Residential Building Inspection Report

1746 Route 980, Canonsburg, PA 15317

Inspection Date:
2026-05-27

Prepared For:
Matt Debold

Prepared By:
Guardian Home Inspection
Office: 724-777-9019
9800A McKnight Rd, Ste. 204
Pittsburgh, PA 15237
guardianhi@guardian-homeinspection.com

Report Number:
0527260003JB

Inspector:
Jason Boni
NACHI08102002

GUARDIAN
HOME INSPECTION

Inspection Address: 1746 Route 980, Canonsburg, PA 15317
Report Number: 0527260003JB

Dear Matt Debold**,**

Thank you for choosing our company to perform an inspection at 1746 Route 980, Canonsburg, PA 15317. 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.
Office: (724) 777-9019
http://www.guardian-homeinspection.com
guardianhi@guardian-homeinspection.com

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved.

Table of Contents

Report Overview 5

RECOMMENDATIONS / FINAL SUMMARY 6

Photo Journal 8

Exterior 11

Roofing 13

Cooling 15

Structure 17

Electrical 19

Heating 21

Plumbing 23

Insulation / Ventilation 25

Interior 27

Appliances 29

Fireplaces / Wood Stoves 30

Garage 31

Maintenance Advice 32

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Report Overview

THE HOUSE IN PERSPECTIVE

This is a single-family home in Canonsburg, PA, and it is approximately 2 years old (built 2024). 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. 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.



Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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

No safety concerns were observed during this inspection.

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

GENERAL REPAIRS

No general repairs were identified during this inspection.

INVESTIGATE

No items requiring further investigation were identified during this inspection.

MONITOR

No items requiring monitoring were identified during this inspection.

IMPROVEMENTS

1. No Overflow Pan Observed Under Clothes Washer – Laundry Room

Improve: No overflow pan was observed beneath the clothes washer in the Laundry Room. Without a pan, a supply hose leak or overflow may go unnoticed and can damage flooring and adjacent finishes. Install an appropriately sized overflow pan with a drain or other approved discharge method as practicable. Have a qualified plumber or appliance installer perform the installation. (Figure 1)

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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Photo Journal



Figure 1: No overflow pan was observed beneath the clothes washer in the Laundry Room.

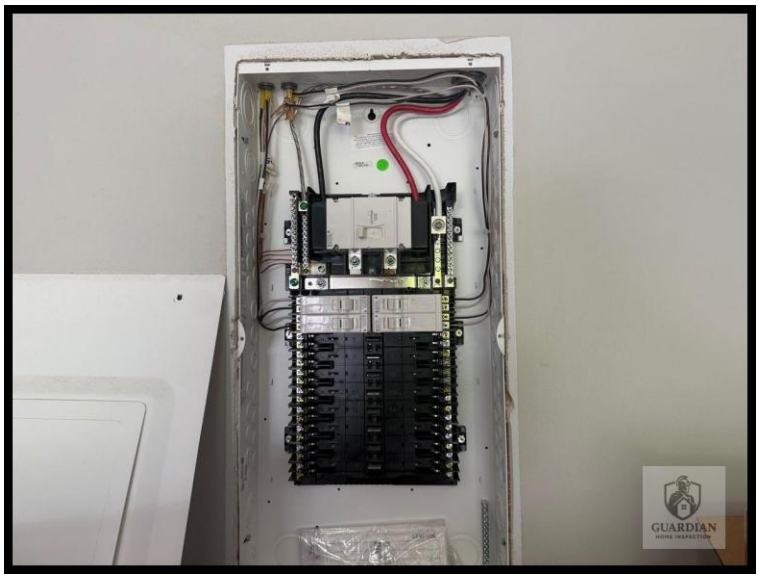


Figure 2: The electrical panels in the basement and garage were observed to be well arranged and properly fused, and no repairs were noted as needed at the time of inspection.

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..



Figure 3: The tankless water heater in the basement operated satisfactorily at the time of the inspection.



Figure 4: The attic was observed/reported to be well insulated and adequately ventilated, with no repairs indicated at the time of inspection.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..



Figure 5: The direct vent gas fireplace in the living room was operated and responded normally at the time of inspection.

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Exterior

DESCRIPTION OF EXTERIOR

Siding Material:	Fiber Cement (Hardie), Wood, Stone
Trim Material:	Wood
Window Type:	Double Pane, Aluminum Frame
Window Style:	Double Hung, Fixed
Driveway Material:	Asphalt
Landscape Grading:	Positive (Away from House)
Walkway Material:	Concrete
Porch Type:	Covered Front Porch
Deck/Patio Type:	Composite & Wood Deck

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

• ***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 is fiber cement (e.g., Hardie board). Fiber cement siding is durable and resistant to fire, insects, and rot, with a typical lifespan of 30-50 years. It does require periodic repainting (typically every 10-15 years) and inspection of caulk joints and trim connections. Ensure that all cut edges and fastener penetrations are properly sealed and primed to prevent moisture absorption.*

• ***FYI:*** *The exterior cladding includes stone veneer or natural stone. Stone exteriors are highly durable and long-lasting. Natural stone may require periodic repointing of mortar joints similar to brick. Manufactured stone veneer requires inspection of the flashing and weather-resistive barrier behind the stone. Ensure that weep screeds and flashing at transitions (windows, foundation line) are intact and functioning to prevent trapped moisture.*

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Roofing

DESCRIPTION OF VISIBLE ROOFING

Roof Style:	Combination
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, Soffit Vents
Chimney Present:	No
Chimney Material:	Stone

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

• ***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.**

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

- **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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Cooling

DESCRIPTION OF COOLING / HEAT PUMPS

AC Unit 1 — System Type:	Central A/C
AC Unit 1 — Date of Manufacture:	2025
AC Unit 1 — Capacity (Tons):	2.5
AC Unit 1 — Refrigerant Type:	R-410A
AC Unit 1 — Thermostat Type:	Smart/Wi-Fi
AC Unit 1 — Thermostat Location:	Living Room
AC Unit 1 — Condenser Location:	Front of House
AC Unit 1 — Ductwork:	Metal
AC Unit 2 — System Type:	Central A/C
AC Unit 2 — Date of Manufacture:	2025
AC Unit 2 — Capacity (Tons):	2.5
AC Unit 2 — Refrigerant Type:	R-410A
AC Unit 2 — Thermostat Type:	Smart/Wi-Fi
AC Unit 2 — Thermostat Location:	Living Room
AC Unit 2 — Condenser Location:	Back of House
AC Unit 2 — 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:

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

- **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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Structure

DESCRIPTION OF VISIBLE STRUCTURE

Foundation Type:	Poured Concrete
Wall Structure:	Wood Frame
Floor Structure:	Wood Joist, Concrete Slab
Roof Structure:	Roofing Truss & Waferboard
Crawlspace:	None
Basement:	Full Finished

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

• ***FYI:*** *The foundation is poured concrete. Poured concrete foundations are generally very durable and can last the lifetime of the home. Minor hairline cracks are common and typically cosmetic. However, cracks wider than 1/4 inch, horizontal cracks, or cracks showing displacement should be evaluated by a structural engineer. Ensure proper drainage away from the foundation to minimize moisture-related issues.*

• ***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.**

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Electrical

DESCRIPTION OF VISIBLE ELECTRICAL

Service Type:	400 Amp
Service Entrance:	Underground
Panel Type:	Circuit Breaker
Main Panel Location:	Basement
Main Disconnect Location:	Basement
Branch Wiring:	Copper, Stranded Aluminum Wire, Romex (NM)
GFCI Protection:	Verified Present
AFCI Protection:	Verified Present
Smoke Detectors:	Present – All Levels
Carbon Monoxide Detectors:	Present
Subpanel:	Present
Subpanel Amperage:	100 Amp
Subpanel Location:	Basement, Garage

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

• ***FYI:*** *The electrical panels in the basement and garage were observed to be well arranged and properly fused, and no repairs were noted as needed at the time of inspection. Proper panel organization and correct overcurrent protection help support safe and reliable electrical distribution. No corrective action is recommended at this time; continue routine monitoring and have the panels evaluated during future service or if electrical concerns arise. If any issues develop, consult a Licensed Electrician.*

• ***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.*

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Heating

DESCRIPTION OF HEATING

Furnace/Heating Unit 1 — System Type: Forced Air (Gas)
Furnace/Heating Unit 1 — Date of Manufacture: 2025
Furnace/Heating Unit 1 — Fuel Type: Natural Gas
Furnace/Heating Unit 1 — Venting Type: Power Vent
Furnace/Heating Unit 1 — Distribution: Ductwork
Furnace/Heating Unit 1 — Thermostat Location: Living Room
Furnace/Heating Unit 1 — Fuel Shut-off Location: Exterior Meter
Furnace/Heating Unit 2 — System Type: Forced Air (Gas)
Furnace/Heating Unit 2 — Date of Manufacture: 2025
Furnace/Heating Unit 2 — Fuel Type: Natural Gas
Furnace/Heating Unit 2 — Venting Type: Power Vent
Furnace/Heating Unit 2 — Distribution: Ductwork
Furnace/Heating Unit 2 — Thermostat Location: Living Room
Furnace/Heating Unit 2 — Fuel Shut-off Location: Exterior Meter

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

• ***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.**

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Plumbing

DESCRIPTION OF VISIBLE PLUMBING

Water Supply:	Public/Municipal
Supply Piping:	PEX, Copper
Drain/Waste Piping:	PVC
Main Shutoff Location:	Basement
Sewage System:	Septic System
Sump Pump:	Not Present
Water Heater Type:	Tankless (Gas)
Water Heater Age:	2025
Water Heater Capacity:	Tankless (N/A)

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

• ***FYI:*** *The tankless water heater in the basement operated satisfactorily at the time of the inspection. No deficiencies were observed, and no repairs are needed at this time. Continue routine monitoring and follow the manufacturer's recommended maintenance schedule to support safe, reliable operation. No contractor service is recommended based on current conditions.*

• ***FYI:*** *The water heater is a tankless (on-demand) unit. Tankless water heaters typically last 15-20 years and provide hot water only when needed. They require annual descaling/flushing with vinegar to remove mineral buildup, especially in areas with hard water. Ensure adequate gas supply (for gas units) or electrical capacity (for electric units). Flow rate limitations may affect simultaneous hot water use at multiple fixtures.*

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.**

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

- **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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Insulation / Ventilation

DESCRIPTION OF VISIBLE INSULATION / VENTILATION

Attic Access:	Scuttle Hole
Attic Insulation Type:	Loose Fill Fiberglass
Attic Insulation Depth:	15+ inches
Wall Insulation:	Presumed Present
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

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

• ***FYI:*** *The attic was observed/reported to be well insulated and adequately ventilated, with no repairs indicated at the time of inspection. Adequate insulation and ventilation help control heat loss/gain and reduce moisture accumulation that can contribute to condensation and material deterioration. No corrective action is recommended based on the inspection notes. No contractor is required.*

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.**

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Interior

DESCRIPTION OF INTERIOR

Wall Material:	Drywall
Ceiling Material:	Drywall
Flooring Types:	Hardwood, Tile (Ceramic), Carpet
Countertop Material:	Granite
Cabinet Material:	Wood
Door Types:	Panel
Door Materials:	MDF/Composite

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

No Overflow Pan Observed Under Clothes Washer (Qualified Plumber or Appliance Installer)

Improve: No overflow pan was observed beneath the clothes washer in the Laundry Room. Without a pan, a supply hose leak or overflow may go unnoticed and can damage flooring and adjacent finishes. Install an appropriately sized overflow pan with a drain or other approved discharge method as practicable. Have a qualified plumber or appliance installer perform the installation. (Figure 1)

• ***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.

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

This confidential report is prepared exclusively for Matt Debold
Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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

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

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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Type:	Gas Fireplace (Vented)
Quantity:	1
Chimney Type:	Direct Vent (No Chimney)
Gas Key/Shut-off:	Present

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

No FIREPLACES & WOOD STOVES related repairs or improvements were needed at the time of the inspection.

• ***FYI:*** *The direct vent gas fireplace in the living room was operated and responded normally at the time of inspection. No repairs were indicated based on observed performance. No corrective action is recommended at this time, and no contractor service is required. Consider routine maintenance and servicing as desired by a qualified gas fireplace technician per manufacturer guidance.*

• ***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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

Garage

DESCRIPTION OF GARAGE

Attached/Detached:	Integral
Number of Garage Doors:	2
Door Material:	Steel
Automatic Opener:	Present – Tested
Fire Separation Door:	Solid Core – Self-Closing
Garage Floor:	Concrete
Vehicle Door Clearance Tested:	Yes – Auto-Reverse Functional

GARAGE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

- ❑ 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.

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..

- ❑ 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!

Copyright © 2004-2026 Guardian Home Inspection, LLC. – All Rights Reserved..