

Residential Building Inspection Report

101 Tomahawk Dr, Pittsburgh, PA 15215

Inspection Date:
2026-07-23

Prepared For:
Michael Conway

Prepared By:
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0723260003BT

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GUARDIAN
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Inspection Address: 101 Tomahawk Dr, Pittsburgh, PA 15215

Report Number: 0723260003BT

Dear Michael Conway,

Thank you for choosing our company to perform an inspection at 101 Tomahawk Dr, Pittsburgh, PA 15215. Guardian Home Inspection, LLC is pleased to submit the following report. The report is a professional opinion based on a visual inspection of the accessible components of the property. The information provided in this report is solely for your use.

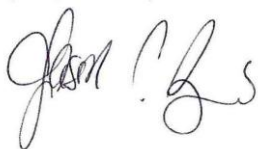
Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection, and very little historical information is provided in advance. While we can reduce your risk of purchasing a property, we cannot eliminate it.

Our inspections adhere to [InterNACHI's Standards of Practice](#) for performing a general home inspection and [The International Code of Ethics for Home Inspectors](#). We encourage you to review these standards for a better understanding of the scope and limitations of a home inspection.

Please read the report in its entirety and feel free to call us anytime if you'd like to discuss the information in more detail. Remember, we want to be your building consultant for as long as you own the home. Your satisfaction is very important to us, so please let us know how we can improve our services by filling out our survey, which will be emailed to you in the next few days.

Thank you again for selecting our company.

Regards,



Jason C. Boni, Owner

InterNACHI #08102002

Guardian Home Inspection, LLC.

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THE SCOPE OF THE HOME INSPECTION

This report has been prepared in accordance with the **Standards of Practice** established by the **State of Pennsylvania** and the **International Association of Certified Home Inspectors (InterNACHI®)**. All components designated for inspection under the **InterNACHI Standards of Practice** have been examined, except where noted in the **“Limitations of Inspection”** sections within this report. Clients are encouraged to carefully review these limitations at the conclusion of each section to understand any components that were inaccessible or beyond the scope of a general home inspection. Familiarizing yourself with these exclusions will allow you the opportunity to seek further evaluation by specialists in their respective trades before finalizing your purchase.

A home inspection is intended to provide an objective assessment of the property's overall condition. The purpose of this inspection is to equip home buyers with critical information to make an informed purchasing decision. However, it is important to note that not all deficiencies, necessary repairs, or potential improvements will be identified during this inspection, and unforeseen repairs should still be anticipated. This inspection is not a warranty or guarantee of any kind. The evaluation is conducted based on visible and readily accessible areas at the time of the inspection. **No destructive testing or dismantling of building components is performed.** The inspection is strictly **visual** and is designed to identify and report on **observable** deficiencies in the systems and components inspected. This report does not provide any assurance regarding **latent or concealed defects** that are not reasonably detectable during the inspection. Additionally, detached structures or outbuildings are not included in the scope of this inspection.

This inspection is not technically exhaustive, nor is it intended as a warranty—expressed or implied—regarding the condition of the property, its systems, or components. The findings presented in this report should not be relied upon as a guarantee. **Guardian Home Inspection, LLC is neither a guarantor nor an insurer** and cannot be held responsible for repairs, replacements, or any future conditions that may arise with respect to this property. As part of the inspection process, only representative samples of building components are reviewed, based on accessibility and visibility at the time of the inspection.

If the inspector conducting this assessment is **not** a licensed **professional structural engineer** or another certified professional authorized to render opinions regarding the **structural integrity** of a building, you may wish to seek additional evaluation from a qualified professional for any structural concerns noted in this report. Furthermore, this inspection and its accompanying report **do not** address compliance with building codes or regulations, nor do they assess environmental hazards such as mold, mildew, indoor air quality, asbestos, radon gas, lead-based paint, urea formaldehyde, or soil contamination. If evaluation, identification, or testing for any of these concerns is desired, clients are encouraged to consult a specialized expert in the respective field.

By accepting this report, the client acknowledges and agrees to all terms and conditions outlined in the pre-inspection contract. For a full explanation of the scope of this inspection, please refer to the contract. This inspection report is **non-transferable** and **may not be relied upon by any third party** without the explicit written consent of **Guardian Home Inspection, LLC**. Furthermore, this report is not intended to serve as an **appraisal** and should not be used for valuation purposes.

In accordance with **Pennsylvania state regulations**, home inspectors are **prohibited** from performing repairs on properties they have inspected. Additionally, **Guardian Home Inspection, LLC does not provide cost estimates for repairs** within inspection reports, as this would constitute a conflict of interest.

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a single-family home in Pittsburgh, PA, and its approximate age is unknown. Overall, the major mechanical systems within the home were in satisfactory operating condition at the time of inspection. In addition, no major structural deficiencies were observed. There are, however, a number of repairs and/or improvements that are recommended and those items are addressed in the body of the report, including several safety-related items that should be corrected. It is highly recommended that the report is read in its entirety; the summary section in the front of the report only prioritizes and briefly describes the issues discovered during the inspection. In addition, please review the "Scope of the Inspection" at the beginning of this report to understand there are limitations to a visual only inspection and the home may still contain unreported latent or concealed defects. Please keep in mind that there is no such thing as a perfect home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time.



CONVENTIONS USED IN THIS REPORT – ***PLEASE REVIEW***

For your convenience, the following conventions have been used in this Report:

- **Major Concern:** an individual system or component which is considered significantly deficient and sometimes also unsafe. Significant deficiencies need to be corrected and are likely to involve significant expense.
- **Safety Concern:** denotes a condition that is presently or potentially unsafe and requires immediate attention.
- **General Repair:** denotes a system or component which is damaged, no longer functioning as intended and/or requires corrective action to assure proper and reliable function.
- **Investigate:** denotes a system or component needing further investigation prior to your inspection reply to deadline in order to determine if repairs are necessary.
- **Monitor:** denotes a system or component that exhibits the potential for repair; however, further monitoring over time is needed in order to determine if repairs are necessary.
- **Improve:** denotes improvements which are recommended but are not imperative.
- **Deferred Cost Item:** denotes items that are reaching their normal life expectancy or exhibits indications that they may require repair or replacement anytime during the next several years.
- **FYI:** denotes a recommendation/advice in regard to maintaining and/or prolonging the life of a household component or system.

RECOMMENDATIONS / FINAL SUMMARY

The following is a synopsis of the adverse conditions that were discovered during the inspection. Please refer to the body of this report for further details on these recommendations. It is highly recommended that the following conditions are corrected by individuals who are considered professionals in their respective trade.

All recommendations should be made prior to the 'reply to inspection' deadline to identify other latent defects which were not readily apparent or visible at the time of inspection. This is a visual inspection only. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the scope of the inspection, the inspection limitations at the end of each respective section and to the standards of practice at the end of this report.

MAJOR CONCERNS

No major concerns were observed during this inspection.

SAFETY CONCERNS

1. Missing Handrail at Exterior Steps – Exterior

Safety Concern: A handrail was not observed at the exterior steps. Missing handrails increase the risk of slips and falls, particularly when steps are wet or debris-covered. A code-compliant handrail should be installed to provide safe support along the stair run. Correction should be performed by a qualified general contractor or handrail/railing contractor. (Figure [1](#))

2. Multiple Ungrounded Receptacles in Living Areas – Living Room, Family Room, Bedroom

Safety Concern: Multiple ungrounded electrical receptacles were observed in the Living Room, Family Room, and Bedroom(s). Ungrounded outlets can increase the risk of electric shock and equipment damage and may indicate older or improperly modified branch-circuit wiring. The affected circuits should be evaluated and corrected by providing a proper equipment grounding conductor or installing approved protection/labeling as applicable. Corrections should be performed by a Licensed Electrician. (Figure [2](#))

3. Bathroom Receptacles Not GFCI-Protected – Bathroom

Safety Concern: No GFCI-protected outlets were observed in the bathroom. Lack of GFCI protection at bathroom receptacles is a safety concern because it increases the risk of electrical shock in a wet location. GFCI protection should be installed for bathroom receptacles by replacing receptacles with GFCI type and/or providing GFCI protection at the circuit as appropriate. Corrections should be performed by a Licensed Electrician. (Figure [3](#))

4. Open Ground Condition at Bedroom Receptacles – Bedroom

Safety Concern: Several receptacles in the bedroom tested as open ground at the time of inspection. An open equipment ground can reduce shock protection and may indicate improper wiring or missing/loose grounding connections. The affected circuit(s) should be evaluated to identify the cause and corrected by restoring an effective equipment grounding path and verifying proper polarity/grounding at all impacted outlets. Repairs and verification testing should be performed by a Licensed Electrician. (Figure [4](#))

5. No GFCI Protection at Basement Bathroom Receptacle(s) – Basement, Bathroom

Safety Concern: GFCI protection was not present for receptacle(s) in the basement bathroom. Bathrooms are damp/wet locations where lack of GFCI protection increases the risk of electrical shock. GFCI protection should be added by installing a GFCI receptacle and/or providing GFCI protection at the appropriate upstream device (breaker or receptacle) and verifying proper operation. Repairs and verification should be performed by a Licensed Electrician. (Figure [5](#))

6. Pushmatic-Style Breaker Panels Present at Main Panel and Subpanel – Basement

Safety Concern: Pushmatic-style breakers were observed at the main electrical panel and the subpanel in the basement. This breaker type is a known safety concern because breakers may not trip reliably, increasing the risk of electrical overheating and fire. Evaluation and correction are recommended, which may include replacement of the panels/breakers with modern equipment as appropriate. Repairs and any panel replacement should be performed by a licensed electrician. (Figures [6](#), [7](#), [8](#))

GENERAL REPAIRS

7. Uneven and Deteriorated Paver Walkway With Vegetation Growth – Exterior

General Repair: The exterior paver walkway was observed to be uneven and deteriorated, with gaps between pavers and vegetation growth. This condition can create a trip hazard and may accelerate further displacement and deterioration of the pavers. Re-level and reset the affected pavers, address the base as needed, remove vegetation, and restore joint fill/sand to stabilize the walkway. Corrections should be performed by a qualified hardscape/landscaping contractor. (Figure [9](#))

8. Cracked and Separating Stone Veneer/Masonry Indicating Movement – Exterior

General Repair: Cracked and separating stone veneer/masonry was observed at the exterior, with displaced blocks and open joints consistent with movement. This condition can allow water intrusion behind the veneer and may worsen over time, potentially leading to further displacement and damage. Repairs should include evaluation of the affected area, stabilization as needed, and re-setting/repointing and sealing of displaced and separated sections as appropriate. Correction should be performed by a qualified masonry contractor. (Figures [10](#), [11](#), [12](#))

9. Damaged/Missing Fascia/Soffit Wood at Roof Edge – Exterior, Roof

General Repair: Damage and missing wood were observed at the fascia/soffit along the roof edge at the exterior. This condition can allow moisture intrusion and pest entry and may contribute to deterioration of adjacent roof-edge components. Repairs are recommended by replacing/repairing the affected fascia/soffit materials and restoring a weather-resistant finish as needed. A qualified exterior carpentry contractor or roofing contractor should perform the repair. (Figure [13](#))

10. Peeling Paint and Deteriorated Wood at Exterior Window Sill/Trim – Exterior

General Repair: Peeling paint and deteriorated wood were observed at the exterior window sill/trim, indicating possible moisture damage. This condition can allow additional moisture intrusion and may lead to further wood decay and reduced service life of the window assembly. The affected wood components should be evaluated, repaired or replaced as needed, and the area should be properly sealed and repainted to protect the substrate. Corrections should be completed by a qualified exterior carpenter or general contractor. (Figure [14](#))

11. Disconnected/Damaged Downspout Extension Discharging at Foundation – Exterior

General Repair: A downspout extension was observed to be disconnected and/or damaged at the base, resulting in roof runoff discharging near the foundation. Concentrated discharge at the foundation can contribute to moisture intrusion and accelerated deterioration of foundation-adjacent materials. The downspout extension should be repaired/reconnected and configured to discharge away from the foundation. Corrections should be performed by a qualified gutter/downspout contractor or exterior drainage contractor. (Figures [15](#), [16](#))

12. Deteriorated Window Trim/Sill with Peeling Paint (Moisture Damage) – Exterior

General Repair: Deteriorated wood and peeling paint were observed at exterior window trim/sills, indicating moisture exposure and inadequate sealing. This condition can allow continued water intrusion and progressive wood decay, potentially affecting adjacent wall components. Damaged wood should be repaired or replaced as needed and the window perimeter should be properly sealed/caulked and repainted with exterior-grade coatings. Repairs should be performed by a qualified exterior carpenter or window/trim contractor. (Figures [17](#), [18](#), [19](#))

13. Wood Rot and Deterioration at Exterior Window Frame/Sill – Exterior

General Repair: Significant wood rot and material deterioration were observed at the exterior window frame/sill at the opening. This condition can allow water intrusion, which may lead to concealed damage and continued decay of adjacent materials. The affected wood components should be repaired or replaced as needed and the window perimeter should be properly sealed/flushed to restore a weather-resistant barrier. Repairs should be performed by a qualified window/finish carpenter or exterior remodeling contractor. (Figure [20](#))

14. Bathroom Wall Heater Not Functioning – Bathroom

General Repair: The bathroom wall-mounted heater was observed to be non-operational at the time of inspection. A non-functioning heater may indicate an electrical or equipment failure and can reduce the ability to adequately heat the space. The unit should be serviced, repaired, or replaced as needed after troubleshooting and verification of safe operation. Evaluation and repairs should be performed by a licensed HVAC contractor. (Figure [21](#))

15. Corrosion and Mineral Buildup at Expansion Tank Piping Suggests Leakage – Basement

General Repair: Corrosion and mineral buildup were observed on the copper plumbing at/near the expansion tank in the basement, suggesting a past or potentially active leak at the connection. Leakage at this location can lead to ongoing water damage and progressive pipe deterioration. The affected joint/connection should be evaluated, leakage verified, and the leaking fitting and/or piping repaired or replaced as needed. Repairs should be performed by a licensed plumber. (Figure [22](#))

16. Loose Toilet at Basement Bathroom – Basement, Bathroom

General Repair: The toilet in the basement bathroom was observed to be loose at the base. A loose toilet can compromise the wax ring and toilet flange connection, increasing the risk of leakage and damage to the surrounding flooring/subfloor. The toilet should be removed and reset properly, with the flange and wax ring evaluated and replaced as needed, and the bowl secured to the floor. Correction should be performed by a licensed plumber. (Figure [23](#))

17. Bedroom Window Did Not Operate Properly – Bedroom

General Repair: The bedroom window did not open and close properly at the time of inspection. Inoperable windows may limit emergency egress and ventilation and can indicate failed hardware or binding at the sash/frame. The window should be adjusted, repaired, or replaced as needed to restore smooth operation and proper latching. Repairs should be performed by a qualified window/door contractor or experienced general contractor. (Figure [24](#))

18. Broken/Disconnected Window Linkage at Bedroom Window – Bedroom

General Repair: A bedroom window operator linkage was observed to be broken/disconnected at the time of inspection. This condition can prevent proper operation and secure closure of the window, which may contribute to air/water infiltration and reduced safety/egress functionality. The linkage/hardware should be repaired or replaced and the window should be adjusted to confirm smooth operation and full latching. Correction should be performed by a qualified window repair contractor or experienced carpenter/handyperson. (Figure [25](#))

19. Cracked Window Glass at Main Entry Door Sidelight – First Floor

General Repair: Cracked window glass was observed beside the main entry door on the first floor. Damaged glazing may present a safety hazard and can allow reduced weather resistance if the crack propagates. The affected glass should be replaced to restore safety and proper performance. Repairs should be completed by a qualified glazier or window/door contractor. (Figure [26](#))

20. Dishwasher Not Operational – Kitchen

General Repair: The kitchen dishwasher did not operate at the time of inspection. An inoperative dishwasher limits normal kitchen function and may indicate an electrical, control, or mechanical failure requiring service. The dishwasher should be evaluated, repaired as needed, or replaced to restore proper operation. Repairs should be performed by a qualified appliance repair technician. (Figure [27](#))

INVESTIGATE

No items requiring further investigation were identified during this inspection.

MONITOR

No items requiring monitoring were identified during this inspection.

IMPROVEMENTS**21. Overgrown Vegetation in Contact With Exterior Siding and Windows – Exterior**

Improve: Overgrown shrubs and vegetation were observed in contact with the exterior siding and adjacent to windows. Vegetation contact can trap moisture against building materials and provide a pathway/harborage for pests, which can contribute to deterioration and moisture intrusion concerns. The vegetation should be trimmed back and maintained to provide consistent clearance from the siding and window assemblies. Corrections should be performed by a qualified landscaper or grounds maintenance contractor. (Figures [28](#), [29](#))

22. Vegetation and Soil Contact at Exterior Wall – Exterior

Improve: Vegetation and soil were observed in direct contact with the exterior wall. This condition can trap moisture against the wall assembly and can provide a pathway for pests, increasing the likelihood of deterioration and moisture intrusion. Vegetation should be cut back and removed from contact with the wall, and soil/grading should be adjusted to maintain appropriate clearance between grade and exterior wall materials. Corrections should be performed by a qualified landscaping contractor or general contractor. (Figure [30](#))

23. Damaged Downspout Potentially Restricting Gutter Drainage – Exterior

Improve: Damage was observed at an exterior downspout, which may restrict or reduce proper gutter drainage. Reduced drainage can contribute to overflow, erosion, and moisture intrusion at adjacent exterior surfaces and the foundation area. The downspout should be repaired or replaced and confirmed to discharge properly away from the structure. Repairs should be performed by a qualified gutter/downspout contractor. (Figure [31](#))

24. Sump Pump Not Connected to Dedicated Receptacle – Basement

Improve: The sump pump in the basement was observed not plugged into a dedicated outlet. Sharing a receptacle/circuit with other loads can lead to nuisance tripping or inadvertent disconnection, which may prevent the pump from operating when needed. A dedicated, properly installed receptacle/circuit should be provided for the sump pump and the pump should be connected accordingly. Corrections should be performed by a Licensed Electrician. (Figure [32](#))

25. Missing P-Trap(s) Under Master Bathroom Sink(s) – Bathroom

Improve: No P-trap was observed installed under the master bathroom sink drain piping at the time of inspection. A missing trap can allow sewer gases to enter the living space and may contribute to drainage and odor concerns. Installation of properly sized P-trap(s) and verification of correct trap arm connection and leak-free operation are recommended. Repairs should be performed by a Licensed Plumber. (Figure [33](#))

26. Slow Draining Master Bathroom Sink – Bathroom

Improve: The master bathroom sink was observed to drain very slowly at the time of inspection. Slow drainage can indicate a partial blockage in the fixture drain or trap and may lead to backup, odors, or overflow if the restriction worsens. The sink drain piping should be evaluated and cleared/cleaned as needed to restore normal drainage. Repairs should be performed by a licensed plumber. (Figure [34](#))

27. Jet Tub Drain Stopper Not Functioning (Tub Not Fully Tested) – Bathroom

Improve: The jet tub drain stopper did not function in the bathroom, which prevented the tub from being filled and the system from being fully tested. This limits evaluation of the tub's watertightness and operation and may allow undetected leakage or functional defects to go unrecognized. The drain stopper and related drain components should be repaired or replaced and the tub should be fully function-tested after corrections are completed. Repairs and testing should be performed by a licensed plumber. (Figure [35](#))

28. Deteriorated/Missing Caulk and Trim at Tub Surround and Slow-Draining Tub – Bathroom

Improve: Missing and deteriorated caulk/trim with staining was observed at the bathroom tub surround, and the tub drain was noted to be slow draining. These conditions may allow water intrusion behind the surround and can contribute to hidden moisture damage and potential microbial growth, while the slow drainage may indicate a partial blockage. The tub surround should be properly cleaned, any deteriorated trim repaired/replaced as needed, and all joints re-caulked/sealed; the tub drain should be cleaned/cleared and corrected to restore normal drainage. Repairs should be performed by a qualified plumbing contractor (and a qualified bathroom/tile contractor as needed for trim and sealing). (Figure [36](#))

29. Missing P-Trap at Kitchen Sink Drain – Kitchen

Improve: No P-trap was observed under the kitchen sink at the time of inspection. A missing trap can allow sewer gases to enter the living space and may contribute to improper drainage. Installation of a properly sized and configured P-trap (and associated fittings as needed) is recommended to provide an effective trap seal. Correction should be performed by a licensed plumbing contractor. (Figure [37](#))

30. Limited Cooktop Burner Operation – Kitchen

Improve: Only one burner on the electric cooktop was observed to function at the time of inspection in the kitchen. This condition limits safe, reliable cooking performance and may indicate failed surface elements, controls, or internal electrical components. The cooktop should be further evaluated and repaired or replaced as needed to restore full burner operation. Corrections should be completed by a qualified appliance repair technician. (Figure [38](#))

31. Heavy Soot Buildup at Wood-Burning Fireplace – Living Room

Improve: Heavy soot buildup was observed at the wood-burning fireplace in the Living Room. Excessive soot accumulation can indicate inefficient burning and may contribute to creosote formation in the flue, which increases the risk of chimney fire and smoke/odor issues. The fireplace and associated chimney/flue should be cleaned and serviced, and safe operating condition should be verified. Cleaning and evaluation should be performed by a certified chimney sweep (CSIA or equivalent). (Figure [39](#))

32. Non-Fire-Rated Hollow-Core Door at Garage Entry – Garage

Improve: A hollow-core, non-fire-rated door was observed at the entry between the garage and the dwelling. This condition can reduce the intended separation between the garage and living space, which is important for slowing the spread of fire and smoke. The door should be replaced with an approved fire-rated door assembly suitable for a garage separation. Corrections should be performed by a qualified door installer or licensed general contractor. (Figure [40](#))

DEFERRED COST ITEMS

No deferred cost items were identified during this inspection.

Want instant repair cost estimates, trusted local contractors, and a ready-to-send Reply to Inspection?

Your report can be uploaded and analyzed *in minutes* by [InspectReply-AI](#) — an advanced AI platform that turns inspection findings into clear, localized repair cost ranges, unbiased contractor recommendations, and organized repair items your agent can effortlessly turn into a strong Reply to Inspection.

Stop guessing, avoid overpaying, and walk into negotiations with real numbers and a clear plan — all from your phone or laptop.

Photo Journal



Figure 1: A handrail was not observed at the exterior steps.



Figure 2: Multiple ungrounded electrical receptacles were observed in the Living Room, Family Room, and Bedroom(s).

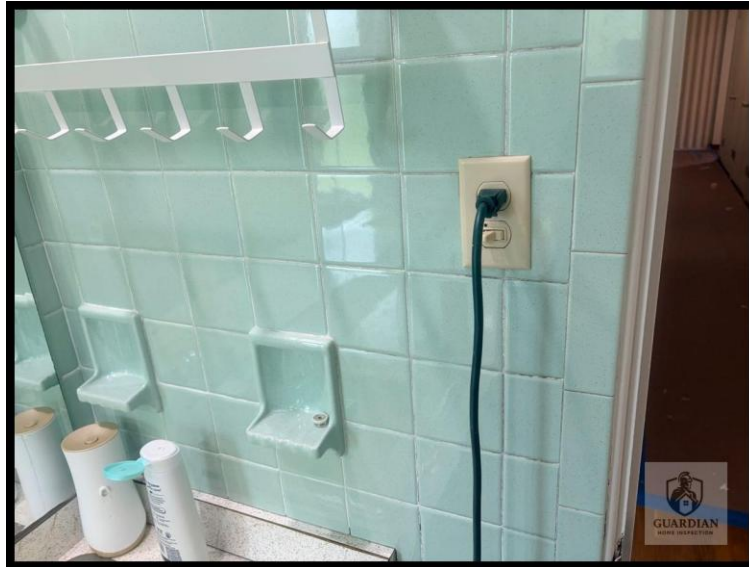


Figure 3: No GFCI-protected outlets were observed in the bathroom.

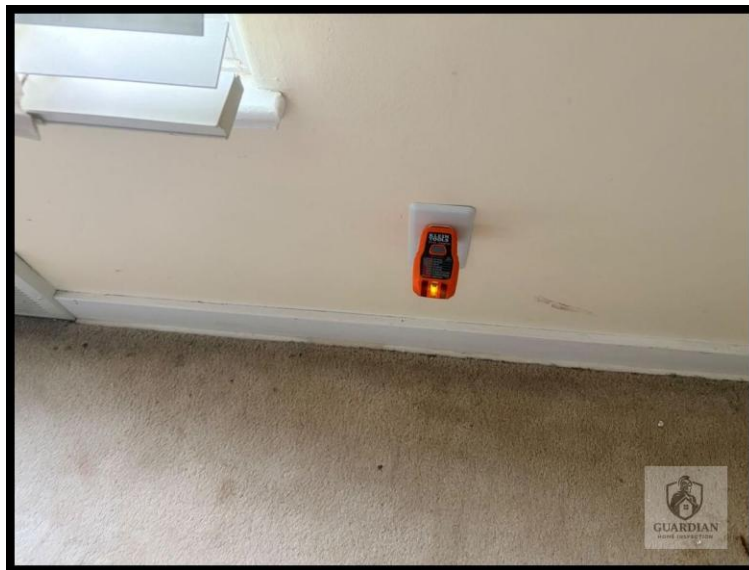


Figure 4: Several receptacles in the bedroom tested as open ground at the time of inspection.



Figure 5: GFCI protection was not present for receptacle(s) in the basement bathroom.



Figure 6: Pushmatic-style breakers were observed at the main electrical panel and the subpanel in the basement.



Figure 7: Pushmatic-style breakers were observed at the main electrical panel and the subpanel in the basement.



Figure 8: Pushmatic-style breakers were observed at the main electrical panel and the subpanel in the basement.



Figure 9: The exterior paver walkway was observed to be uneven and deteriorated, with gaps between pavers and vegetation growth.



Figure 10: Cracked and separating stone veneer/masonry was observed at the exterior, with displaced blocks and open joints consistent with movement.



Figure 11: Cracked and separating stone veneer/masonry was observed at the exterior, with displaced blocks and open joints consistent with movement.



Figure 12: Cracked and separating stone veneer/masonry was observed at the exterior, with displaced blocks and open joints consistent with movement.



Figure 13: Damage and missing wood were observed at the fascia/soffit along the roof edge at the exterior.



Figure 14: Peeling paint and deteriorated wood were observed at the exterior window sill/trim, indicating possible moisture damage.



Figure 15: A downspout extension was observed to be disconnected and/or damaged at the base, resulting in roof runoff discharging near the foundation.



Figure 16: A downspout extension was observed to be disconnected and/or damaged at the base, resulting in roof runoff discharging near the foundation.



Figure 17: Deteriorated wood and peeling paint were observed at exterior window trim/sills, indicating moisture exposure and inadequate sealing.



Figure 18: Deteriorated wood and peeling paint were observed at exterior window trim/sills, indicating moisture exposure and inadequate sealing.



Figure 19: Deteriorated wood and peeling paint were observed at exterior window trim/sills, indicating moisture exposure and inadequate sealing.



Figure 20: Significant wood rot and material deterioration were observed at the exterior window frame/sill at the opening.



Figure 21: The bathroom wall-mounted heater was observed to be non-operational at the time of inspection.

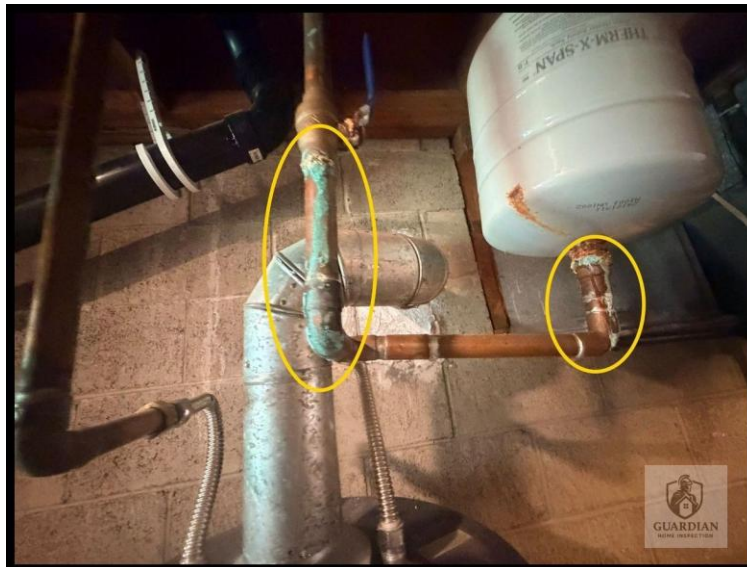


Figure 22: Corrosion and mineral buildup were observed on the copper plumbing at/near the expansion tank in the basement, suggesting a past or potentially active leak at the connection.



Figure 23: The toilet in the basement bathroom was observed to be loose at the base.

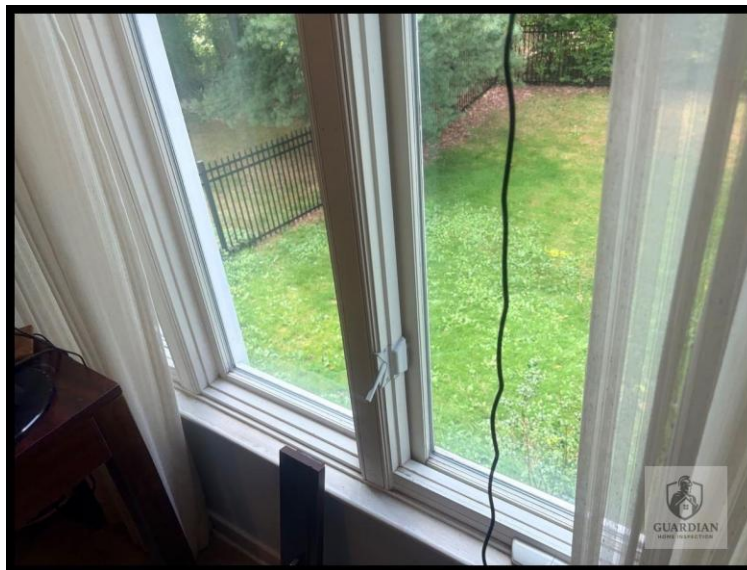


Figure 24: The bedroom window did not open and close properly at the time of inspection.



Figure 25: A bedroom window operator linkage was observed to be broken/disconnected at the time of inspection.



Figure 26: Cracked window glass was observed beside the main entry door on the first floor.



Figure 27: The kitchen dishwasher did not operate at the time of inspection.



Figure 28: Overgrown shrubs and vegetation were observed in contact with the exterior siding and adjacent to windows.



Figure 29: Overgrown shrubs and vegetation were observed in contact with the exterior siding and adjacent to windows.



Figure 30: Vegetation and soil were observed in direct contact with the exterior wall.



Figure 31: Damage was observed at an exterior downspout, which may restrict or reduce proper gutter drainage.

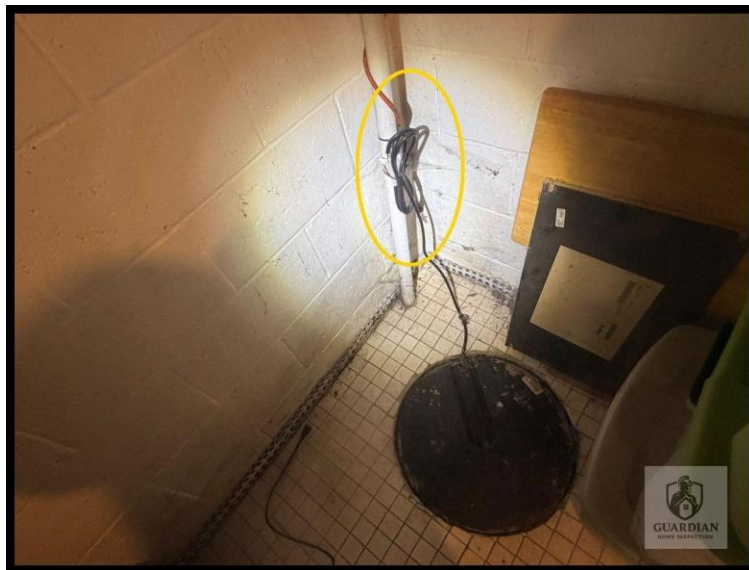


Figure 32: The sump pump in the basement was observed not plugged into a dedicated outlet.



Figure 33: No P-trap was observed installed under the master bathroom sink drain piping at the time of inspection.



Figure 34: The master bathroom sink was observed to drain very slowly at the time of inspection.

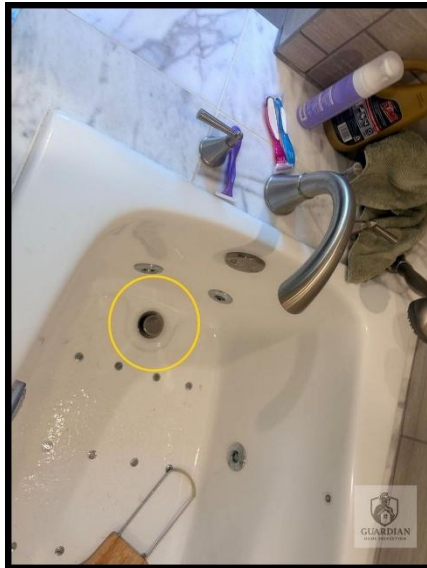


Figure 35: The jet tub drain stopper did not function in the bathroom, which prevented the tub from being filled and the system from being fully tested.



Figure 36: Missing and deteriorated caulk/trim with staining was observed at the bathroom tub surround, and the tub drain was noted to be slow draining.

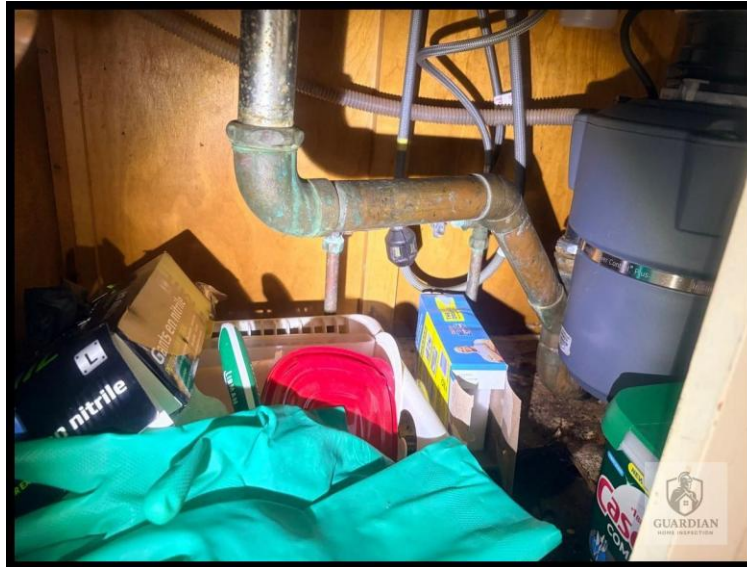


Figure 37: No P-trap was observed under the kitchen sink at the time of inspection.



Figure 38: Only one burner on the electric cooktop was observed to function at the time of inspection in the kitchen.



Figure 39: Heavy soot buildup was observed at the wood-burning fireplace in the Living Room.

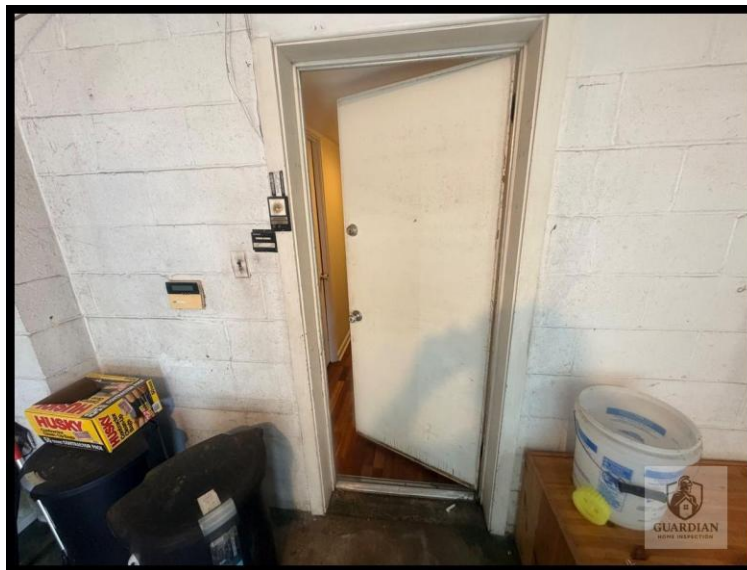


Figure 40: A hollow-core, non-fire-rated door was observed at the entry between the garage and the dwelling.

Exterior

DESCRIPTION OF EXTERIOR

Siding Material:	Wood, Brick
Trim Material:	Aluminum
Window Type:	Double Pane, Wood Frame
Window Style:	Double Hung, Awning
Driveway Material:	Asphalt
Landscape Grading:	Mixed
Deck/Patio Type:	Paver Patio

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Missing Handrail at Exterior Steps (Qualified General Contractor)

Safety Concern: A handrail was not observed at the exterior steps. Missing handrails increase the risk of slips and falls, particularly when steps are wet or debris-covered. A code-compliant handrail should be installed to provide safe support along the stair run. Correction should be performed by a qualified general contractor or handrail/railing contractor. (Figure [1](#))

Uneven and Deteriorated Paver Walkway With Vegetation Growth (Qualified Hardscape/Landscaping Contractor)

General Repair: The exterior paver walkway was observed to be uneven and deteriorated, with gaps between pavers and vegetation growth. This condition can create a trip hazard and may accelerate further displacement and deterioration of the pavers. Re-level and reset the affected pavers, address the base as needed, remove vegetation, and restore joint fill/sand to stabilize the walkway. Corrections should be performed by a qualified hardscape/landscaping contractor. (Figure [9](#))

Cracked and Separating Stone Veneer/Masonry Indicating Movement (Qualified Masonry Contractor)

General Repair: Cracked and separating stone veneer/masonry was observed at the exterior, with displaced blocks and open joints consistent with movement. This condition can allow water intrusion behind the veneer and may worsen over time, potentially leading to further displacement and damage. Repairs should include evaluation of the affected area, stabilization as needed, and re-setting/repointing and sealing of displaced and separated sections as appropriate. Correction should be performed by a qualified masonry contractor. (Figures [10](#), [11](#), [12](#))

Damaged/Missing Fascia/Soffit Wood at Roof Edge (Qualified Exterior Carpentry Contractor or Roofing Contractor)

General Repair: Damage and missing wood were observed at the fascia/soffit along the roof edge at the exterior. This condition can allow moisture intrusion and pest entry and may contribute to deterioration of adjacent roof-edge components. Repairs are recommended by replacing/repairing the affected fascia/soffit materials and restoring a weather-resistant finish as needed. A qualified exterior carpentry contractor or roofing contractor should perform the repair. (Figure [13](#))

Peeling Paint and Deteriorated Wood at Exterior Window Sill/Trim (Qualified Exterior Carpenter or General Contractor)

General Repair: Peeling paint and deteriorated wood were observed at the exterior window sill/trim, indicating possible moisture damage. This condition can allow additional moisture intrusion and may lead to further wood decay and reduced service life of the window assembly. The affected wood components should be evaluated, repaired or replaced as needed, and the area should be properly sealed and repainted to protect the substrate. Corrections should be completed by a qualified exterior carpenter or general contractor. (Figure [14](#))

Disconnected/Damaged Downspout Extension Discharging at Foundation (Qualified Gutter/Downspout Contractor)

General Repair: A downspout extension was observed to be disconnected and/or damaged at the base, resulting in roof runoff discharging near the foundation. Concentrated discharge at the foundation can contribute to moisture intrusion and accelerated deterioration of foundation-adjacent materials. The downspout extension should be repaired/reconnected and configured to discharge away from the foundation. Corrections should be performed by a qualified gutter/downspout contractor or exterior drainage contractor. (Figures [15, 16](#))

Deteriorated Window Trim/Sill with Peeling Paint (Moisture Damage) (Qualified Exterior Carpenter or Window/Trim Contractor)

General Repair: Deteriorated wood and peeling paint were observed at exterior window trim/sills, indicating moisture exposure and inadequate sealing. This condition can allow continued water intrusion and progressive wood decay, potentially affecting adjacent wall components. Damaged wood should be repaired or replaced as needed and the window perimeter should be properly sealed/caulked and repainted with exterior-grade coatings. Repairs should be performed by a qualified exterior carpenter or window/trim contractor. (Figures [17, 18, 19](#))

Wood Rot and Deterioration at Exterior Window Frame/Sill (Qualified Window/Finish Carpenter or Exterior Remodeling Contractor)

General Repair: Significant wood rot and material deterioration were observed at the exterior window frame/sill at the opening. This condition can allow water intrusion, which may lead to concealed damage and continued decay of adjacent materials. The affected wood components should be repaired or replaced as needed and the window perimeter should be properly sealed/flushed to restore a weather-resistant barrier. Repairs should be performed by a qualified window/finish carpenter or exterior remodeling contractor. (Figure [20](#))

Overgrown Vegetation in Contact With Exterior Siding and Windows (Qualified Landscaper)

Improve: Overgrown shrubs and vegetation were observed in contact with the exterior siding and adjacent to windows. Vegetation contact can trap moisture against building materials and provide a pathway/harborage for pests, which can contribute to deterioration and moisture intrusion concerns. The vegetation should be trimmed back and maintained to provide consistent clearance from the siding and window assemblies. Corrections should be performed by a qualified landscaper or grounds maintenance contractor. (Figures [28, 29](#))

Vegetation and Soil Contact at Exterior Wall (Qualified Landscaping Contractor or General Contractor)

Improve: Vegetation and soil were observed in direct contact with the exterior wall. This condition can trap moisture against the wall assembly and can provide a pathway for pests, increasing the likelihood of deterioration and moisture intrusion. Vegetation should be cut back and removed from contact with the wall, and soil/grading should be adjusted to maintain appropriate clearance between grade and exterior wall materials. Corrections should be performed by a qualified landscaping contractor or general contractor. (Figure [30](#))

Damaged Downspout Potentially Restricting Gutter Drainage (Qualified Gutter/Downspout Contractor)

Improve: Damage was observed at an exterior downspout, which may restrict or reduce proper gutter drainage. Reduced drainage can contribute to overflow, erosion, and moisture intrusion at adjacent exterior surfaces and the foundation area. The downspout should be repaired or replaced and confirmed to discharge properly away from the structure. Repairs should be performed by a qualified gutter/downspout contractor. (Figure [31](#))

• **FYI:** The exterior cladding is wood siding. Wood siding requires regular maintenance including painting or staining every 3-7 years to protect against moisture, rot, and insect damage. Inspect annually for signs of peeling paint, cracking, warping, or soft spots that may indicate decay. Ensure that siding maintains proper clearance from soil and vegetation to minimize moisture exposure. Promptly address any areas of damage to prevent further deterioration.

• **FYI:** *The exterior cladding includes brick. Brick is extremely durable and can last 100+ years with minimal maintenance. However, the mortar joints between bricks will deteriorate over time and may require repointing (tuckpointing) every 25-50 years. Inspect for cracks in mortar joints, efflorescence (white mineral deposits), and any signs of structural movement. Ensure weep holes at the base of brick veneer walls are clear and unobstructed to allow moisture drainage.*

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of soil, geological, geotechnical, or hydrological conditions, or environmental hazards.
- Sprinkler systems, underground pet fencing, and koi ponds are not inspected.
- Screening, shutters, awnings, or similar seasonal accessories, fences, play-sets, recreational facilities, pools, erosion control and earth stabilization measures are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF VISIBLE ROOFING

Roof Style:	Flat
Roof Covering:	Built-Up (Flat)
Number of Layers:	1
Life Stage:	Mid-Life
Inspection Method:	Drone
Gutter Material:	Aluminum
Skylights:	Present
Roof Ventilation:	Power Vent, Box Vents
Chimney Present:	Yes
Chimney Cap/Screen:	Present

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

No ROOFING related repairs or improvements were needed at the time of the inspection.

• **FYI:** The roof has a flat or low-slope membrane covering (such as built-up, TPO, or EPDM). These roofing systems typically last 15-30 years depending on materials and maintenance. Proper drainage is critical — ponding water can accelerate deterioration. Regular maintenance should include inspecting seams, flashing, and penetrations for signs of separation or damage, and clearing drains and scuppers of debris. Annual professional inspections are recommended.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Roof inspection is often limited by access, condition, weather, or other safety concerns.
- The entire underside of the roof sheathing may not be visible and may not be inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of future leakage.
- Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling

DESCRIPTION OF COOLING / HEAT PUMPS

System Type:	Central Split-System Air Conditioner
Manufacturer:	Rheem
Model Number:	RA1360AJ1NA
Date of Manufacture:	01/2020
Capacity (Tons):	5.0
Refrigerant Type:	R-410A
Ductwork:	Metal

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

No COOLING / HEAT PUMPS related repairs or improvements were needed at the time of the inspection.

• **FYI:** The cooling system is central air conditioning. Central A/C systems typically last 15-20 years. Annual professional maintenance is recommended, including refrigerant level checks, coil cleaning, and electrical connection inspection. Homeowners should change or clean air filters every 1-3 months during cooling season, keep the outdoor condenser clear of vegetation and debris (maintain 2 feet of clearance), and ensure condensate drain lines are clear.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The air conditioning system cannot be operated if the outdoor temperature was not above 65 degrees F consecutively for 24 hours prior to the inspection. Operating the equipment under these conditions risks costly damage to the compressor or other components.
- Window air conditioning units are not inspected.
- The cooling supply adequacy (tonnage) or distribution balances of ductwork are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Structure

DESCRIPTION OF VISIBLE STRUCTURE

Foundation Type:	Concrete Block (CMU)
Wall Structure:	Wood Frame
Floor Structure:	Wood Joist
Roof Structure:	Not Visible
Crawlspace:	None
Basement:	Full Finished

STRUCTURE OBSERVATIONS

GENERAL COMMENTS

The roof structure was not visible at the time of the inspection, thereby limiting the inspection of the roof framing. Further evaluation by a qualified professional is recommended if concerns arise.

RECOMMENDATIONS / OBSERVATIONS

No STRUCTURE related repairs or improvements were needed at the time of the inspection.

- **FYI:** The foundation is concrete block (CMU). Concrete block foundations are durable but more susceptible to moisture intrusion than poured concrete due to the mortar joints and hollow cores. Stair-step cracking along mortar joints may indicate settlement. Horizontal cracking may indicate lateral soil pressure. Efflorescence on block walls is a sign of moisture migration. Ensure proper drainage and waterproofing are maintained. Significant cracking should be evaluated by a structural engineer.
- **FYI:** Basements are susceptible to moisture intrusion. Common signs include efflorescence (white mineral deposits), staining, musty odors, and visible water marks. Maintaining positive drainage away from the foundation, keeping gutters and downspouts clear and extended, and sealing any visible cracks can help minimize moisture issues. A dehumidifier may be beneficial in maintaining acceptable humidity levels. If persistent moisture issues are observed, consult a waterproofing specialist.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components (foundation walls, main support beams, floor joists, vertical support columns, i.e.) concealed behind finished surfaces could not be inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF VISIBLE ELECTRICAL

Service Type:	100 Amp
Service Entrance:	Underground
Panel Type:	Circuit Breaker
Main Panel Location:	Basement
Main Disconnect Location:	Basement
Branch Wiring:	Copper, Stranded Aluminum Wire, Romex (NM), Fabric Covered
GFCI Protection:	Deficiencies Noted
AFCI Protection:	Not Required
Smoke Detectors:	Not Present
Carbon Monoxide Detectors:	Not Present
Subpanel Amperage:	100 Amp
Subpanel Location:	Closet, Hallway

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Multiple Ungrounded Receptacles in Living Areas (Licensed Electrician)

Safety Concern: Multiple ungrounded electrical receptacles were observed in the Living Room, Family Room, and Bedroom(s). Ungrounded outlets can increase the risk of electric shock and equipment damage and may indicate older or improperly modified branch-circuit wiring. The affected circuits should be evaluated and corrected by providing a proper equipment grounding conductor or installing approved protection/labeling as applicable. Corrections should be performed by a Licensed Electrician. (Figure [2](#))

Bathroom Receptacles Not GFCI-Protected (Licensed Electrician)

Safety Concern: No GFCI-protected outlets were observed in the bathroom. Lack of GFCI protection at bathroom receptacles is a safety concern because it increases the risk of electrical shock in a wet location. GFCI protection should be installed for bathroom receptacles by replacing receptacles with GFCI type and/or providing GFCI protection at the circuit as appropriate. Corrections should be performed by a Licensed Electrician. (Figure [3](#))

Open Ground Condition at Bedroom Receptacles (Licensed Electrician)

Safety Concern: Several receptacles in the bedroom tested as open ground at the time of inspection. An open equipment ground can reduce shock protection and may indicate improper wiring or missing/loose grounding connections. The affected circuit(s) should be evaluated to identify the cause and corrected by restoring an effective equipment grounding path and verifying proper polarity/grounding at all impacted outlets. Repairs and verification testing should be performed by a Licensed Electrician. (Figure [4](#))

No GFCI Protection at Basement Bathroom Receptacle(s) (Licensed Electrician)

Safety Concern: GFCI protection was not present for receptacle(s) in the basement bathroom. Bathrooms are damp/wet locations where lack of GFCI protection increases the risk of electrical shock. GFCI protection should be added by installing a GFCI receptacle and/or providing GFCI protection at the appropriate upstream device (breaker or receptacle) and verifying proper operation. Repairs and verification should be performed by a Licensed Electrician. (Figure [5](#))

Pushmatic-Style Breaker Panels Present at Main Panel and Subpanel (Licensed Electrician)

Safety Concern: Pushmatic-style breakers were observed at the main electrical panel and the subpanel in the basement. This breaker type is a known safety concern because breakers may not trip reliably, increasing the risk of electrical overheating and fire. Evaluation and correction are recommended, which may include replacement of the panels/breakers with modern equipment as appropriate. Repairs and any panel replacement should be performed by a licensed electrician. (Figures [6, 7, 8](#))

Sump Pump Not Connected to Dedicated Receptacle (Licensed Electrician)

Improve: The sump pump in the basement was observed not plugged into a dedicated outlet. Sharing a receptacle/circuit with other loads can lead to nuisance tripping or inadvertent disconnection, which may prevent the pump from operating when needed. A dedicated, properly installed receptacle/circuit should be provided for the sump pump and the pump should be connected accordingly. Corrections should be performed by a Licensed Electrician. (Figure [32](#))

• **FYI:** *The electrical panel uses circuit breakers. Circuit breaker panels are the modern standard for electrical distribution. Breakers should be exercised (toggled off and on) periodically to prevent them from seizing. If a breaker trips repeatedly, this may indicate an overloaded circuit, short circuit, or ground fault that should be investigated by a licensed electrician. Ensure the panel is accessible with at least 36 inches of clear working space in front of it.*

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Exterior pole light fixtures, with an active dusk-to-dawn component, are not inspected.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

System Type:	Natural gas furnace
Date of Manufacture:	2003
Fuel Type:	Natural Gas
Venting Type:	Direct Vent
Distribution:	Ductwork

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Bathroom Wall Heater Not Functioning (Licensed HVAC Contractor)

General Repair: The bathroom wall-mounted heater was observed to be non-operational at the time of inspection. A non-functioning heater may indicate an electrical or equipment failure and can reduce the ability to adequately heat the space. The unit should be serviced, repaired, or replaced as needed after troubleshooting and verification of safe operation. Evaluation and repairs should be performed by a licensed HVAC contractor. (Figure [21](#))

• **FYI:** The heating system is a forced air furnace. Forced air furnaces typically have a lifespan of 15-25 years. Regular maintenance is essential and should include annual professional servicing, filter changes every 1-3 months, and inspection of the heat exchanger, burners, and venting system. Carbon monoxide detectors should be installed on every level of the home and tested regularly.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The furnace heat exchanger, humidifier or dehumidifier function, and electronic air filters are not inspected.
- The adequacy of heat supply (BTU's) or distribution balance of ductwork is not inspected.
- The interior of flues or chimneys, which are not readily accessible, are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF VISIBLE PLUMBING

Water Supply:	Public/Municipal
Supply Piping:	Copper
Drain/Waste Piping:	Copper, Cast Iron, ABS
Main Shutoff Location:	Basement
Sewage System:	Unknown
Sump Pump:	Present
Water Heater Manufacturer:	US/CRAFTMASTER WATER HEATER COMPANY
Water Heater Model Number:	N50T61-403
Water Heater Type:	Tank (Gas)
Water Heater Age:	13
Water Heater Capacity:	50 gallons

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Corrosion and Mineral Buildup at Expansion Tank Piping Suggests Leakage (Licensed Plumber)

General Repair: Corrosion and mineral buildup were observed on the copper plumbing at/near the expansion tank in the basement, suggesting a past or potentially active leak at the connection. Leakage at this location can lead to ongoing water damage and progressive pipe deterioration. The affected joint/connection should be evaluated, leakage verified, and the leaking fitting and/or piping repaired or replaced as needed. Repairs should be performed by a licensed plumber. (Figure [22](#))

Loose Toilet at Basement Bathroom (Licensed Plumber)

General Repair: The toilet in the basement bathroom was observed to be loose at the base. A loose toilet can compromise the wax ring and toilet flange connection, increasing the risk of leakage and damage to the surrounding flooring/subfloor. The toilet should be removed and reset properly, with the flange and wax ring evaluated and replaced as needed, and the bowl secured to the floor. Correction should be performed by a licensed plumber. (Figure [23](#))

Missing P-Trap(s) Under Master Bathroom Sink(s) (Licensed Plumber)

Improve: No P-trap was observed installed under the master bathroom sink drain piping at the time of inspection. A missing trap can allow sewer gases to enter the living space and may contribute to drainage

and odor concerns. Installation of properly sized P-trap(s) and verification of correct trap arm connection and leak-free operation are recommended. Repairs should be performed by a Licensed Plumber. (Figure [33](#))

Slow Draining Master Bathroom Sink (Licensed Plumber)

Improve: The master bathroom sink was observed to drain very slowly at the time of inspection. Slow drainage can indicate a partial blockage in the fixture drain or trap and may lead to backup, odors, or overflow if the restriction worsens. The sink drain piping should be evaluated and cleared/cleaned as needed to restore normal drainage. Repairs should be performed by a licensed plumber. (Figure [34](#))

Jet Tub Drain Stopper Not Functioning (Tub Not Fully Tested) (Licensed Plumber)

Improve: The jet tub drain stopper did not function in the bathroom, which prevented the tub from being filled and the system from being fully tested. This limits evaluation of the tub's watertightness and operation and may allow undetected leakage or functional defects to go unrecognized. The drain stopper and related drain components should be repaired or replaced and the tub should be fully function-tested after corrections are completed. Repairs and testing should be performed by a licensed plumber. (Figure [35](#))

Deteriorated/Missing Caulk and Trim at Tub Surround and Slow-Draining Tub (Qualified Plumbing Contractor)

Improve: Missing and deteriorated caulk/trim with staining was observed at the bathroom tub surround, and the tub drain was noted to be slow draining. These conditions may allow water intrusion behind the surround and can contribute to hidden moisture damage and potential microbial growth, while the slow drainage may indicate a partial blockage. The tub surround should be properly cleaned, any deteriorated trim repaired/replaced as needed, and all joints re-caulked/sealed; the tub drain should be cleaned/cleared and corrected to restore normal drainage. Repairs should be performed by a qualified plumbing contractor (and a qualified bathroom/tile contractor as needed for trim and sealing). (Figure [36](#))

Missing P-Trap at Kitchen Sink Drain (Licensed Plumbing Contractor)

Improve: No P-trap was observed under the kitchen sink at the time of inspection. A missing trap can allow sewer gases to enter the living space and may contribute to improper drainage. Installation of a properly sized and configured P-trap (and associated fittings as needed) is recommended to provide an effective trap seal. Correction should be performed by a licensed plumbing contractor. (Figure [37](#))

• **FYI:** The water heater is a gas-fired tank unit. Gas tank water heaters typically last 8-12 years. The temperature and pressure (T&P) relief valve should be tested annually and the discharge pipe must terminate within 6 inches of the floor or to the exterior. The tank should be flushed annually to remove sediment buildup. Ensure adequate combustion air and proper venting. The gas shut-off valve should be accessible and in working order.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Underground sewer lines are not inspected and are not part of a general home inspection.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and quality are not tested, unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections which are not readily accessible are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning/softening systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF VISIBLE INSULATION / VENTILATION

Attic Access:	No Access
Attic Insulation Type:	None Observed
Attic Insulation Depth:	Not Measured
Wall Insulation:	Unknown
Vapor Barrier (Crawlspace):	N/A
Bathroom Exhaust:	Vented to Exterior
Kitchen Exhaust:	Vented to Exterior
Dryer Vent:	To Exterior

INSULATION / VENTILATION OBSERVATIONS

GENERAL COMMENTS

No attic access was available at the time of inspection, thereby limiting the inspection of the attic insulation and ventilation. Further evaluation by a qualified professional is recommended prior to the expiration of your inspection contingency period.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

No INSULATION & VENTILATION related repairs or improvements were needed at the time of the inspection.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection of power ventilators is limited by their accessibility and/or ambient temperatures in the attic.
- Insulation/ventilation type and levels in concealed areas, such as behind walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall Material:	Drywall
Ceiling Material:	Drywall
Flooring Types:	Hardwood, Carpet, Laminate
Cabinet Material:	Wood

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Bedroom Window Did Not Operate Properly (Qualified Window/Door Contractor)

General Repair: The bedroom window did not open and close properly at the time of inspection. Inoperable windows may limit emergency egress and ventilation and can indicate failed hardware or binding at the sash/frame. The window should be adjusted, repaired, or replaced as needed to restore smooth operation and proper latching. Repairs should be performed by a qualified window/door contractor or experienced general contractor. (Figure [24](#))

Broken/Disconnected Window Linkage at Bedroom Window (Qualified Window Repair Contractor)

General Repair: A bedroom window operator linkage was observed to be broken/disconnected at the time of inspection. This condition can prevent proper operation and secure closure of the window, which may contribute to air/water infiltration and reduced safety/egress functionality. The linkage/hardware should be repaired or replaced and the window should be adjusted to confirm smooth operation and full latching. Correction should be performed by a qualified window repair contractor or experienced carpenter/handyperson. (Figure [25](#))

Cracked Window Glass at Main Entry Door Sidelight (Qualified Glazier or Window/Door Contractor)

General Repair: Cracked window glass was observed beside the main entry door on the first floor. Damaged glazing may present a safety hazard and can allow reduced weather resistance if the crack propagates. The affected glass should be replaced to restore safety and proper performance. Repairs should be completed by a qualified glazier or window/door contractor. (Figure [26](#))

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances, personal items, and/or wall hangings will not be moved to permit inspection and may block defects.
- Carpeting, window treatments and screens, central vacuum systems, elevators, chair lifts, household appliances, recreational facilities, steam generating appliances, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Dishwasher:	Present
Range/Oven:	Electric
Range Hood/Exhaust:	Ducted Hood
Microwave:	Not Present/Freestanding
Refrigerator:	Present
Garbage Disposal:	Present
Washer Connection:	Present
Dryer Connection:	Electric (240V)

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Dishwasher Not Operational (Qualified Appliance Repair Technician)

General Repair: The kitchen dishwasher did not operate at the time of inspection. An inoperative dishwasher limits normal kitchen function and may indicate an electrical, control, or mechanical failure requiring service. The dishwasher should be evaluated, repaired as needed, or replaced to restore proper operation. Repairs should be performed by a qualified appliance repair technician. (Figure [27](#))

Limited Cooktop Burner Operation

Improve: Only one burner on the electric cooktop was observed to function at the time of inspection in the kitchen. This condition limits safe, reliable cooking performance and may indicate failed surface elements, controls, or internal electrical components. The cooktop should be further evaluated and repaired or replaced as needed to restore full burner operation. Corrections should be completed by a qualified appliance repair technician. (Figure [38](#))

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Doorbells, thermostats, timers and other specialized or ancillary features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Type:	Gas Fireplace (Vented), Wood-Burning Fireplace
Quantity:	2
Chimney Type:	Masonry
Gas Key/Shut-off:	Present

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Heavy Soot Buildup at Wood-Burning Fireplace (Certified Chimney Sweep)

Improve: Heavy soot buildup was observed at the wood-burning fireplace in the Living Room. Excessive soot accumulation can indicate inefficient burning and may contribute to creosote formation in the flue, which increases the risk of chimney fire and smoke/odor issues. The fireplace and associated chimney/flue should be cleaned and serviced, and safe operating condition should be verified. Cleaning and evaluation should be performed by a certified chimney sweep (CSIA or equivalent). (Figure [39](#))

• **FYI:** The property has a wood-burning fireplace. The chimney and flue should be inspected and cleaned annually by a certified chimney sweep (CSIA certified). Creosote buildup in the flue is a fire hazard. Use only seasoned hardwood for cleaner burning. Ensure the damper operates freely and closes tightly when not in use. A spark screen or glass doors should be used when the fireplace is in operation. Carbon monoxide detectors should be installed on every level of the home.

• **FYI:** The property has a vented gas fireplace. Vented gas fireplaces exhaust combustion gases through a chimney or direct vent. Annual professional inspection is recommended, including checking the gas valve, pilot assembly, thermocouple, and venting system. Ensure the gas shut-off is accessible. Glass fronts on gas fireplaces become extremely hot during operation — exercise caution, especially with children and pets. Logs and media should not be rearranged from manufacturer placement.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Fire-screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Garage

DESCRIPTION OF GARAGE

Garage Type:	Integral
Number of Garage Doors:	3+
Door Material:	Steel
Automatic Opener:	Present – Tested
Fire Separation Door:	Hollow Core
Garage Floor:	Concrete
Auto-Reverse Safety Feature Tested:	Yes – Auto-Reverse Functional

GARAGE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Non-Fire-Rated Hollow-Core Door at Garage Entry (Qualified Door Installer or Licensed General Contractor)

Improve: A hollow-core, non-fire-rated door was observed at the entry between the garage and the dwelling. This condition can reduce the intended separation between the garage and living space, which is important for slowing the spread of fire and smoke. The door should be replaced with an approved fire-rated door assembly suitable for a garage separation. Corrections should be performed by a qualified door installer or licensed general contractor. (Figure [40](#))

LIMITATIONS OF GARAGE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Only the visible and accessible portions of the garage are inspected.
- Personal belongings and stored items may limit inspection of walls, ceilings, and floors.
- Automatic garage door openers are tested for auto-reverse function using standard methods.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety concerns that should be addressed immediately. The following checklist should help you undertake these improvements:

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire Safety Concerns and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of downspouts is appropriate. Remove debris from window wells.

- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grading of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut-off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
- ☐ Once every six months, drain one gallon of water from the tank. If you have hard water, do this every month. This reduces the amount of sediment collecting in the bottom of the tank, which can make the burner or heating coils work harder.

ANNUALLY

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.

- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a qualified specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

THIS AGREEMENT made on 07/23/2026 by and between Beau Traister/Guardian Home Inspection (hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The address of the property to be inspected is: 101 Tomahawk Dr, Pittsburgh, PA 15215. The total fee for all provided services plus applicable taxes: \$395.00.

THIS IS A LEGALLY BINDING CONTRACT AND CONTAINS AN ARBITRATION CLAUSE - PLEASE READ IT CAREFULLY

This Inspection Agreement contains the terms and conditions of your (the Client) contract with Guardian Home Inspection, LLC for an Inspection of the Property at the above address. This Inspection Agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, Client represents and warrants that Client has secured all approvals necessary for Guardian Home Inspection, LLC to conduct the Inspection of the Property. Client also warrants they will read the entire Inspection report when received and shall promptly call with any questions or concerns client may have regarding Inspection or Inspection Report. The Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of Guardian Home Inspection, LLC.

1. INSPECTION AND DUTIES

Guardian Home Inspection, LLC agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which the Client agrees to pay a fee. The Inspection will be performed in the accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI) (http://www.homeinspector.org/files/docs/standards_updated3-4-2015.pdf), and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement. You agree that if Guardian Home Inspection, LLC recommends further evaluation of a condition noted in the Inspection Report that you will do so before the end of any inspection contingency and prior to closing.

2. DISCLAIMER OF WARRANTY

Client understands that the Inspection and Inspection Report do not in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.

3. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Guardian Home Inspection, LLC within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractor's repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection; failure to bring said action within one (1) year of the date of the Inspection is full and complete waiver of any rights, actions or causes of actions that may have arisen therefrom. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law.

4. LIQUIDATED DAMAGES-LIMITED LIABILITY CLAUSE

Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time of this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, if we fail to perform the Services as provide herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability, whether based on contract tort or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialties and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree to this provision.

5. ENVIRONMENTAL AND HEALTH ISSUES

The Client specifically acknowledges that Guardian Home Inspection, LLC is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos, "Chinese Drywall"; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electro-magnetic fields; underground storage tanks; proximity to toxic waste sites; carbon monoxide. You agree to hold Guardian Home Inspection, LLC and Inspector harmless for any injury, health risk or damage caused or contributed to by these conditions.

6. LIMITATIONS EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those **NOT** included in the Inspection or Inspection Report, unless otherwise agreed upon:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls.
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
- Private water, sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems. This exclusion is not applicable if the Client has the Company perform septic inspection services for an additional fee.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks. Furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, system or component life expectancy or adequacy or efficiency of any system or component.
- Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot, fungus; or damage from or relating to the preceding. This exclusion is not applicable if the Client has the Company perform wood destroying organism inspection for an additional fee.

7. GOVERNING LAW & SEVERABILITY

This Agreement shall be governed by Pennsylvania law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

8. RECEIPT OF REPORT

The Company's agreement to perform the inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If this Agreement is not signed by Client prior to or at the time the written Inspection Report is provided to the Client and Client objects of any of the terms of this Agreement, Client shall return the written Inspection Report to Guardian Home Inspection, LLC within seven (7) days and any fee that has been paid will be refunded to the Client. Failure to return the written Inspection Report and payment of the fee shall constitute the full acceptance of all of the terms of this Agreement by Client.

9. OTHER SERVICES

It is understood and agreed to by the parties hereto that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

Client further acknowledges, agrees, and authorizes Guardian Home Inspections to provide their contact information (including telephone number) to a third-party service provider ("TSP") Secure24 ADT, with which Guardian Home Inspection may affiliate with to offer the client additional value-added service

10. ENTIRE AGREEMENT, MODIFICATION & 3rd PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

11. DISPUTE RESOLUTION-ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. In addition, client agrees to and shall bear all filing fees required by the Arbitration Association. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.



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Michael Conway Tuesday, July 21st, 2026