

Residential Building Inspection Report

324 Faber St, Pittsburgh, PA 15214

Inspection Date:
2026-05-26

Prepared For:
Lauren Marshall

Prepared By:
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Report Number:
0526260912CN

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GUARDIAN
HOME INSPECTION

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Inspection Address: 324 Faber St, Pittsburgh, PA 15214

Report Number: 0526260912CN

Dear Lauren Marshall,

Thank you for choosing our company to perform an inspection at 324 Faber St, Pittsburgh, PA 15214. 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.

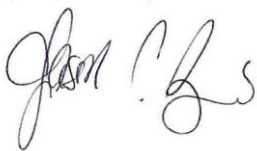
Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection, and very little historical information is provided in advance. While we can reduce your risk of purchasing a property, we cannot eliminate it.

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 76 years old (built in 1950). Overall, the major mechanical systems within the home were in satisfactory operating condition at the time of inspection; however, some components were noted to require service and/or may be approaching the end of their typical service life. 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. 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. Ungrounded Receptacle at Kitchen Bar – Kitchen

Safety Concern: The kitchen bar receptacle was observed to be ungrounded (as indicated by the outlet tester in the photo). An ungrounded receptacle is a safety concern because it can increase shock risk and may not provide proper fault protection for connected appliances. Have the circuit evaluated and corrected by providing a proper equipment grounding conductor or installing an approved GFCI-protected replacement with proper labeling where grounding is not present. Repairs and any required wiring upgrades should be performed by a Licensed Electrician. (Figure [1](#))

2. Inadequate Handrail Protection at Basement Stairs – Basement

Safety Concern: The basement stairway was observed to lack an adequate handrail/rail protection, as shown in the provided photo. Missing or insufficient stair rails increase the risk of slips and falls, particularly on steep or narrow stairways. Install a continuous, securely mounted handrail and any required guard/rail protection that meets current safety standards. Correction should be performed by a qualified carpenter or licensed general contractor. (Figure [2](#))

3. Carbon Monoxide Protection Not Observed in Living Space – Hallway

Safety Concern: Carbon monoxide protection was not observed in the living space in the hallway at the time of inspection. Missing CO alarms are a safety concern because occupants may not receive warning of carbon monoxide accumulation. Install carbon monoxide alarms in the hallway and other required locations in accordance with current safety standards and manufacturer instructions. Have a licensed electrician install and verify operation if hardwired alarms are desired or required. (Figure [3](#))

4. Unsealed Gap at Garage Ceiling Compromising Fire Separation – Garage

Safety Concern: A visible gap/opening was observed along the garage ceiling, which can compromise the required fire-resistance separation between the garage and adjacent areas. This condition may allow fire, smoke, and combustion gases to spread more rapidly, representing a safety concern. Seal and restore the garage ceiling fire separation using approved fire-rated materials and methods appropriate for the assembly. Have a qualified drywall/finishing contractor (or general contractor) perform the repair. (Figure [4](#))

GENERAL REPAIRS

5. Minor Cracking Observed in Concrete Driveway – Exterior

General Repair: Minor cracking was observed in the concrete driveway. Cracks can allow water intrusion and freeze-thaw cycling, which may accelerate deterioration and lead to larger fractures or spalling over time. Seal and repair the cracks and monitor for movement, and consider joint/edge patching as needed to help prevent further damage. Repairs should be performed by a qualified concrete contractor. (Figure [5](#))

6. Surface Spalling/Deterioration at Bottom Front Stair – Exterior

General Repair: Minor surface deterioration/spalling was observed at the bottom of the front exterior stairway along the front exterior wall. This condition can worsen with moisture intrusion and freeze-thaw cycles and may contribute to an uneven or tripping surface over time. Repair and resurface/patch the affected area and seal as appropriate to limit further deterioration. Have a qualified concrete contractor perform the repairs. (Figure [6](#))

7. Cracked Brick Masonry at Driveway Retaining Wall – Exterior

General Repair: The left-facing retaining wall along the driveway showed cracked brick/masonry units, as visible in the wall face. Cracking can allow moisture intrusion and may indicate movement that can worsen and reduce the wall's service life. Have the wall evaluated and repaired (repointing and/or replacement of damaged units and correction of contributing conditions as needed) to help prevent further deterioration. Repairs should be performed by a qualified masonry contractor experienced with retaining walls. (Figure [7](#))

8. Exterior Window/Door Frames Need Sealing and Caulking – Exterior

General Repair: Exterior window and door frame joints were observed with deteriorated/missing sealant at the trim-to-masonry/frame interfaces. Inadequate caulking can allow moisture intrusion and air leakage, which may contribute to water damage and decay of surrounding materials. Clean, prep, and re-caulk/seal the affected perimeter joints with an appropriate exterior-rated sealant and repair any localized gaps as needed. Repairs should be performed by a qualified exterior contractor or experienced handyman. (Figure [8](#))

9. Damaged Siding at Left-Facing Exterior Wall – Exterior

General Repair: Damaged exterior siding was observed along the left-facing exterior wall. Damaged siding can permit moisture intrusion and contribute to wood rot, insect activity, and reduced weather resistance. Repair or replace the affected siding sections and ensure all joints are properly sealed and secured to restore a continuous water-shedding surface. Have a qualified siding contractor perform the repairs. (Figure [9](#))

10. Sagging Steel Lintels with Associated Brick and Mortar Cracking – Exterior

General Repair: Steel lintels along the right-facing exterior brick wall were observed to be sagging, with associated step cracking and mortar cracking in the surrounding brickwork. This condition can reduce support of the masonry above openings and may allow progressive movement and moisture intrusion. Have the lintels and adjacent masonry evaluated and repaired, which may include lintel replacement/resetting and repointing/rebuilding affected brick areas. Corrections should be performed by a qualified masonry contractor (or structural contractor/engineer for evaluation if required). (Figure [10](#))

11. Minor Surface Spalling at Rear Concrete Porch – Exterior

General Repair: Minor surface spalling/falling was observed along the rear concrete porch edge. Deterioration of the concrete surface can worsen over time from moisture and freeze-thaw conditions,

leading to further loss of material and potential tripping or water-intrusion concerns. Seal/patch the affected areas and address any contributing moisture exposure as needed. Repairs should be performed by a qualified concrete contractor. (Figure [11](#))

12. Inadequate Slope at Rear-Facing Gutter Run – Roof

General Repair: The rear-facing gutter run at the roofline lacked adequate slope, evidenced by standing water observed in the gutter. Standing water can accelerate gutter deterioration, promote debris accumulation, and lead to overflow that may contribute to fascia/soffit damage and moisture intrusion. Have the gutter pitch adjusted and the run re-hung as needed to provide proper drainage to the downspout and confirm water flows freely. Repairs should be performed by a qualified gutter contractor or roofing contractor. (Figure [12](#))

13. Debris Accumulation in Gutters Requires Cleaning – Roof

General Repair: Debris was observed accumulated in the gutters at the roofline. Clogged gutters can restrict drainage, contributing to overflow that may damage fascia/soffits and increase the risk of moisture intrusion at exterior walls and foundations. Clean the gutters and downspouts and verify proper flow/discharge away from the structure. Have a qualified gutter cleaning/maintenance contractor perform this service. (Figure [13](#))

14. Loose Exterior Electrical Outlet at Left Side – Exterior

General Repair: The left-facing exterior electrical outlet was observed to be loose from the wall. A loose receptacle can expose wiring, allow moisture intrusion, and create a shock or fire hazard. Have the outlet and exterior box/cover re-secured and sealed, and verify the receptacle is properly supported and weather-rated. This repair should be performed by a Licensed Electrician. (Figure [14](#))

15. Furnace Requires Service – Basement

General Repair: The furnace in the basement appeared to need servicing at the time of inspection. Lack of routine service can lead to reduced efficiency, unreliable operation, and potential safety concerns. Have the system evaluated, serviced, and any needed repairs performed in accordance with the manufacturer's requirements. Repairs and servicing should be completed by a licensed HVAC contractor. (Figure [15](#))

16. Cold Water Faucet Handle Spinning at Basement Laundry Sink – Basement

General Repair: The cold water faucet handle at the basement laundry sink was observed to spin without properly operating the valve. This condition can prevent reliable shutoff/control of water flow and may contribute to leakage or sudden valve failure. Have the faucet handle/valve stem assembly repaired or replace the faucet as needed to restore proper operation. Repairs should be performed by a licensed plumber. (Figure [16](#))

17. Missing TPR Discharge Tube at Water Heater – Basement

General Repair: The water heater in the basement was observed to be missing the temperature/pressure relief (TPR) valve discharge tube. Without a properly installed discharge tube, hot water/steam may

discharge unpredictably and create a burn/scald hazard and potential property damage. Install an approved discharge pipe from the TPR valve terminating to an appropriate location per current standards. Have a qualified plumbing contractor perform the repair. (Figure [17](#))

18. Toilet Loose at Floor in Bathroom – Bathroom

General Repair: The hallway bathroom toilet was observed to be loose at the floor. A loose toilet can damage the closet flange and flooring and may allow leakage at the wax seal, leading to hidden moisture damage and unsanitary conditions. Have the toilet removed, the flange and subfloor evaluated, and the toilet properly reset and secured with a new seal as needed. Repairs should be performed by a Licensed Plumber. (Figure [18](#))

19. Evidence of Moisture Intrusion at Right Interior Garage Wall – Garage

General Repair: Evidence of moisture intrusion was observed along the right-facing interior garage wall, with visible staining/efflorescence consistent with water migration through the masonry. Moisture intrusion can contribute to deterioration of building materials and may promote mold growth and corrosion of nearby items. Recommend identifying and correcting the moisture source and repairing/cleaning affected wall surfaces as needed. A qualified waterproofing contractor should evaluate and perform the necessary repairs. (Figure [19](#))

20. Garage Door Requires Constant Pressure to Close (Sensor Issue Suspected) – Garage

General Repair: The garage door opener would only close when the wall control button was held down, which commonly indicates a fault or misalignment with the photoelectric safety sensors. This condition can defeat normal safety features and may prevent proper automatic closing operation. Have the safety sensors and related wiring/controls inspected, aligned, and repaired or replaced as needed, and verify proper safety reverse function after service. Repairs should be performed by a qualified garage door service contractor. (Figure [20](#))

INVESTIGATE

21. Cracking Observed at Right-Facing Garage Wall – Garage

Investigate: Evidence of hairline, step, and horizontal cracking was noted along the right-facing wall in the garage. Cracking of this nature can be indicative of movement or distress and may allow moisture intrusion or progression of damage if left unaddressed. Further evaluation is recommended to determine the cause and whether repairs or stabilization are necessary. Have a qualified structural engineer evaluate and provide repair recommendations as needed. (Figure [21](#))

22. Evidence of Prior Ceiling Patching Above Front Entry Door – Living Room

Investigate: Evidence of patching was noted along the ceiling above the front entryway door in the living room. Prior repairs can indicate a past moisture intrusion, movement, or other condition that may still be active and could result in recurring damage or concealed deterioration. Have the patched area evaluated to

determine the cause and complete any needed repairs, including correcting any active moisture source and restoring the ceiling finish. Evaluation and repairs should be performed by a qualified drywall/painting contractor, with additional specialty contractors engaged as needed based on findings. (Figure [22](#))

MONITOR

23. Corrosion Noted on Basement Waterlines and Fittings – Basement

Monitor: Corrosion was observed on the fittings and waterlines along the front-facing basement wall. Corroded piping components can deteriorate and begin leaking without warning, potentially causing water damage. Monitor these areas closely for signs of active leakage (moisture, staining, dripping) and have the affected piping/fittings evaluated and repaired or replaced as needed. Corrections should be performed by a licensed plumber. (Figure [23](#))

IMPROVEMENTS

24. Negative Grading at Right-Facing Side of Home – Exterior

Improve: The grading along the right-facing side of the home appears to slope toward the foundation (negative grade). This condition can direct surface water toward the structure, increasing the risk of moisture intrusion and foundation-related deterioration. Regrade the soil to slope away from the home and maintain proper clearances to siding/brick and any foundation vents, and extend/adjust drainage features as needed to manage runoff. Have a qualified landscaping/grading contractor correct the grading to provide positive drainage away from the foundation. (Figure [24](#))

25. Inadequate Attic Insulation Levels – Attic

Improve: The attic insulation levels were observed to be poor/inadequate in the attic area. Insufficient insulation can increase heating and cooling costs and may contribute to comfort issues and condensation-related moisture concerns. Improve insulation to current recommended R-values for this climate by adding/redistributing insulation as needed while maintaining required clearances around heat-producing fixtures and ensuring soffit/roof ventilation pathways are not blocked. Have a qualified insulation contractor evaluate and perform the insulation upgrades. (Figure [25](#))

26. Improper Orientation of Kraft-Faced Attic Insulation – Attic

Improve: In the attic, kraft-faced fiberglass insulation appears to be installed with the kraft paper facing the wrong direction (not facing downward toward the conditioned space). Incorrect vapor retarder orientation can trap moisture and reduce insulation performance, increasing the risk of condensation-related damage. Have the insulation adjusted/reinstalled so the kraft facing is oriented correctly per current best practices and manufacturer instructions. Repairs should be performed by a qualified insulation contractor. (Figure [26](#))

DEFERRED COST ITEMS

27. Aging Air Conditioning Condensing Unit Nearing End of Service Life – Exterior

Deferred Cost: The exterior air conditioning condensing unit appears to be older and, based on its apparent age/condition, is approaching the end of its typical useful life. Aging HVAC equipment is more prone to reduced efficiency and unexpected failure, which can result in deferred replacement costs and loss of cooling. Budget for replacement and have the system evaluated and serviced to optimize remaining performance and to help anticipate replacement timing. A licensed HVAC contractor should perform the evaluation and any repairs or replacement. (Figure [27](#))

28. Furnace Nearing End of Useful Service Life (Basement) – Basement

Deferred Cost: The basement furnace was reported to be approaching the end of its useful service life compared to similar units. Equipment at or beyond its typical service life may be more prone to failure, reduced efficiency, and increased repair costs. Have the system evaluated and budget for replacement or major repair as needed. A licensed HVAC contractor should perform the evaluation and any required repair or replacement. (Figure [28](#))

29. Water Heater Beyond Average Useful Life (Basement) – Basement

Deferred Cost: The basement water heater was reported as beyond the average useful life for similar units. Water heaters operating past their expected service life have an increased risk of leakage or sudden failure, which can result in water damage and interruption of hot water service. Plan for replacement and have the unit evaluated to determine remaining serviceability and replacement options. Repairs or replacement should be performed by a licensed plumbing contractor. (Figure [29](#))

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Photo Journal

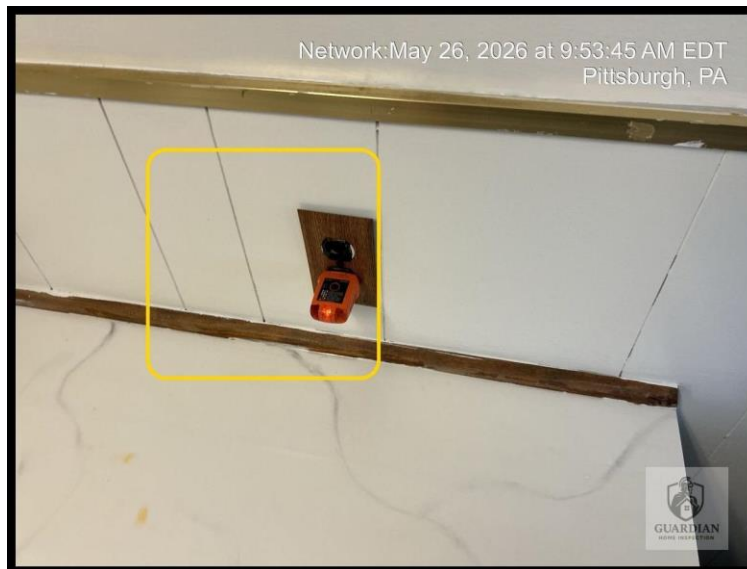


Figure 1: The kitchen bar receptacle was observed to be ungrounded (as indicated by the outlet tester in the photo).



Figure 2: The basement stairway was observed to lack an adequate handrail/rail protection, as shown in the provided photo.



Figure 3: Carbon monoxide protection was not observed in the living space in the hallway at the time of inspection.



Figure 4: A visible gap/opening was observed along the garage ceiling, which can compromise the required fire-resistance separation between the garage and adjacent areas.



Figure 5: Minor cracking was observed in the concrete driveway.

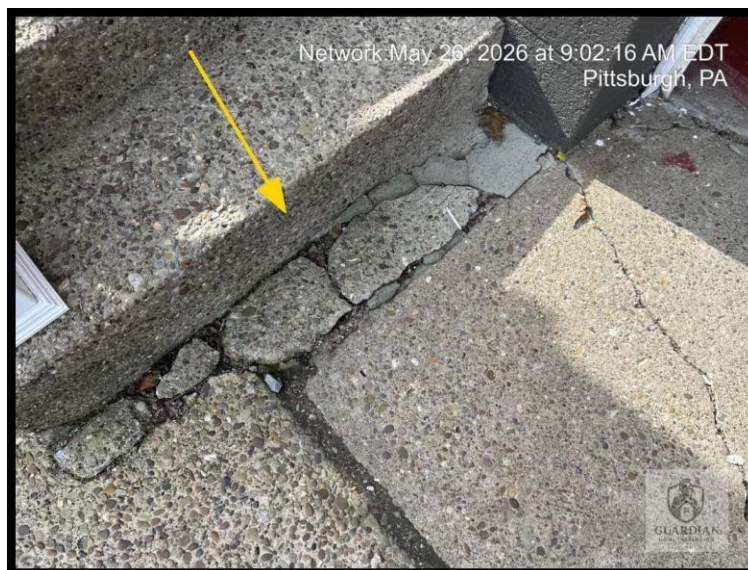


Figure 6: Minor surface deterioration/spalling was observed at the bottom of the front exterior stairway along the front exterior wall.

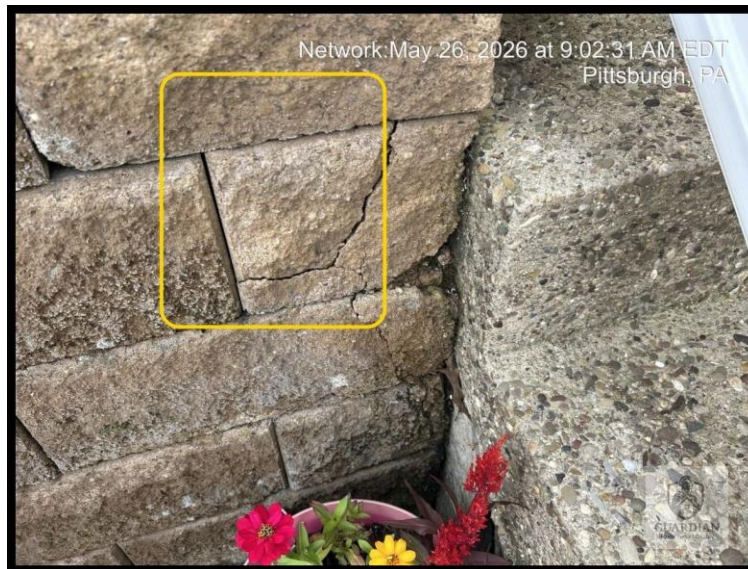


Figure 7: The left-facing retaining wall along the driveway showed cracked brick/masonry units, as visible in the wall face.



Figure 8: Exterior window and door frame joints were observed with deteriorated/missing sealant at the trim-to-masonry/frame interfaces.



Figure 9: Damaged exterior siding was observed along the left-facing exterior wall.



Figure 10: Steel lintels along the right-facing exterior brick wall were observed to be sagging, with associated step cracking and mortar cracking in the surrounding brickwork.



Figure 11: Minor surface spalling/falling was observed along the rear concrete porch edge.



Figure 12: The rear-facing gutter run at the roofline lacked adequate slope, evidenced by standing water observed in the gutter.



Figure 13: Debris was observed accumulated in the gutters at the roofline.



Figure 14: The left-facing exterior electrical outlet was observed to be loose from the wall.

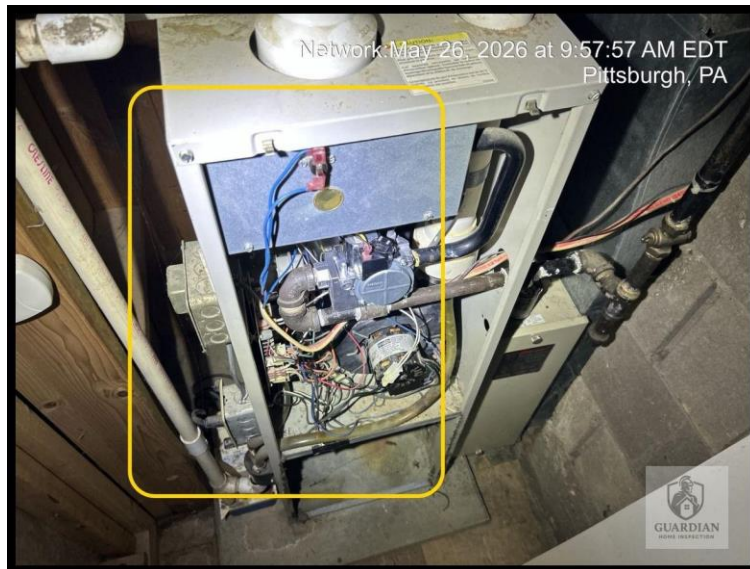


Figure 15: The furnace in the basement appeared to need servicing at the time of inspection.



Figure 16: The cold water faucet handle at the basement laundry sink was observed to spin without properly operating the valve.

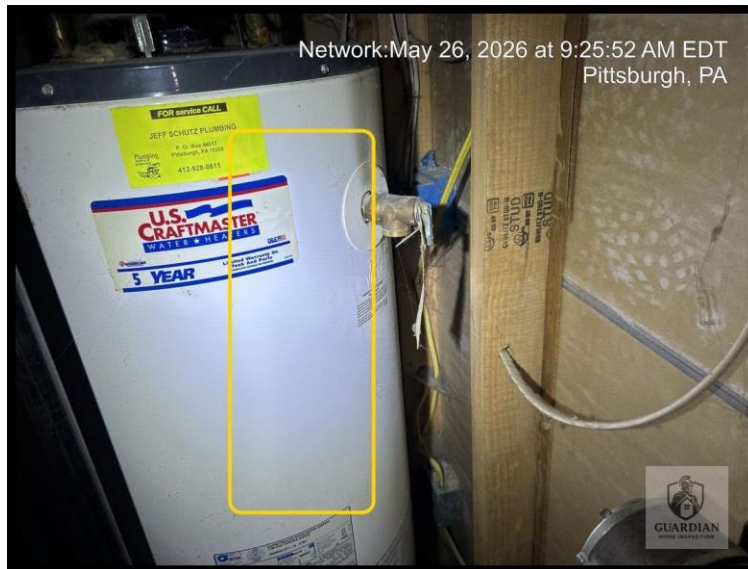


Figure 17: The water heater in the basement was observed to be missing the temperature/pressure relief (TPR) valve discharge tube.



Figure 18: The hallway bathroom toilet was observed to be loose at the floor.



Figure 19: Evidence of moisture intrusion was observed along the right-facing interior garage wall, with visible staining/efflorescence consistent with water migration through the masonry.



Figure 20: The garage door opener would only close when the wall control button was held down, which commonly indicates a fault or misalignment with the photoelectric safety sensors.



Figure 21: Evidence of hairline, step, and horizontal cracking was noted along the right-facing wall in the garage.

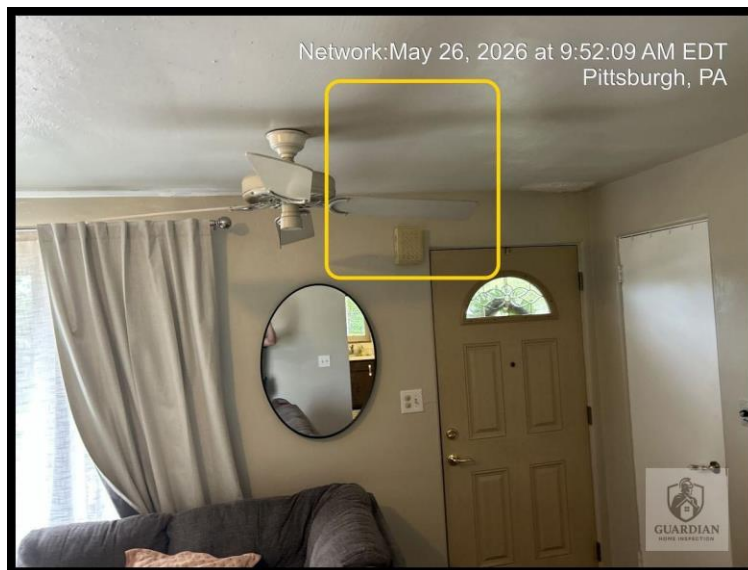


Figure 22: Evidence of patching was noted along the ceiling above the front entryway door in the living room.



Figure 23: Corrosion was observed on the fittings and waterlines along the front-facing basement wall.

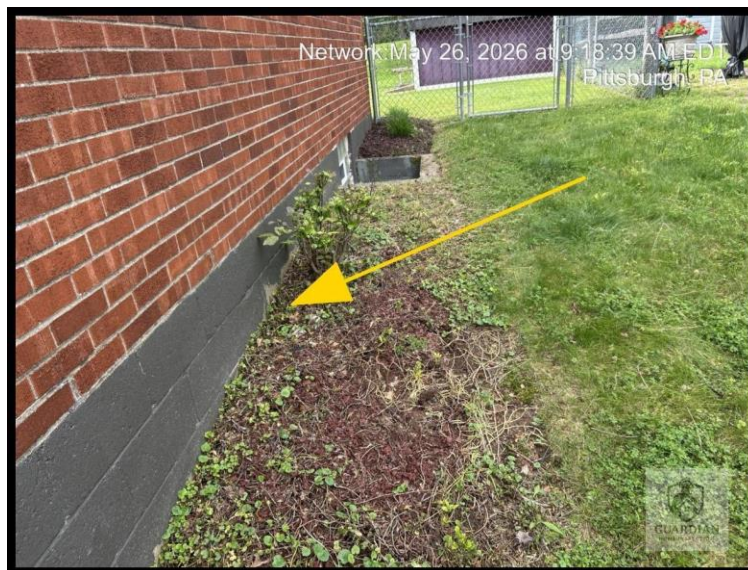


Figure 24: The grading along the right-facing side of the home appears to slope toward the foundation (negative grade).



Figure 25: The attic insulation levels were observed to be poor/inadequate in the attic area.

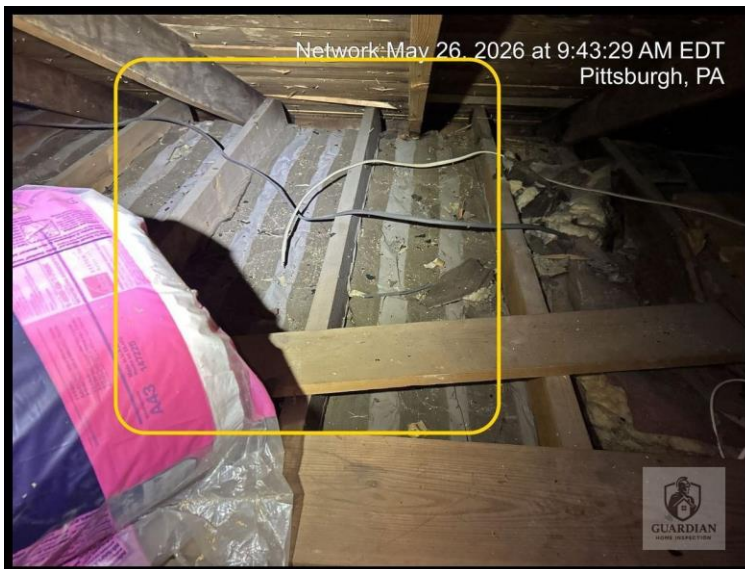


Figure 26: In the attic, kraft-faced fiberglass insulation appears to be installed with the kraft paper facing the wrong direction (not facing downward toward the conditioned space).



Figure 27: The exterior air conditioning condensing unit appears to be older and, based on its apparent age/condition, is approaching the end of its typical useful life.

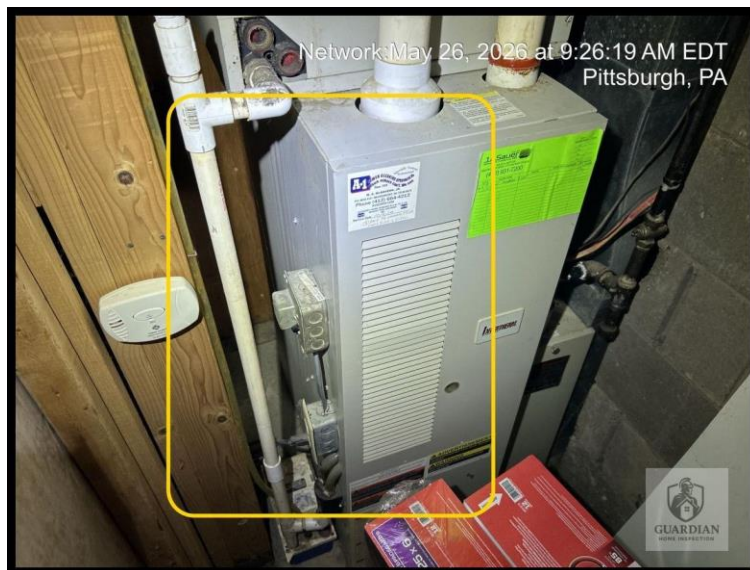


Figure 28: The basement furnace was reported to be approaching the end of its useful service life compared to similar units.

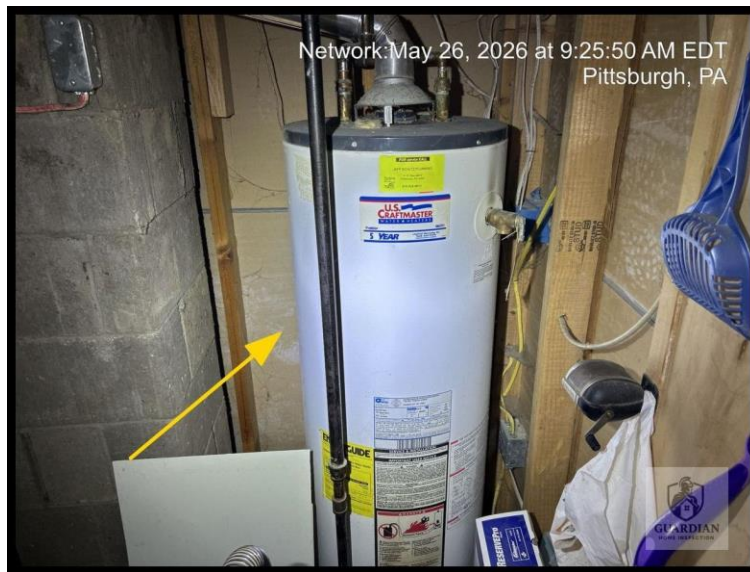


Figure 29: The basement water heater was reported as beyond the average useful life for similar units.

Exterior

DESCRIPTION OF EXTERIOR

Siding Material:	Vinyl, Brick
Trim Material:	Wood, Aluminum
Window Type:	Double Pane
Window Style:	Sliding, Casement
Driveway Material:	Asphalt
Landscape Grading:	Negative (Toward House)
Walkway Material:	Concrete
Porch Type:	Covered Rear Porch
Deck/Patio Type:	None

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Minor Cracking Observed in Concrete Driveway (Qualified Concrete Contractor)

General Repair: Minor cracking was observed in the concrete driveway. Cracks can allow water intrusion and freeze-thaw cycling, which may accelerate deterioration and lead to larger fractures or spalling over time. Seal and repair the cracks and monitor for movement, and consider joint/edge patching as needed to help prevent further damage. Repairs should be performed by a qualified concrete contractor. (Figure [5](#))

Surface Spalling/Deterioration at Bottom Front Stair (Qualified Concrete Contractor)

General Repair: Minor surface deterioration/spalling was observed at the bottom of the front exterior stairway along the front exterior wall. This condition can worsen with moisture intrusion and freeze-thaw cycles and may contribute to an uneven or tripping surface over time. Repair and resurface/patch the affected area and seal as appropriate to limit further deterioration. Have a qualified concrete contractor perform the repairs. (Figure [6](#))

Cracked Brick Masonry at Driveway Retaining Wall (Qualified Masonry Contractor)

General Repair: The left-facing retaining wall along the driveway showed cracked brick/masonry units, as visible in the wall face. Cracking can allow moisture intrusion and may indicate movement that can worsen and reduce the wall's service life. Have the wall evaluated and repaired (repointing and/or replacement of damaged units and correction of contributing conditions as needed) to help prevent further deterioration. Repairs should be performed by a qualified masonry contractor experienced with retaining walls. (Figure [7](#))

Exterior Window/Door Frames Need Sealing and Caulking (Qualified Exterior Contractor)

General Repair: Exterior window and door frame joints were observed with deteriorated/missing sealant at the trim-to-masonry/frame interfaces. Inadequate caulking can allow moisture intrusion and air leakage, which may contribute to water damage and decay of surrounding materials. Clean, prep, and re-caulk/seal the affected perimeter joints with an appropriate exterior-rated sealant and repair any localized gaps as needed. Repairs should be performed by a qualified exterior contractor or experienced handyman. (Figure [8](#))

Damaged Siding at Left-Facing Exterior Wall (Qualified Siding Contractor)

General Repair: Damaged exterior siding was observed along the left-facing exterior wall. Damaged siding can permit moisture intrusion and contribute to wood rot, insect activity, and reduced weather resistance. Repair or replace the affected siding sections and ensure all joints are properly sealed and secured to restore a continuous water-shedding surface. Have a qualified siding contractor perform the repairs. (Figure [9](#))

Sagging Steel Lintels with Associated Brick and Mortar Cracking (Qualified Masonry Contractor)

General Repair: Steel lintels along the right-facing exterior brick wall were observed to be sagging, with associated step cracking and mortar cracking in the surrounding brickwork. This condition can reduce support of the masonry above openings and may allow progressive movement and moisture intrusion. Have the lintels and adjacent masonry evaluated and repaired, which may include lintel replacement/resetting and repointing/rebuilding affected brick areas. Corrections should be performed by a qualified masonry contractor (or structural contractor/engineer for evaluation if required). (Figure [10](#))

Minor Surface Spalling at Rear Concrete Porch (Qualified Concrete Contractor)

General Repair: Minor surface spalling/falling was observed along the rear concrete porch edge. Deterioration of the concrete surface can worsen over time from moisture and freeze-thaw conditions, leading to further loss of material and potential tripping or water-intrusion concerns. Seal/patch the affected areas and address any contributing moisture exposure as needed. Repairs should be performed by a qualified concrete contractor. (Figure [11](#))

Negative Grading at Right-Facing Side of Home (Qualified Landscaping/Grading Contractor)

Improve: The grading along the right-facing side of the home appears to slope toward the foundation (negative grade). This condition can direct surface water toward the structure, increasing the risk of moisture intrusion and foundation-related deterioration. Regrade the soil to slope away from the home and maintain proper clearances to siding/brick and any foundation vents, and extend/adjust drainage features as needed to manage runoff. Have a qualified landscaping/grading contractor correct the grading to provide positive drainage away from the foundation. (Figure [24](#))

• **FYI:** The exterior cladding is vinyl siding. Vinyl siding is low-maintenance and typically lasts 20-40 years. It does not require painting but can fade over time. Vinyl can crack in extreme cold and may warp or melt if exposed to high heat sources such as a nearby grill. Periodic cleaning with a garden hose or pressure washer (on low setting)

helps maintain appearance. Loose or damaged sections should be replaced promptly to prevent moisture intrusion behind the siding.

• **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:	Gable
Roof Covering:	Asphalt Shingle (Architectural)
Number of Layers:	1
Life Stage:	Newer
Inspection Method:	Walked On
Gutter Material:	Aluminum
Skylights:	None
Roof Ventilation:	Ridge Vent, Gable Vents
Chimney Present:	Yes
Chimney Material:	Masonry
Chimney Cap/Screen:	Present
Chimney Flashing Condition:	Good

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Inadequate Slope at Rear-Facing Gutter Run (Qualified Gutter Contractor)

General Repair: The rear-facing gutter run at the roofline lacked adequate slope, evidenced by standing water observed in the gutter. Standing water can accelerate gutter deterioration, promote debris accumulation, and lead to overflow that may contribute to fascia/soffit damage and moisture intrusion. Have the gutter pitch adjusted and the run re-hung as needed to provide proper drainage to the downspout and confirm water flows freely. Repairs should be performed by a qualified gutter contractor or roofing contractor. (Figure [12](#))

Debris Accumulation in Gutters Requires Cleaning (Qualified Gutter Cleaning/Maintenance Contractor)

General Repair: Debris was observed accumulated in the gutters at the roofline. Clogged gutters can restrict drainage, contributing to overflow that may damage fascia/soffits and increase the risk of moisture intrusion at exterior walls and foundations. Clean the gutters and downspouts and verify proper flow/discharge away from the structure. Have a qualified gutter cleaning/maintenance contractor perform this service. (Figure [13](#))

- **FYI:** The roof covering is asphalt shingles. Asphalt shingle roofs typically have a lifespan of 20-30 years depending on the quality of materials, installation, ventilation, and environmental conditions. Regular

maintenance including periodic inspections, keeping gutters clean, and addressing minor issues promptly can help maximize the roof's service life. Signs of aging include curling, cracking, granule loss, and moss or algae growth.

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 A/C
Date of Manufacture:	1995
Capacity (Tons):	2.0
Refrigerant Type:	Unknown
Thermostat Type:	Manual
Thermostat Location:	Hallway
Condenser Location:	Back of House
Ductwork:	Metal

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Aging Air Conditioning Condensing Unit Nearing End of Service Life (Licensed HVAC Contractor)

Deferred Cost: The exterior air conditioning condensing unit appears to be older and, based on its apparent age/condition, is approaching the end of its typical useful life. Aging HVAC equipment is more prone to reduced efficiency and unexpected failure, which can result in deferred replacement costs and loss of cooling. Budget for replacement and have the system evaluated and serviced to optimize remaining performance and to help anticipate replacement timing. A licensed HVAC contractor should perform the evaluation and any repairs or replacement. (Figure [27](#))

- **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:	Rafters & Plywood Sheathing
Crawlspace:	None
Basement:	Partial

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Cracking Observed at Right-Facing Garage Wall (Licensed Structural Engineer)

Investigate: Evidence of hairline, step, and horizontal cracking was noted along the right-facing wall in the garage. Cracking of this nature can be indicative of movement or distress and may allow moisture intrusion or progression of damage if left unaddressed. Further evaluation is recommended to determine the cause and whether repairs or stabilization are necessary. Have a qualified structural engineer evaluate and provide repair recommendations as needed. (Figure [21](#))

• **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:	150 Amp
Service Entrance:	Overhead
Panel Type:	Circuit Breaker
Main Panel Location:	Basement
Main Disconnect Location:	Basement
Branch Wiring:	Copper, Romex (NM), Fabric Covered
GFCI Protection:	Verified Present
AFCI Protection:	Not Required
Smoke Detectors:	Present – Partial
Carbon Monoxide Detectors:	Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Ungrounded Receptacle at Kitchen Bar (Licensed Electrician)

Safety Concern: The kitchen bar receptacle was observed to be ungrounded (as indicated by the outlet tester in the photo). An ungrounded receptacle is a safety concern because it can increase shock risk and may not provide proper fault protection for connected appliances. Have the circuit evaluated and corrected by providing a proper equipment grounding conductor or installing an approved GFCI-protected replacement with proper labeling where grounding is not present. Repairs and any required wiring upgrades should be performed by a Licensed Electrician. (Figure [1](#))

Loose Exterior Electrical Outlet at Left Side (Licensed Electrician)

General Repair: The left-facing exterior electrical outlet was observed to be loose from the wall. A loose receptacle can expose wiring, allow moisture intrusion, and create a shock or fire hazard. Have the outlet and exterior box/cover re-secured and sealed, and verify the receptacle is properly supported and weather-rated. This repair should be performed by a Licensed Electrician. (Figure [14](#))

• **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:	Forced Air (Gas)
Date of Manufacture:	1996
Fuel Type:	Natural Gas
Venting Type:	Direct Vent
Distribution:	Ductwork
Thermostat Location:	Hallway
Fuel Shut-off Location:	Basement

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Furnace Requires Service (Licensed HVAC Contractor)

General Repair: The furnace in the basement appeared to need servicing at the time of inspection. Lack of routine service can lead to reduced efficiency, unreliable operation, and potential safety concerns. Have the system evaluated, serviced, and any needed repairs performed in accordance with the manufacturer's requirements. Repairs and servicing should be completed by a licensed HVAC contractor. (Figure [15](#))

Furnace Nearing End of Useful Service Life (Basement) (Licensed HVAC Contractor)

Deferred Cost: The basement furnace was reported to be approaching the end of its useful service life compared to similar units. Equipment at or beyond its typical service life may be more prone to failure, reduced efficiency, and increased repair costs. Have the system evaluated and budget for replacement or major repair as needed. A licensed HVAC contractor should perform the evaluation and any required repair or replacement. (Figure [28](#))

• **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:	PVC, ABS
Main Shutoff Location:	Basement
Sewage System:	Public Sewer
Sump Pump:	N/A
Water Heater Type:	Tank (Gas)
Water Heater Age:	2009
Water Heater Capacity:	40 gallons

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Cold Water Faucet Handle Spinning at Basement Laundry Sink (Licensed Plumber)

General Repair: The cold water faucet handle at the basement laundry sink was observed to spin without properly operating the valve. This condition can prevent reliable shutoff/control of water flow and may contribute to leakage or sudden valve failure. Have the faucet handle/valve stem assembly repaired or replace the faucet as needed to restore proper operation. Repairs should be performed by a licensed plumber. (Figure [16](#))

Missing TPR Discharge Tube at Water Heater (Qualified Plumbing Contractor)

General Repair: The water heater in the basement was observed to be missing the temperature/pressure relief (TPR) valve discharge tube. Without a properly installed discharge tube, hot water/steam may discharge unpredictably and create a burn/scald hazard and potential property damage. Install an approved discharge pipe from the TPR valve terminating to an appropriate location per current standards. Have a qualified plumbing contractor perform the repair. (Figure [17](#))

Toilet Loose at Floor in Bathroom (Licensed Plumber)

General Repair: The hallway bathroom toilet was observed to be loose at the floor. A loose toilet can damage the closet flange and flooring and may allow leakage at the wax seal, leading to hidden moisture damage and unsanitary conditions. Have the toilet removed, the flange and subfloor evaluated, and the toilet properly reset and secured with a new seal as needed. Repairs should be performed by a Licensed Plumber. (Figure [18](#))

Corrosion Noted on Basement Waterlines and Fittings (Licensed Plumber)

Monitor: Corrosion was observed on the fittings and waterlines along the front-facing basement wall. Corroded piping components can deteriorate and begin leaking without warning, potentially causing water damage. Monitor these areas closely for signs of active leakage (moisture, staining, dripping) and have the affected piping/fittings evaluated and repaired or replaced as needed. Corrections should be performed by a licensed plumber. (Figure [23](#))

Water Heater Beyond Average Useful Life (Basement) (Licensed Plumbing Contractor)

Deferred Cost: The basement water heater was reported as beyond the average useful life for similar units. Water heaters operating past their expected service life have an increased risk of leakage or sudden failure, which can result in water damage and interruption of hot water service. Plan for replacement and have the unit evaluated to determine remaining serviceability and replacement options. Repairs or replacement should be performed by a licensed plumbing contractor. (Figure [29](#))

• **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:	Walk-Up
Attic Insulation Type:	Rockwool
Attic Insulation Depth:	0-3 inches
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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Inadequate Attic Insulation Levels (Qualified Insulation Contractor)

Improve: The attic insulation levels were observed to be poor/inadequate in the attic area. Insufficient insulation can increase heating and cooling costs and may contribute to comfort issues and condensation-related moisture concerns. Improve insulation to current recommended R-values for this climate by adding/redistributing insulation as needed while maintaining required clearances around heat-producing fixtures and ensuring soffit/roof ventilation pathways are not blocked. Have a qualified insulation contractor evaluate and perform the insulation upgrades. (Figure [25](#))

Improper Orientation of Kraft-Faced Attic Insulation (Qualified Insulation Contractor)

Improve: In the attic, kraft-faced fiberglass insulation appears to be installed with the kraft paper facing the wrong direction (not facing downward toward the conditioned space). Incorrect vapor retarder orientation can trap moisture and reduce insulation performance, increasing the risk of condensation-related damage. Have the insulation adjusted/reinstalled so the kraft facing is oriented correctly per current best practices and manufacturer instructions. Repairs should be performed by a qualified insulation contractor. (Figure [26](#))

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, Plaster, Paneling
Ceiling Material:	Plaster, Suspended/Drop
Flooring Types:	Laminate, Hardwood, Tile (Ceramic), LVP/LVT
Countertop Material:	Granite
Cabinet Material:	Wood
Door Types:	Panel
Door Materials:	Hollow Core Wood, MDF/Composite

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Inadequate Handrail Protection at Basement Stairs (Qualified Carpenter or Licensed General Contractor)

Safety Concern: The basement stairway was observed to lack an adequate handrail/rail protection, as shown in the provided photo. Missing or insufficient stair rails increase the risk of slips and falls, particularly on steep or narrow stairways. Install a continuous, securely mounted handrail and any required guard/rail protection that meets current safety standards. Correction should be performed by a qualified carpenter or licensed general contractor. (Figure [2](#))

Carbon Monoxide Protection Not Observed in Living Space (Licensed Electrician)

Safety Concern: Carbon monoxide protection was not observed in the living space in the hallway at the time of inspection. Missing CO alarms are a safety concern because occupants may not receive warning of carbon monoxide accumulation. Install carbon monoxide alarms in the hallway and other required locations in accordance with current safety standards and manufacturer instructions. Have a licensed electrician install and verify operation if hardwired alarms are desired or required. (Figure [3](#))

Evidence of Prior Ceiling Patching Above Front Entry Door (Qualified Drywall/Painting Contractor)

Investigate: Evidence of patching was noted along the ceiling above the front entryway door in the living room. Prior repairs can indicate a past moisture intrusion, movement, or other condition that may still be active and could result in recurring damage or concealed deterioration. Have the patched area evaluated to determine the cause and complete any needed repairs, including correcting any active moisture source and restoring the ceiling finish. Evaluation and repairs should be performed by a qualified drywall/painting contractor, with additional specialty contractors engaged as needed based on findings. (Figure [22](#))

• **FYI:** *The countertops are granite. Granite is a natural stone that is durable and heat-resistant. It should be sealed periodically (typically annually) to prevent staining, as granite is porous. Test the seal by placing a few drops of water on the surface — if it absorbs within a few minutes, resealing is needed. Avoid using harsh or acidic cleaners. Chips or cracks in granite can sometimes be repaired by a stone restoration professional.*

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:	Not Present
Washer Connection:	Present
Dryer Connection:	Gas

APPLIANCE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

LIMITATIONS OF APPLIANCE 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.

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!

Section I. General Information

Inspection Company, Address & Phone Guardian Home Inspection 9800A McKnight Rd Ste. 204 Pittsburgh, PA 15237 724-777-9019	Company's Business Lic. No. BU10517	Date of Inspection 05/26/2026
Address of Property Inspected 324 Faber St, Pittsburgh, PA, 15214		
Inspector's Name, Signature & Certification, Registration, or Lic. # Cameron Norris Registration # 406094	Structure(s) Inspected Single Family Home w/ Integral Garage	

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations

No action and/or treatment recommended: (Explain if Box B in Section II is checked)

Recommend action(s) and/or treatment(s) for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

<input checked="" type="checkbox"/> Basement 2, 3, 4, 6, 7, 8, 9 <input type="checkbox"/> Crawlspace <input checked="" type="checkbox"/> Main Level 1, 3, 4, 6, 7, 8 <input checked="" type="checkbox"/> Attic 5, 11 <input checked="" type="checkbox"/> Garage 1, 3, 6, 7, 14 <input checked="" type="checkbox"/> Exterior 17 <input type="checkbox"/> Porch <input type="checkbox"/> Addition <input type="checkbox"/> Other	<p style="text-align: center;">The inspector may write out obstructions or use the following optional key:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid black; padding: 2px;"> 1. Fixed ceiling 2. Suspended ceiling 3. Fixed wall covering 4. Floor covering 5. Insulation 6. Cabinets or shelving 7. Stored items 8. Furnishings 9. Appliances 10. No access or entry 11. Limited access 12. No access beneath 13. Only visual access </td> <td style="width: 50%; padding: 2px;"> 14. Cluttered condition 15. Standing water 16. Dense vegetation 17. Exterior siding 18. Window well covers 19. Wood pile 20. Snow 21. Unsafe conditions 22. Rigid foam board 23. Synthetic stucco 24. Duct work, wiring, and/or plumbing 25. Spray foam insulation 26. Equipment </td> </tr> </table>	1. Fixed ceiling 2. Suspended ceiling 3. Fixed wall covering 4. Floor covering 5. Insulation 6. Cabinets or shelving 7. Stored items 8. Furnishings 9. Appliances 10. No access or entry 11. Limited access 12. No access beneath 13. Only visual access	14. Cluttered condition 15. Standing water 16. Dense vegetation 17. Exterior siding 18. Window well covers 19. Wood pile 20. Snow 21. Unsafe conditions 22. Rigid foam board 23. Synthetic stucco 24. Duct work, wiring, and/or plumbing 25. Spray foam insulation 26. Equipment
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Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history. X	Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. X
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Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.
For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

THIS AGREEMENT made on 05/26/2026 by and between Cameron Norris/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: 324 Faber St, Pittsburgh, PA 15214. 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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Lauren Marshall Monday, May 18th, 2026