Localized soil erosion was observed adjacent to the foundation.
- Downspouts discharge too close to the structure.
- Portions of the roof lack gutter protection.
- Missing flashing and sealant were observed at exterior transitions.
- Open gaps were observed at decorative gable projections
- Missing siding and trim were observed behind the exterior fireplace.

While some of these conditions are individually minor, collectively they increase the likelihood of future moisture-related deterioration and should be addressed as part of a comprehensive exterior water-management strategy.

Maintenance Items

The following items are considered routine maintenance or minor repairs:

Deck Post Caps

Several decorative post caps were loose and should be secured to help prevent moisture intrusion into exposed wood components.

Driveway Cracking

Minor cosmetic cracking was observed within portions of the driveway. Monitoring and routine maintenance are recommended.

Window Hardware

One bedroom window did not close properly and the crank mechanism was not securely attached. Adjustment or repair is recommended.

Fireplace Operation

The basement fireplace activated when an upper-level fireplace was operated. Evaluation by a qualified fireplace contractor is recommended to verify intended operation and safety.

Inspection Limitations

Certain conditions limited the scope of the inspection:

Pool Room

Metal wall and ceiling finishes limited the ability to visually assess concealed moisture intrusion and structural conditions.

Rear Deck Structure

The deck framing system was concealed by an under-deck drainage assembly and could not be fully evaluated.

HVAC Equipment

Portions of the attic HVAC equipment were inaccessible at the time of inspection and could not be fully inspected.

Concealed defects may exist in areas that were not visible or accessible during the inspection.

Overall Inspector Assessment

The home appears generally well-maintained and many major systems were functioning as intended at the time of inspection. The most significant concerns involve roof performance and moisture management around the pool-room addition, along with several safety-related conditions that warrant prompt correction.

Addressing the roof, moisture-management, and safety-related findings identified in this report should help reduce the risk of future deterioration and improve long-term performance of the property.



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

- ⊖ 2.2.1 Exterior - Siding, Flashing & Trim: Decorative gable projections
- ⊖ 2.2.2 Exterior - Siding, Flashing & Trim: Missing Siding/Trim
- 🔧 2.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Loose Post Caps
- ⚠️ 2.5.1 Exterior - Eaves, Soffits & Fascia: Wasp/Hornet Nest
- ⊖ 2.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 2.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Erosion
- ⊖ 2.7.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.1.1 Roof - Coverings: Pool Roof Sagging
- ⊖ 3.1.2 Roof - Coverings: Roof Over Entry Way - Probable Leak
- ⊖ 3.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- ⊖ 3.2.2 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 3.3.1 Roof - Flashings: Missing Flashing & Caulking
- ⚠️ 7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Corrosion
- ⚠️ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged outlet
- ⊖ 9.5.1 Fireplace - Operation: Fireplace Interconnected Operation
- ⊖ 11.2.1 Doors, Windows & Interior - Windows: Damaged
- ⊖ 11.2.2 Doors, Windows & Interior - Windows: Failed Seal
- ⊖ 11.5.1 Doors, Windows & Interior - Ceilings: Moisture detected
- ⚠️ 13.1.1 Appliances - Dryer: Dryer Duct Crimped
- ⊖ 14.1.1 Pool Area - Pool Area Powder Room: Powder Room Thermal Differential

1: INSPECTION DETAILS

Information

Occupancy
Furnished

Style
Contemporary, Mountain

Temperature
64 Fahrenheit (F)

Type of Building
Single Family, Detached

Weather Conditions
Dry, Clear



2: EXTERIOR

Information

General: Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Brick Veneer, Wood, Board & batten wood siding



Exterior Doors: Exterior Entry

Door

Fiberglass

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Covered Porch, Hot Tub, Retaining Wall, Outdoor Fireplace



Decks, Balconies, Porches & Steps: Material
Composite, Wood

Walkways, Patios & Driveways: Driveway Material
Asphalt



Limitations

Decks, Balconies, Porches & Steps

DECK

REAR DECK

Was unable to inspect deck structures due to undersurface being covered with undercover rain management equipment.





Deficiencies

2.2.1 Siding, Flashing & Trim

DECORATIVE GABLE PROJECTIONS

FRONT OF HOME ALONG ROOF LINE

Open gaps were observed at the decorative gable projections where the roof meets the wall (roof-to-wall intersection), at the front of the home. These gaps create a potential pathway for water to enter behind the siding and trim. Over time this can lead to concealed moisture damage, wood rot, and interior staining. Recommend evaluation and repair by a licensed roofing or siding contractor to properly flash and seal these areas within next 6 to 12 months.

Recommendation

Contact a qualified roofing professional.

 Recommendation



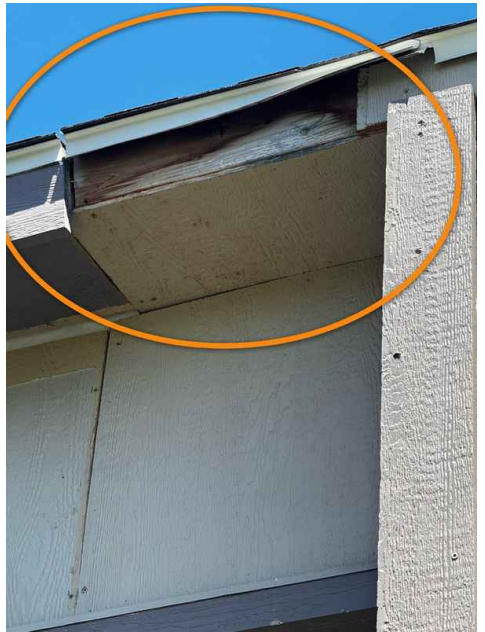


2.2.2 Siding, Flashing & Trim
MISSING SIDING/TRIM

 Recommendation

The siding and trim behind outdoor fireplace is missing siding and trim. These gaps create a potential pathway for water to enter behind the siding and trim. Over time this can lead to concealed moisture damage, wood rot, and interior staining. Recommend evaluation and repair by a qualified siding contractor immediately.

Recommendation
Contact a qualified siding specialist.





2.4.1 Decks, Balconies, Porches & Steps

DECK - LOOSE POST CAPS



One or more decorative post caps at the top of the railing posts were loose. These caps help shed water from the exposed end grain of the posts and provide a finished appearance. Loose caps allow moisture intrusion that can lead to deterioration over time, and the loose piece could detach. Recommend refastening or replacing as needed, and sealing as appropriate. This is a minor maintenance item.

Recommendation

Contact a handyman or DIY project

2.5.1 Eaves, Soffits & Fascia

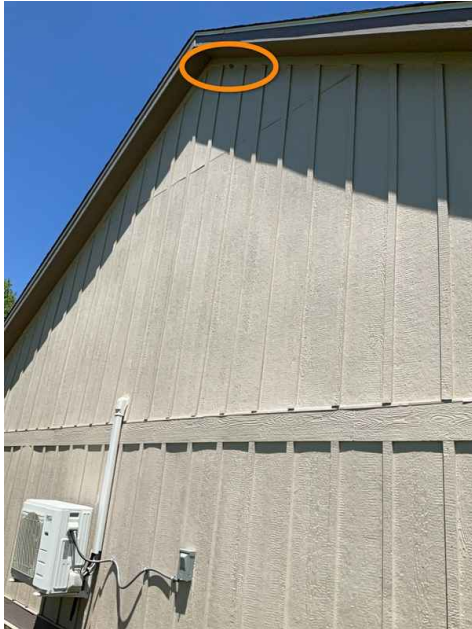
WASP/HORNET NEST



Wasp/hornet nests were observed at the front left peak and right-side peak. This presents a stinging hazard, particularly to anyone with allergies. Recommend removal by a qualified pest control professional.

Recommendation

Contact a qualified pest control specialist.



2.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.





2.6.2 Vegetation, Grading, Drainage & Retaining Walls

EROSION

Localized soil erosion was observed along the foundation at the front, left corner. Erosion of this type can undermine soil-bearing support and allow water to reach the foundation and crawlspace. Recommend evaluation and correction by a qualified grading/drainage contractor.

Recommendation

Contact a qualified grading contractor.

 Recommendation



2.7.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Recommendation

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend you monitor and/or have driveway contractor patch/seal.

Recommendation
Recommend monitoring.



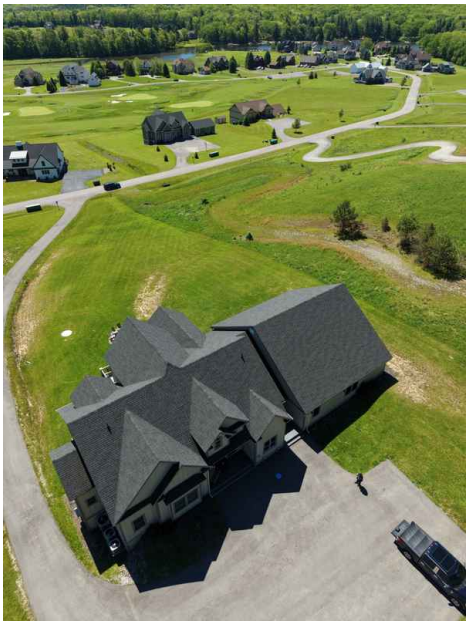
3: ROOF

Information

Inspection Method
Ground, Drone

Roof Type/Style
Shed, Combination, Gable

Coverings: Material
Wood, Asphalt



Roof Drainage Systems: Gutter Material
Aluminum



Flashings: Material

Aluminum



Limitations

Coverings

MOISTURE INTRUSION ASSESSMENT LIMITED

The metal ceiling and walls in the pool room prevent visual inspection for moisture intrusion. This limitation means potential water damage, condensation issues, or structural moisture problems cannot be fully evaluated during the inspection.

Deficiencies

3.1.1 Coverings

POOL ROOF SAGGING

ROOF OVER POOL ROOM

The roof covering over the pool room exhibits noticeable waviness/undulation in the roof plane, and the ridge cap shingles are lifting in several locations. In a high-humidity pool environment, deformation of this type is frequently associated with moisture within the roof assembly (e.g., condensation on the underside of the roof sheathing) and/or installation deficiencies, though the cause could not be confirmed without further evaluation. The interior of this room has metal wall and ceiling finishes, which do not display the staining typically associated with concealed moisture. Therefore, the absence of visible interior water staining should not be interpreted as the absence of moisture intrusion or concealed damage. This is a significant condition. Recommend immediate evaluation and repair by a licensed roofing contractor experienced with roof assemblies over high-humidity/pool spaces, including assessment of the roof deck, attic/assembly ventilation, and moisture conditions..

Recommendation

Contact a qualified roofing professional.



Recommendation



3.1.2 Coverings

ROOF OVER ENTRY WAY - PROBABLE LEAK

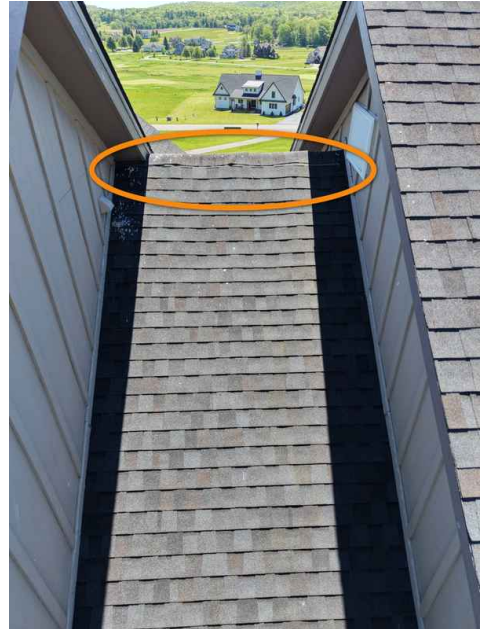
ROOF OVER TRANSITION BETWEEN POOL ROOM AND MAIN HOUSE.

Probable water intrusion was observed at the transition between the pool room roof and the adjoining main house wall/roof, with waviness and lifting consistent with the conditions noted on the adjacent pool room section. Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage and/or mold. Roof transitions of this type rely on properly installed step flashing, kick-out flashing, and underlayment; probable leakage at this location indicates a deficiency in the roofing/flashing system. Recommend immediate evaluation and repair by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.





3.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



3.2.2 Roof Drainage Systems

GUTTERS MISSING

 Recommendation

One or more roof edges lack gutters. Additional gutter installations by a professional are recommended because they collect rainwater from the roof and direct it away from the building. This would help prevent soil erosion and water intrusion.

Recommendation

Contact a qualified roofing professional.



3.3.1 Flashings

MISSING FLASHING & CAULKING

Some flashings and caulking were missing around some openings and at junctions of siding and trim at time of inspection. Flashing and caulking provide protection against moisture intrusion. Recommend a qualified contractor evaluate and remedy.

Recommendation

Contact a qualified general contractor.

 Recommendation





4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Concrete



Floor Structure:
Basement/Crawlspace Floor
Concrete



Floor Structure: Material
Slab, Concrete, Engineered Floor
Trusses

Floor Structure: Sub-floor
Plywood



5: HEATING

Information

Homeowner's Responsibility

Basement

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter clean.

Equipment: Fujitsu central air furnace

Basement mechanical room

Fujitsu



Equipment: Energy Source

Gas, Propane



Equipment: Heat Type

Forced Air, Gas-Fired Heat

Normal Operating Controls: Wall mounted thermostats

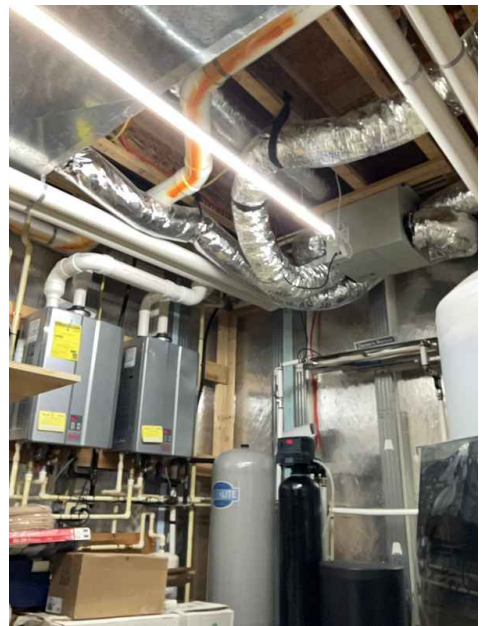
Two wall mounted programmable, smart thermostats, were present and appeared operational at the time of inspection. The thermostats were responsive to use or controls and displayed a heating set point of 66°F. Functional testing of both thermostats were limited to normal operating controls. Long-term performance and calibration cannot be determined during a visual home inspection.



Distribution Systems: Ductwork

Basement mechanical room

Insulated



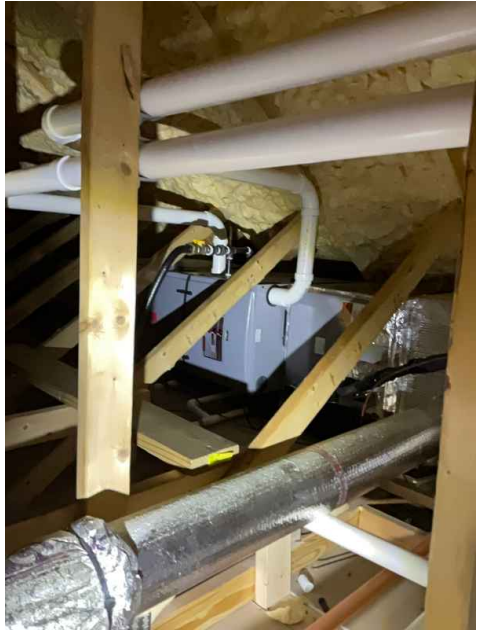
Limitations

Equipment

INACCESSIBLE FURNACE

ATTIC

This area was obstructed and inaccessible. If you are interested in having this area inspected, please contact me about a follow-up inspection.



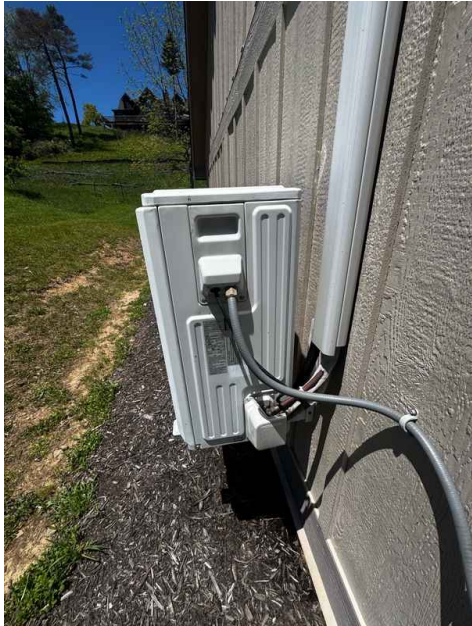
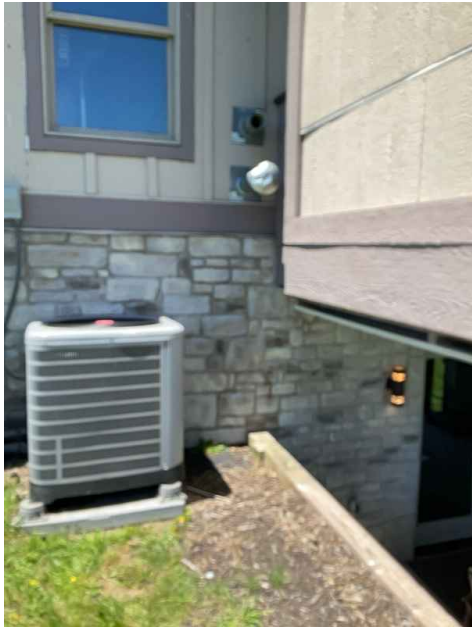
6: COOLING

Information

Cooling Equipment: Fujitsu condenser units & Senville

Fujitsu, Senville

Five outdoor air conditioning/heat pump condensing units or present and mounted on an elevated Support platform adjacent to the exterior wall. The unit units appeared properly secured and in generally serviceable condition at the time of inspection. Representative operation was performed through normal controls, and the systems responded as intended. No unusual vibration excessive noise or visible damage was observed. The condenser coils appeared reasonably clean. Electrical disconnects were present and adequate service clearances were observed around the units. Elevated mounting helps protect the equipment from snow accumulation, standing water and surface debris. Vegetation growth was noted beneath the platform, however it was not interfering with the operation of the equipment at the time of inspection.





Distribution System:
Configuration
Central

7: PLUMBING

Information

Whole house water filtration system

Basement mechanic room

Water treatment system

The whole house water treatment system was installed and appeared to consist of a water softener, conditioning unit, pressure tank, ultraviolet water, disinfection system, and associated treatment components. The system appeared operational at the time of inspection based on visible indicators and equipment status displays. Water treatment equipment was not evaluated for treatment effectiveness or water quality for a long-term performance as these require specialized testing and maintenance records. The presence of a UV sterilizer and multiple treatment devices often suggests that the water source has required treatment for bacteria, hardness, iron, sulfur, or other water quality concerns at some point.



Water Source
Well



Main Water Shut-off Device:
Location
Basement

Drain, Waste, & Vent Systems:
Drain Size
2"

Drain, Waste, & Vent Systems:
Material
PVC

Drain, Waste, & Vent Systems: Drain, waste & vent systems
Throughout home

Representative plumbing fixtures were operated during inspection. Fixtures drain satisfactory at the time of inspection and no significant drainage restrictions sewage, backups, or active leaks were observed at accessible areas during testing. The venting system is largely PVC & concealed within walls ceilings and roof structures and cannot be fully evaluated during a visual home inspection.

Water Supply, Distribution Systems & Fixtures: Water main supply line (PE) Polyethylene
Basement mechanic room
Poly

The visible main water supply piping at the wall penetration, appears to be polyethylene PE piping commonly used material for private well water service lines. No active leakage was observed at visible portions of the piping at the time of the inspection. spray foam sealant was observed around the water service line penetration. The foam appeared to be serving as an air and pest barrier. No deficiencies were observed at the visible portions at the time of the inspection.



Hot Water Systems, Controls, Flues & Vents: Capacity
9-11 gallons per minute x 2 units

Hot Water Systems, Controls, Flues & Vents: Tankless water heaters (2)

Basement

Basement

Two gas fired Rinnai tankless water heaters were installed in a parallel configuration to provide domestic hot water. Visible portions of the installation appear generally functional at the time of inspection with no active leakage observed. Routine servicing and descaling in accordance with manufacturer recommendations is advised to help maximize service life and performance.



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rinnai

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Electric, Propane, Tankless



Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Basement mechanic room

Basement



Bathroom showers: All bathroom showers

Throughout home

All bathroom showers were operated during the inspection and responded satisfactory. Water flow, temperature, control, and drainage or functional at the time of inspection. No active leaks were observed at the fixtures or visible plumbing components. No significant water hammer pipe, knocking loose fixtures or other operational deficiencies were noted during testing. Conditions were satisfactory at the time of inspection.

Limitations

Hot Water Systems, Controls, Flues & Vents

DENTS ON TANKLESS WATER HEATER

The right side unit has a small dent in the front cover. This appears cosmetic and does not necessarily indicate an operational issue, but the internal components were not evaluated. Would recommend for the evaluation by (HVAC) professional.



Deficiencies

7.4.1 Hot Water Systems, Controls, Flues & Vents

 Safety Hazard

CORROSION

Staining and corrosion-type deposits were observed at the exhaust vent connection on top of the gas tankless water heater, where the PVC venting meets the unit's vent collar.

Deposits at this location can indicate condensate and/or combustion-gas leakage at the vent joint, which may result from a loose or improperly sealed connection, a failed gasket, or improper venting. Leakage at an exhaust connection raises both corrosion and combustion-safety (carbon monoxide) concerns.

Recommend immediate evaluation and repair by a licensed plumber or qualified gas appliance technician prior to continued use. A carbon monoxide alarm should be confirmed present and functional in the area.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

Information

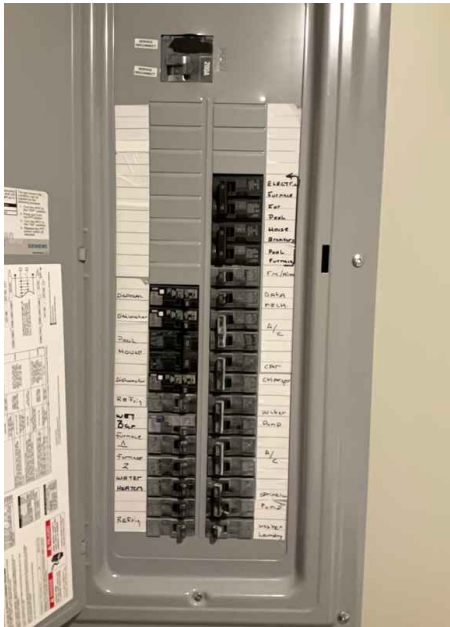
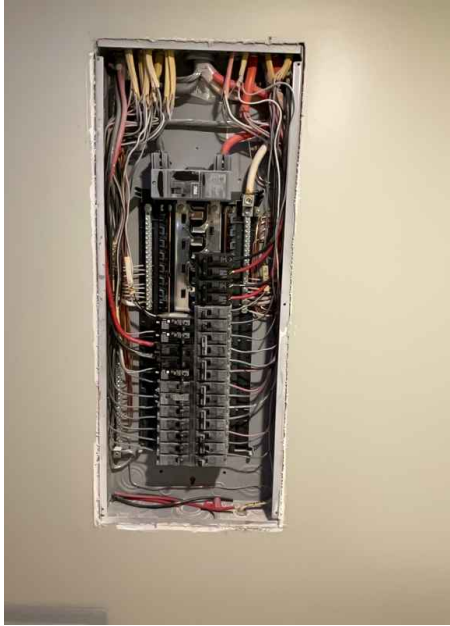
Service Entrance Conductors: Electrical Service Conductors Below Ground



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Basement, Right



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

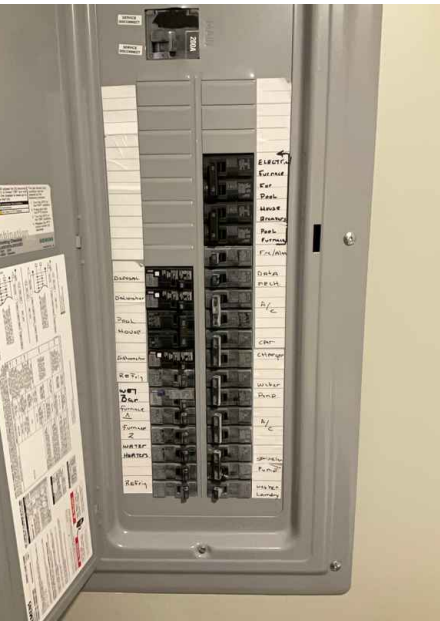


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Siemens



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

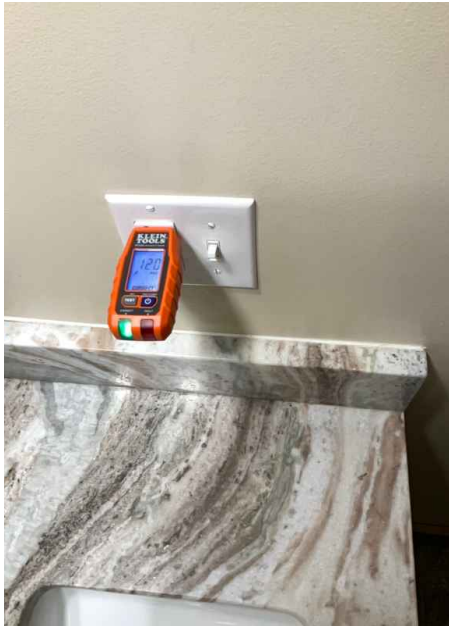


Lighting Fixtures, Switches & Receptacles: General

2nd floor to the left

All outlets tested (except the noted defect in one outlet next to the main floor fireplace) functioned as intended & measured approximately 120 v at the time of inspection.

The GFCI protected receptacle responded appropriately to testing & reset normally at the time of inspection.



Smoke Detectors: Smoke/CO detectors



Deficiencies

8.4.1 Lighting Fixtures, Switches & Receptacles

DAMAGED OUTLET

LEFT OF FIREPLACE IN GREAT ROOM

A broken plug prong remains stuck within receptacle. A foreign metal object in an energized receptacle is a shock and arcing/fire hazard. The receptacle can't be safely used. Recommend a qualified electrician de-energize, remove it and replace the receptacle immediately.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



9: FIREPLACE

Information

Type

Gas



Direct vent fireplaces

The Home was equipped with Three Direct vent gas fireplaces featuring a manufacturer fire box Stone veneer surround raised earth and wood mantle. The units were tested and operated satisfactory at the time of inspection. Flames appeared generally normal and no visible damage excessive soot accumulation, loose, facing materials or other significant deficiencies were observed. The fireplace and chimney systems were inspected on a visual basis only internal flue conditions and concealed components were beyond the scope of the inspection.

Deficiencies

9.5.1 Operation

FIREPLACE INTERCONNECTED OPERATION



The basement fireplace activated automatically when the upstairs fireplace was turned on. This suggests the two fireplace systems may be connected through a shared control mechanism or damper system, which is unusual in typical residential installations and warrants evaluation by a fireplace professional to ensure proper independent operation and safety.

Recommendation

Contact a qualified fireplace contractor.

10: ATTIC, INSULATION & VENTILATION

Information

Flooring Insulation

Foam

Attic Insulation: Insulation Type

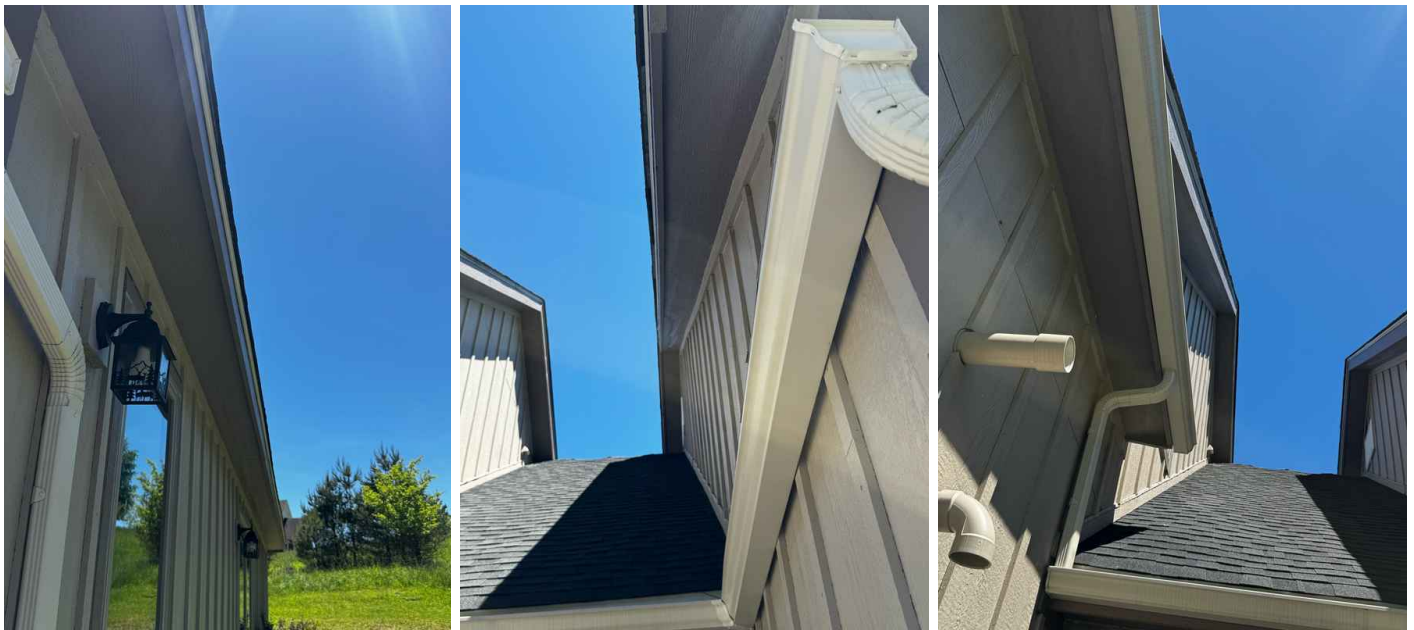
Spray Foam

Ventilation: Ventilation Type

Exterior roof lineExterior roof line

Gable Vents

Soffit coverings were in generally satisfactory condition. Ventilation provisions were not readily visible from ground-level observations; however, no deficiencies related to the visible soffit coverings were noted at the time of inspection.



Exhaust Systems: Exhaust Fans

Fan with Light

Exhaust Systems: Exhaust systems

Throughout home

Bathroom and other Exhaust fans, where installed were operated and responded as intended at the time of inspection. The fans appeared to be functional and provided air movement when tested. No unusual noise, vibration or operational deficiencies were observed during inspection. Performance was based on a representative operational test only, and long-term functionality cannot be determined.

11: DOORS, WINDOWS & INTERIOR

Information

General condition of floors, walls, stairs & railings, cabinets & countertops, doors & hardware

Walls ceilings, And finishes:

Interior walls and ceiling surfaces appears to be in generally satisfactory condition. No significant damage settlement related cracking, Staining or other notable deficiencies were observed in the readily visible areas at the time of inspection.

Floors:

Floor coverings consisted of a combination of tile, hardwood, and carpet materials. The flooring appeared to be in good condition with no significant damage, trip hazards, loose sections or excessive wear, observed in the inspected areas.

Stairs and railings:

Interior stairways and guard rail/handrail systems appeared secure and serviceable at the time of inspection. No significant deficiencies were observed and divisible components. Handrails and guard rails were present, where required and appeared functional.

Cabinets and countertops:

Cabinetry and countertop surfaces appeared to be in good condition. Representative cabinet doors and drawers were operated and functioned as intended. Countertop surfaces showed no significant damage or defects in the areas inspected.

Doors and Hardware:

Interior doors were operated on a representative basis and appear to function properly at the time of inspection. Door hardware was present and functional with no significant binding damage or operational concerns noted.

Overall, interior condition:

The interior living spaces appeared well maintained, and in generally satisfactory condition. No significant deficiencies were observed with the walls, ceilings floors, stairs, railings, cabinets, countertops, or doors at the time of inspection.

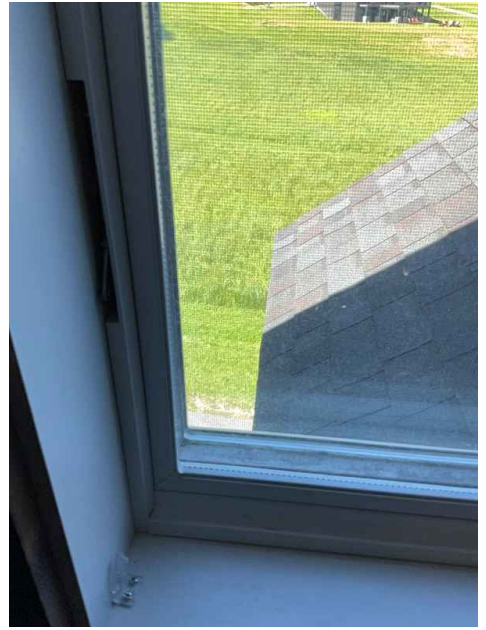
Windows: Window Manufacturer
Andersen



Windows: Window Type

Casement, Double-hung, Fixed/picture

Locking lever mechanism was missing on the day of inspection.



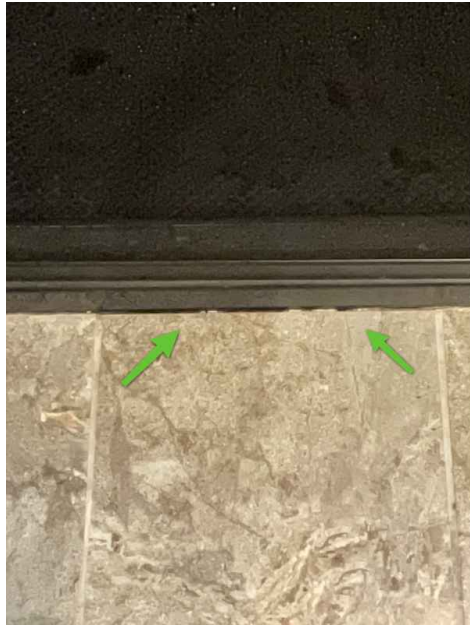
Floors: Floor Coverings

Carpet, Engineered Wood, Tile

Floors: Bathroom floor tile missing grout

2nd floor bathroom at the base of shower on the outside entry way.

Observed bathroom floor missing grout. This may lead to moisture intrusion, weakening of the substructures over time and possible mold.



Walls: Wall Material- drywall

Throughout

Brick, Drywall, Wood, Tile



Ceilings: Ceiling Material

Gypsum Board

Countertops & Cabinets: Cabinetry
Wood





Countertops & Cabinets: Countertop Material
Quartz



Deficiencies

11.2.1 Windows

DAMAGED

Upstairs bedroom window is not closing properly and the crank is not secured. Could potentially allow moisture intrusion. Recommend a window professional clean, lubricate & adjust as necessary.

 Recommendation

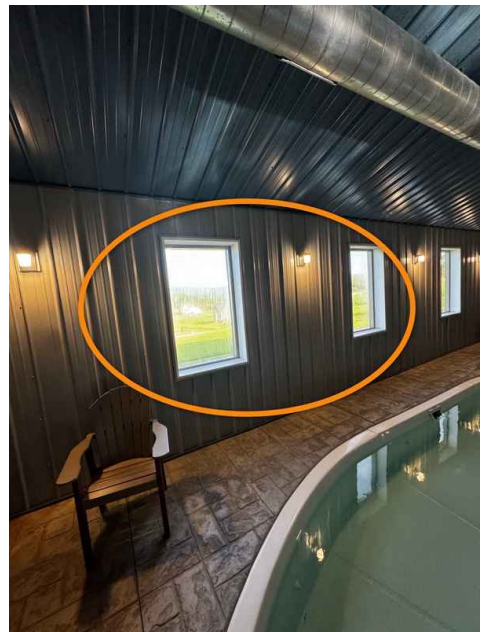


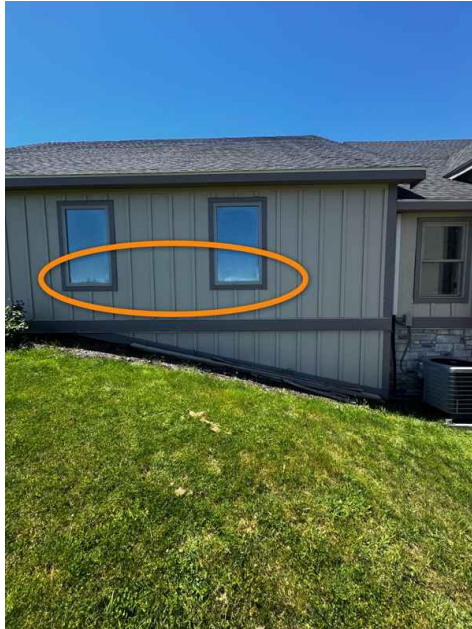
11.2.2 Windows

FAILED SEAL

 Recommendation

Observed condensation between the window panes in the pool room, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.





11.5.1 Ceilings

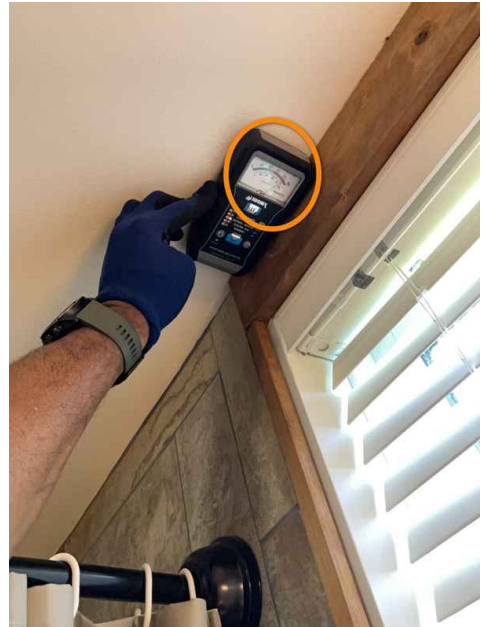
MOISTURE DETECTED

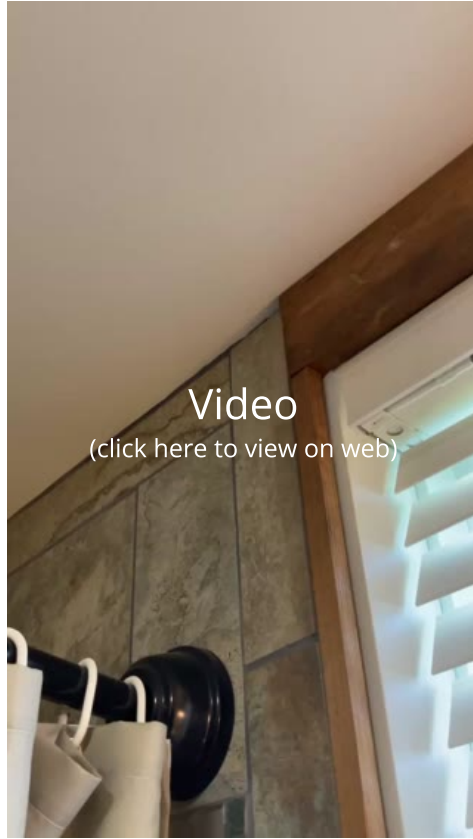
CEILING ABOVE LEFT CORNER OF WINDOW

Thermal imaging detected a temperature difference at the upper wall/ceiling area & window trim. Follow-up moisture meter testing at the location produced elevated, moisture-like readings. Conditions may indicate moisture intrusion or condensation related moisture accumulation. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.





12: BUILT-IN APPLIANCES

Information

All appliances

Throughout home

General conditions of appliances

Kitchen

The kitchen was equipped with multiple built-in appliances, including side-by-side refrigerators with ice water dispensers dishwashers microwave ovens and gas ranges/ovens. Appliances responded appropriately to normal operating controls during inspection. Burners ignited properly, microwave ovens operated when tested, dishwashers completed representative operational checks, and refrigeration equipment appeared functional at the time of inspection. No significant defects were observed in the accessible and visible components.



13: APPLIANCES

Deficiencies

13.1.1 Dryer

DRYER DUCT CRIMPED

BASEMENT LAUNDRY ROOM

Metal (Flex)

 Safety Hazard

The dryer exhaust duct was observed to be crimped/kinked behind the dryer / at the wall connection.

A crimped duct restricts exhaust airflow, which promotes lint accumulation and elevated operating temperatures, a recognized fire hazard. Restricted dryer venting also reduces drying efficiency and can shorten appliance life.

Recommend the duct be corrected to allow unrestricted airflow, and that combustible vinyl/plastic transition duct, if present, be replaced with smooth rigid or UL-listed semi-rigid metal duct. Recommend the full duct run be cleaned of lint. Correction by a qualified contractor or the homeowner.



14: POOL AREA

Deficiencies

14.1.1 Pool Area Powder Room

POWDER ROOM THERMAL DIFFERENTIAL

POOL ROOM

Pool room right upper part of ceiling showed a thermal differential. This may be caused by moisture intrusion, insulation displacement or air infiltration. This area is beneath the sagging pool room roof and may have moisture intrusion. A moisture meter detected a normal reading at the time of the inspection however moisture conditions can change with weather, season and roof/plumbing performance. Evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified general contractor.



15: RADON

Information

Recommendation: Radon Testing

Radon testing is recommended due to elevated radon levels present in Garrett County, MD.

16: WATER QUALITY

Information

Recommendation: Water Quality and Flow Testing Recommendation

Well water should be tested to verify safety and quality. Testing typically includes bacterial analysis, chemical composition, and flow rate assessment to ensure the water supply meets drinking water standards and the system functions adequately for household needs.

STANDARDS OF PRACTICE

Inspection Details

Exterior

I. The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings.

II. The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe: A. the type of roof-covering materials.

III. The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Basement, Foundation, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlpace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to: A. enter any crawlpace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method.

III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible.

IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls.

II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method.

III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or

carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S.

inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.