

Residential Building Inspection Report

4677 Bayard St, Pittsburgh, PA 15213

Inspection Date:
2026-06-11

Prepared For:
Jerry Schaub

Prepared By:
Guardian Home Inspection
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Report Number:
0611260104CN

Inspector:
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GUARDIAN
HOME INSPECTION

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Inspection Address: 4677 Bayard St, Pittsburgh, PA 15213

Report Number: 0611260104CN

Dear Jerry Schaub,

Thank you for choosing our company to perform an inspection at 4677 Bayard St, Pittsburgh, PA 15213.

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.

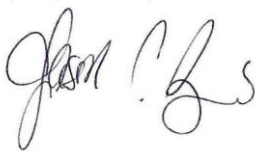
Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection, and very little historical information is provided in advance. While we can reduce your risk of purchasing a property, we cannot eliminate it.

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 approximately 46 years old (built 1980). 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.



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. Improper NM (Romex) Spliced Into Extension Cord Plug for Microwave – Kitchen

Safety Concern: In the kitchen, NM (Romex) cable was observed spliced directly into an extension-cord style plug serving the microwave, which is an improper use of permanent wiring and indicates a noncompliant cord connection. This condition can create shock and fire hazards due to inadequate strain relief, improper terminations, and lack of approved junction/connection methods. Have the wiring corrected by removing the improper splice and installing a proper, code-compliant permanent receptacle/circuit connection for the microwave as needed. Repairs should be performed by a Licensed Electrician. (Figure [1](#))

2. Kitchen Countertop Outlets Not GFCI Protected – Kitchen

Safety Concern: Kitchen countertop receptacles were observed without GFCI protection. This is a safety concern because countertop outlets in kitchens are prone to shock hazards due to proximity to water sources. Have GFCI protection added (via GFCI receptacles and/or a GFCI breaker as appropriate) and verify proper operation. Repairs should be performed by a Licensed Electrician. (Figure [2](#))

GENERAL REPAIRS

3. Blown Light Bulbs at Multiple Interior Locations – Living Room, Bathroom, Kitchen

General Repair: Several light bulbs were observed to be blown/non-functional at light fixtures in the living room, bathroom, and kitchen. Inoperative lamps reduce lighting levels and can indicate a maintenance issue that should be corrected for safe use of the spaces. Replace the failed bulbs with new bulbs of the correct type and wattage rating for each fixture; if any fixture remains inoperative after bulb replacement, have the circuit and fixture evaluated and repaired. Repairs and any needed troubleshooting beyond bulb replacement should be performed by a licensed electrician. (Figures [3](#), [4](#), [5](#), [6](#))

4. Abandoned Disposal Wiring Not Terminated in Junction Box – Kitchen

General Repair: In the kitchen, abandoned electrical wiring reportedly for a waste disposal was observed hanging loose and not properly terminated within an approved junction box. Exposed or improperly terminated conductors can present shock, arcing, and fire hazards. The wiring should be de-energized as needed, properly capped with wire connectors, and enclosed in a covered electrical junction box or removed if no longer required. Have a Licensed Electrician perform the correction. (Figure [7](#))

5. Dirty HVAC Air Filter at Furnace/Air Conditioner – Utility Room

General Repair: In the Utility Room, the air filter serving the furnace and air conditioner was observed to be dirty. A clogged filter can restrict airflow, reduce system efficiency, and contribute to premature equipment wear. Replace the filter with the correct size and type per the manufacturer's specifications and establish a

regular replacement schedule. This service should be performed by a qualified HVAC contractor (or the homeowner if comfortable following the manufacturer's instructions). (Figure [8](#))

6. Loose Kitchen Faucet at Countertop – Kitchen

General Repair: The kitchen faucet was observed to be loose at the countertop/sink deck. A loose fixture can stress water supply connections and the seal at the counter, increasing the risk of leakage and damage to the cabinet/countertop. Secure the faucet by tightening/repairing the mounting hardware and verify the supply lines and base seal are intact and leak-free. Repairs should be performed by a licensed plumber. (Figure [9](#))

7. Loose Toilets at Bathroom Floors – Bathroom

General Repair: The toilets observed in the bathrooms were loose at the floor attachment. Loose toilets can compromise the wax ring seal and allow leakage that may damage flooring and subflooring and contribute to unsanitary conditions. Have the toilets reset and properly secured to the flange, and replace the wax ring and any damaged flange/hardware as needed. Repairs should be performed by a Licensed Plumber. (Figures [10, 11](#))

8. Severely Pitted Drain Piping Under Bathroom Sink – Bathroom

General Repair: The drain piping (P-trap assembly) under the hallway bathroom sink was observed to be severely pitted/corroded. This condition can weaken the pipe and lead to leaks and water damage within the cabinet and surrounding finishes. Replace the affected drain piping promptly and verify the repaired assembly is watertight. Repairs should be performed by a licensed plumber. (Figure [12](#))

9. Unsupported Thermal Expansion Tank Above Water Heater – Utility Room

General Repair: The thermal expansion tank installed above the water heater in the Utility Room was observed to be inadequately supported. An unsupported tank can place stress on the connected piping and fittings and may contribute to leaks or piping damage over time. Have the tank properly secured with an approved support/bracket or other suitable method per manufacturer's instructions. Correction should be performed by a Licensed Plumber. (Figure [13](#))

10. Broken Window Counterbalances at Primary Bedroom Right-Facing Window – Bedroom

General Repair: The right-facing window in the primary bedroom was observed to have broken counterbalances, which can prevent the sash from operating properly and may create a safety hazard if the sash will not stay open or closes unexpectedly. Inoperable or difficult-to-operate windows can also impact egress functionality and ventilation. Repair or replace the window counterbalance components and verify smooth, secure operation of the sash. Have a qualified window repair contractor or licensed general contractor perform the repair. (Figure [14](#))

11. Over-the-Range Microwave Appeared Inoperable – Kitchen

General Repair: The over-the-range microwave in the kitchen appeared to be inoperable at the time of inspection. An inoperative microwave may indicate an electrical supply issue or an internal appliance failure

and should be corrected to ensure safe, reliable operation. Have the unit and its power supply/connection evaluated and repair or replace the microwave as needed. Repairs should be performed by a qualified appliance service technician (and a licensed electrician if a wiring or receptacle issue is found). (Figure [15](#))

INVESTIGATE

12. Evidence of Overheating at Dining Room Chandelier Dimmer Switch – Dining Room

Investigate: The dining room chandelier dimmer switch exhibited evidence of overheating when evaluated with a thermal camera. Overheating at a switch can indicate an overloaded/incorrectly rated device, loose connections, or internal failure, which presents a potential fire and shock hazard. The dimmer and associated wiring should be evaluated and repaired or replaced as needed, and the chandelier load verified to be compatible with the dimmer rating. Have this work performed by a Licensed Electrician. (Figure [16](#))

13. Smoke Detector Operation Not Verified in Hallway – Hallway

Investigate: The hallway smoke detector was present, but operational status could not be confirmed at the time of inspection and the unit appeared opened/disassembled at the ceiling. Nonfunctional or improperly installed smoke alarms can delay warning in a fire and increase risk of injury or property loss. Ensure all smoke detectors are properly assembled/installed and tested for correct operation prior to closing, replacing any units that do not respond to testing. Repairs and replacement should be performed by a qualified electrician or alarm contractor. (Figure [17](#))

MONITOR

14. Corrosion at Toilet Water Supply Shutoff Valve and Supply Line – Bathroom

Monitor: Corrosion was observed on the water supply line connection and shutoff valve serving the hallway bathroom toilet. Corroded fittings/valves can weaken over time and may lead to leakage or sudden failure with resultant water damage. Monitor the condition and have the shutoff valve and/or supply line replaced if corrosion progresses or any seepage is noted. Repairs should be performed by a licensed plumber. (Figure [18](#))

15. Minor Corrosion at Water Heater Supply Shutoff Valves – Utility Room

Monitor: In the Utility Room, the water supply shutoff valves above the water heater exhibited minor corrosion at the valve bodies and adjacent fittings. Corrosion can progress and may lead to leakage or difficulty operating the valves when needed. Monitor these valves for active leaking or worsening deterioration and have them serviced or replaced if conditions worsen. Repairs should be performed by a licensed plumber. (Figure [19](#))

IMPROVEMENTS

16. Loose Electrical Outlets at Bedroom and Kitchen – Bedroom, Kitchen

Improve: Several electrical outlets were observed to be loose from the wall in the Bedroom and Kitchen; the pictured receptacle plate appears not securely seated/flush to the wall surface. Loose receptacles can allow wiring terminals to loosen and increase the risk of arcing, shock, or damage during use. Have the affected outlets properly secured to the electrical boxes and repaired as needed (e.g., add proper box extenders/shims, tighten mounting, and verify wiring terminations). Repairs should be performed by a Licensed Electrician. (Figure [20](#))

17. HVAC Supply and Return Vents Need Cleaning – Bedroom, Kitchen, Living Room

Improve: Supply and return vents in the Bedroom, Kitchen, and Living Room were observed with visible dust/debris accumulation on the grilles. Dirty vents can restrict airflow and contribute to reduced HVAC efficiency and indoor air quality concerns. Clean the affected supply and return vent covers/registers and vacuum accessible duct openings, and replace/verify HVAC filters as needed. Have an HVAC cleaning service or qualified HVAC contractor perform the cleaning. (Figure [21](#))

18. No Catch Pan Installed Under Clothes Washer – Laundry Room

Improve: A catch pan was not observed under the clothes washer in the laundry room. Without a pan, leaks or hose failures can allow water to spread into adjacent finishes and flooring, increasing the risk of property damage and mold conditions. Install an appropriately sized washer drain pan (and route the pan drain to an approved discharge point where feasible) to help contain and direct incidental leakage. Have a qualified plumber install the pan and any associated drain piping. (Figure [22](#))

19. Main Entry Door Deadbolt Does Not Fully Engage – Living Room

Improve: The main entry door deadbolt at the living room would not fully lock/engage during operation. A deadbolt that does not fully engage can reduce security and may indicate misalignment between the lock and strike plate. Adjust the door/strike alignment and deadbolt hardware so the bolt fully seats in the strike and locks properly; repairs should be performed by a qualified locksmith or door/finish carpenter. (Figure [23](#))

DEFERRED COST ITEMS

No deferred cost items were identified during this inspection.

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

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

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

Photo Journal



Figure 1: In the kitchen, NM (Romex) cable was observed spliced directly into an extension-cord style plug serving the microwave, which is an improper use of permanent wiring and indicates a noncompliant cord connection.



Figure 2: Kitchen countertop receptacles were observed without GFCI protection.



Figure 3: Several light bulbs were observed to be blown/non-functional at light fixtures in the living room, bathroom, and kitchen.



Figure 4: Several light bulbs were observed to be blown/non-functional at light fixtures in the living room, bathroom, and kitchen.



Figure 5: Several light bulbs were observed to be blown/non-functional at light fixtures in the living room, bathroom, and kitchen.



Figure 6: Several light bulbs were observed to be blown/non-functional at light fixtures in the living room, bathroom, and kitchen.



Figure 7: In the kitchen, abandoned electrical wiring reportedly for a waste disposal was observed hanging loose and not properly terminated within an approved junction box.

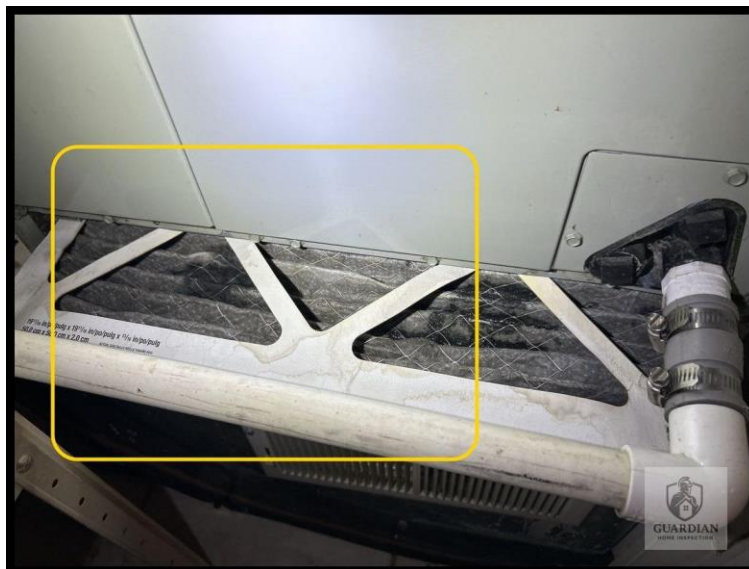


Figure 8: In the Utility Room, the air filter serving the furnace and air conditioner was observed to be dirty.

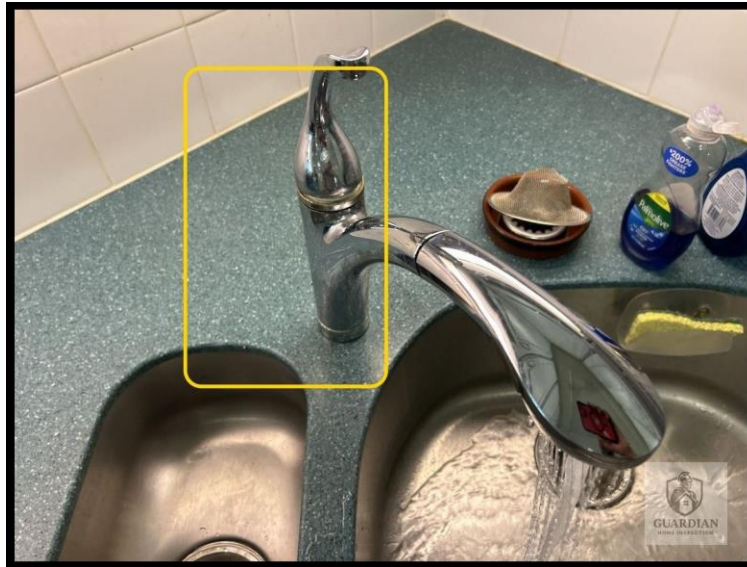


Figure 9: The kitchen faucet was observed to be loose at the countertop/sink deck.



Figure 10: The toilets observed in the bathrooms were loose at the floor attachment.

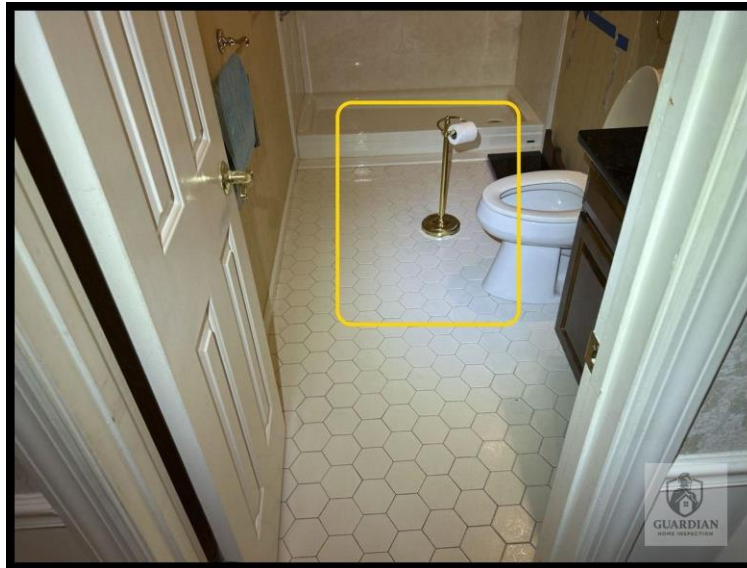


Figure 11: The toilets observed in the bathrooms were loose at the floor attachment.



Figure 12: The drain piping (P-trap assembly) under the hallway bathroom sink was observed to be severely pitted/corroded.

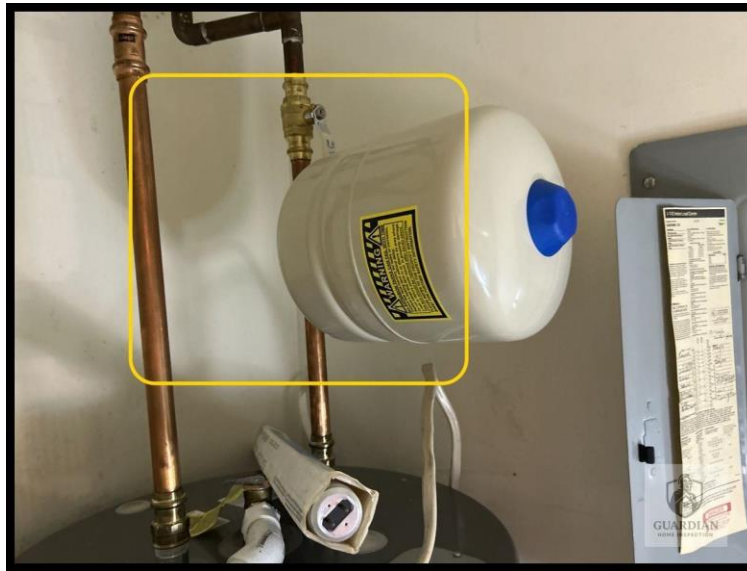


Figure 13: The thermal expansion tank installed above the water heater in the Utility Room was observed to be inadequately supported.

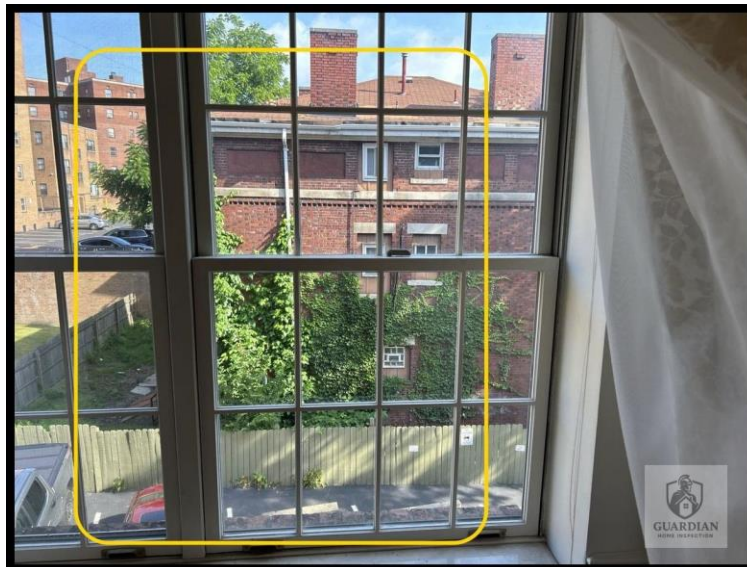


Figure 14: The right-facing window in the primary bedroom was observed to have broken counterbalances, which can prevent the sash from operating properly and may create a safety hazard if the sash will not stay open or closes unexpectedly.



Figure 15: The over-the-range microwave in the kitchen appeared to be inoperable at the time of inspection.



Figure 16: The dining room chandelier dimmer switch exhibited evidence of overheating when evaluated with a thermal camera.

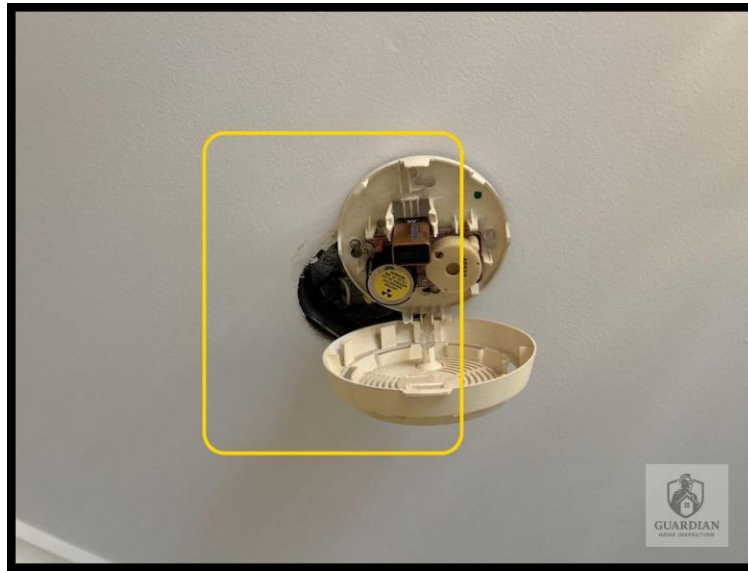


Figure 17: The hallway smoke detector was present, but operational status could not be confirmed at the time of inspection and the unit appeared opened/disassembled at the ceiling.

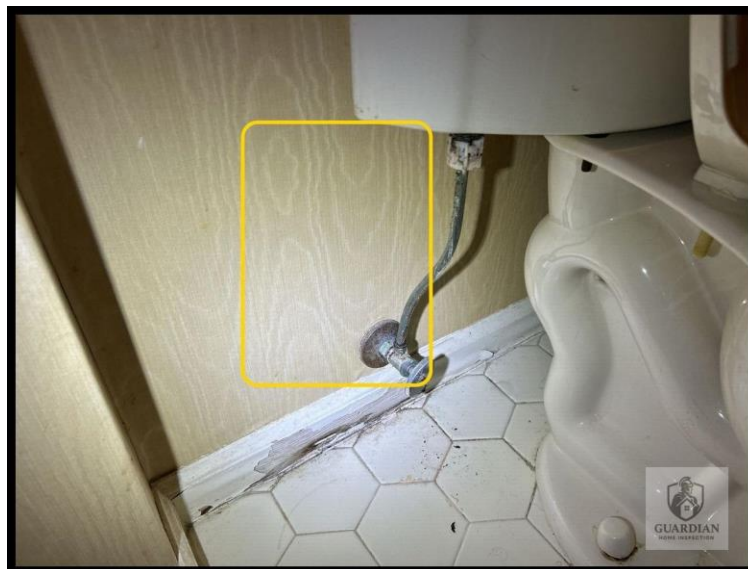


Figure 18: Corrosion was observed on the water supply line connection and shutoff valve serving the hallway bathroom toilet.

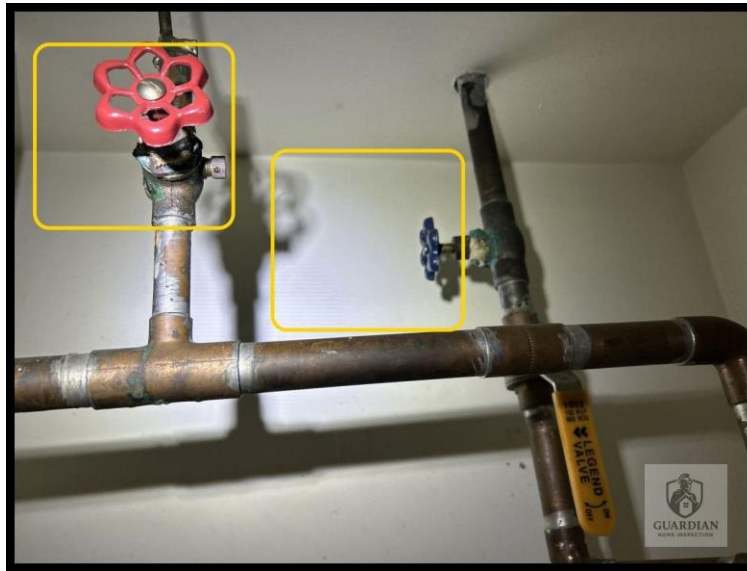


Figure 19: In the Utility Room, the water supply shutoff valves above the water heater exhibited minor corrosion at the valve bodies and adjacent fittings.



Figure 20: Several electrical outlets were observed to be loose from the wall in the Bedroom and Kitchen; the pictured receptacle plate appears not securely seated/flush to the wall surface.

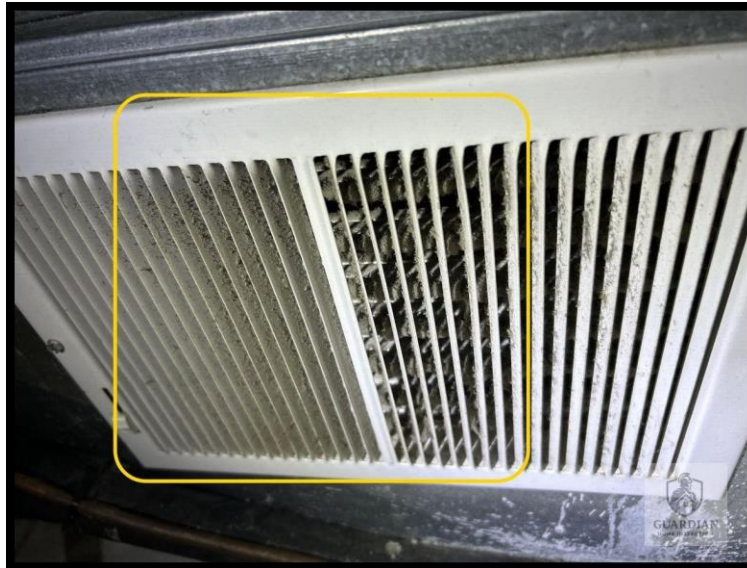


Figure 21: Supply and return vents in the Bedroom, Kitchen, and Living Room were observed with visible dust/debris accumulation on the grilles.



Figure 22: A catch pan was not observed under the clothes washer in the laundry room.



Figure 23: The main entry door deadbolt at the living room would not fully lock/engage during operation.

Cooling

DESCRIPTION OF COOLING / HEAT PUMPS

System Type:	Central Split-System Air Conditioner
Manufacturer:	NA
Model Number:	NA
Date of Manufacture:	NA
Capacity (Tons):	Service Tag Not Legible
Refrigerant Type:	Unknown
Thermostat Type:	Programmable
Thermostat Location:	Living Room
Condenser Location:	Roof
Ductwork:	Metal

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

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

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

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Electrical

DESCRIPTION OF VISIBLE ELECTRICAL

Service Type:	150 Amp
Service Entrance:	Unknown
Panel Type:	Circuit Breaker
Main Panel Location:	Utility Room
Main Disconnect Location:	Other
Branch Wiring:	Copper, Romex (NM)
GFCI Protection:	Deficiencies Noted
AFCI Protection:	Not Required
Smoke Detectors:	Present – All Levels
Carbon Monoxide Detectors:	Not Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Improper NM (Romex) Spliced Into Extension Cord Plug for Microwave (Licensed Electrician)

Safety Concern: In the kitchen, NM (Romex) cable was observed spliced directly into an extension-cord style plug serving the microwave, which is an improper use of permanent wiring and indicates a noncompliant cord connection. This condition can create shock and fire hazards due to inadequate strain relief, improper terminations, and lack of approved junction/connection methods. Have the wiring corrected by removing the improper splice and installing a proper, code-compliant permanent receptacle/circuit connection for the microwave as needed. Repairs should be performed by a Licensed Electrician. (Figure [1](#))

Kitchen Countertop Outlets Not GFCI Protected (Licensed Electrician)

Safety Concern: Kitchen countertop receptacles were observed without GFCI protection. This is a safety concern because countertop outlets in kitchens are prone to shock hazards due to proximity to water sources. Have GFCI protection added (via GFCI receptacles and/or a GFCI breaker as appropriate) and verify proper operation. Repairs should be performed by a Licensed Electrician. (Figure [2](#))

Blown Light Bulbs at Multiple Interior Locations (Licensed Electrician)

General Repair: Several light bulbs were observed to be blown/non-functional at light fixtures in the living room, bathroom, and kitchen. Inoperative lamps reduce lighting levels and can indicate a maintenance issue that should be corrected for safe use of the spaces. Replace the failed bulbs with new bulbs of the correct type and wattage rating for each fixture; if any fixture remains inoperative after bulb replacement, have the

circuit and fixture evaluated and repaired. Repairs and any needed troubleshooting beyond bulb replacement should be performed by a licensed electrician. (Figures [3](#), [4](#), [5](#), [6](#))

Abandoned Disposal Wiring Not Terminated in Junction Box (Licensed Electrician)

General Repair: In the kitchen, abandoned electrical wiring reportedly for a waste disposal was observed hanging loose and not properly terminated within an approved junction box. Exposed or improperly terminated conductors can present shock, arcing, and fire hazards. The wiring should be de-energized as needed, properly capped with wire connectors, and enclosed in a covered electrical junction box or removed if no longer required. Have a Licensed Electrician perform the correction. (Figure [7](#))

Evidence of Overheating at Dining Room Chandelier Dimmer Switch (Licensed Electrician)

Investigate: The dining room chandelier dimmer switch exhibited evidence of overheating when evaluated with a thermal camera. Overheating at a switch can indicate an overloaded/incorrectly rated device, loose connections, or internal failure, which presents a potential fire and shock hazard. The dimmer and associated wiring should be evaluated and repaired or replaced as needed, and the chandelier load verified to be compatible with the dimmer rating. Have this work performed by a Licensed Electrician. (Figure [16](#))

Loose Electrical Outlets at Bedroom and Kitchen (Licensed Electrician)

Improve: Several electrical outlets were observed to be loose from the wall in the Bedroom and Kitchen; the pictured receptacle plate appears not securely seated/flush to the wall surface. Loose receptacles can allow wiring terminals to loosen and increase the risk of arcing, shock, or damage during use. Have the affected outlets properly secured to the electrical boxes and repaired as needed (e.g., add proper box extenders/shims, tighten mounting, and verify wiring terminations). Repairs should be performed by a Licensed Electrician. (Figure [20](#))

• **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.
-

Heating

DESCRIPTION OF HEATING

System Type:	Electric furnace
Manufacturer:	Trane
Model Number:	2TEC3F24B1000AA
Date of Manufacture:	2006
Fuel Type:	Electric
Venting Type:	No Vent Required
Distribution:	Ductwork
Thermostat Location:	Living Room
Fuel Shut-off Location:	Utility Room

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Dirty HVAC Air Filter at Furnace/Air Conditioner (Qualified HVAC Contractor)

General Repair: In the Utility Room, the air filter serving the furnace and air conditioner was observed to be dirty. A clogged filter can restrict airflow, reduce system efficiency, and contribute to premature equipment wear. Replace the filter with the correct size and type per the manufacturer’s specifications and establish a regular replacement schedule. This service should be performed by a qualified HVAC contractor (or the homeowner if comfortable following the manufacturer’s instructions). (Figure [8](#))

HVAC Supply and Return Vents Need Cleaning (Qualified HVAC Contractor)

Improve: Supply and return vents in the Bedroom, Kitchen, and Living Room were observed with visible dust/debris accumulation on the grilles. Dirty vents can restrict airflow and contribute to reduced HVAC efficiency and indoor air quality concerns. Clean the affected supply and return vent covers/registers and vacuum accessible duct openings, and replace/verify HVAC filters as needed. Have an HVAC cleaning service or qualified HVAC contractor perform the cleaning. (Figure [21](#))

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

LIMITATIONS OF HEATING INSPECTION

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

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

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

Plumbing

DESCRIPTION OF VISIBLE PLUMBING

Water Supply:	Public/Municipal
Supply Piping:	Copper
Drain/Waste Piping:	PVC, ABS
Main Shutoff Location:	Utility Room
Sewage System:	Public Sewer
Sump Pump:	N/A
Water Heater Type:	Tank (Electric)
Water Heater Age:	2023
Water Heater Capacity:	40 gallons

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Loose Kitchen Faucet at Countertop (Licensed Plumber)

General Repair: The kitchen faucet was observed to be loose at the countertop/sink deck. A loose fixture can stress water supply connections and the seal at the counter, increasing the risk of leakage and damage to the cabinet/countertop. Secure the faucet by tightening/repairing the mounting hardware and verify the supply lines and base seal are intact and leak-free. Repairs should be performed by a licensed plumber. (Figure [9](#))

Loose Toilets at Bathroom Floors (Licensed Plumber)

General Repair: The toilets observed in the bathrooms were loose at the floor attachment. Loose toilets can compromise the wax ring seal and allow leakage that may damage flooring and subflooring and contribute to unsanitary conditions. Have the toilets reset and properly secured to the flange, and replace the wax ring and any damaged flange/hardware as needed. Repairs should be performed by a Licensed Plumber. (Figures [10](#), [11](#))

Severely Pitted Drain Piping Under Bathroom Sink (Licensed Plumber)

General Repair: The drain piping (P-trap assembly) under the hallway bathroom sink was observed to be severely pitted/corroded. This condition can weaken the pipe and lead to leaks and water damage within the cabinet and surrounding finishes. Replace the affected drain piping promptly and verify the repaired assembly is watertight. Repairs should be performed by a licensed plumber. (Figure [12](#))

Unsupported Thermal Expansion Tank Above Water Heater (Licensed Plumber)

General Repair: The thermal expansion tank installed above the water heater in the Utility Room was observed to be inadequately supported. An unsupported tank can place stress on the connected piping and fittings and may contribute to leaks or piping damage over time. Have the tank properly secured with an approved support/bracket or other suitable method per manufacturer's instructions. Correction should be performed by a Licensed Plumber. (Figure [13](#))

Corrosion at Toilet Water Supply Shutoff Valve and Supply Line (Licensed Plumber)

Monitor: Corrosion was observed on the water supply line connection and shutoff valve serving the hallway bathroom toilet. Corroded fittings/valves can weaken over time and may lead to leakage or sudden failure with resultant water damage. Monitor the condition and have the shutoff valve and/or supply line replaced if corrosion progresses or any seepage is noted. Repairs should be performed by a licensed plumber. (Figure [18](#))

Minor Corrosion at Water Heater Supply Shutoff Valves (Licensed Plumber)

Monitor: In the Utility Room, the water supply shutoff valves above the water heater exhibited minor corrosion at the valve bodies and adjacent fittings. Corrosion can progress and may lead to leakage or difficulty operating the valves when needed. Monitor these valves for active leaking or worsening deterioration and have them serviced or replaced if conditions worsen. Repairs should be performed by a licensed plumber. (Figure [19](#))

No Catch Pan Installed Under Clothes Washer (Qualified Plumber)

Improve: A catch pan was not observed under the clothes washer in the laundry room. Without a pan, leaks or hose failures can allow water to spread into adjacent finishes and flooring, increasing the risk of property damage and mold conditions. Install an appropriately sized washer drain pan (and route the pan drain to an approved discharge point where feasible) to help contain and direct incidental leakage. Have a qualified plumber install the pan and any associated drain piping. (Figure [22](#))

• **FYI:** The water heater is an electric tank unit. Electric tank water heaters typically last 10-15 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. The anode rod should be inspected every 3-5 years and replaced when depleted to extend tank life.

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.

Interior

DESCRIPTION OF INTERIOR

Wall Material:	Drywall
Ceiling Material:	Drywall
Flooring Types:	Carpet, Tile (Ceramic), Tile (Porcelain), Vinyl Sheet
Countertop Material:	Granite, Laminate
Cabinet Material:	Wood
Door Types:	Panel
Door Materials:	MDF/Composite, Hollow Core Wood

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Broken Window Counterbalances at Primary Bedroom Right-Facing Window (Qualified Window Repair Contractor)

General Repair: The right-facing window in the primary bedroom was observed to have broken counterbalances, which can prevent the sash from operating properly and may create a safety hazard if the sash will not stay open or closes unexpectedly. Inoperable or difficult-to-operate windows can also impact egress functionality and ventilation. Repair or replace the window counterbalance components and verify smooth, secure operation of the sash. Have a qualified window repair contractor or licensed general contractor perform the repair. (Figure [14](#))

Smoke Detector Operation Not Verified in Hallway (Qualified Electrician or Alarm Contractor)

Investigate: The hallway smoke detector was present, but operational status could not be confirmed at the time of inspection and the unit appeared opened/disassembled at the ceiling. Nonfunctional or improperly installed smoke alarms can delay warning in a fire and increase risk of injury or property loss. Ensure all smoke detectors are properly assembled/installed and tested for correct operation prior to closing, replacing any units that do not respond to testing. Repairs and replacement should be performed by a qualified electrician or alarm contractor. (Figure [17](#))

Main Entry Door Deadbolt Does Not Fully Engage (Qualified Locksmith or Door/Finish Carpenter)

Improve: The main entry door deadbolt at the living room would not fully lock/engage during operation. A deadbolt that does not fully engage can reduce security and may indicate misalignment between the lock and strike plate. Adjust the door/strike alignment and deadbolt hardware so the bolt fully seats in the strike

and locks properly; repairs should be performed by a qualified locksmith or door/finish carpenter. (Figure [23](#))

- **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.*
- **FYI:** *The countertops are laminate. Laminate countertops are affordable and available in many styles. They are susceptible to damage from heat, sharp objects, and excessive moisture, particularly at seams and edges. Avoid placing hot pans directly on laminate surfaces. Promptly dry any standing water near seams to prevent swelling. Chips and burns in laminate are generally not repairable and may require section replacement.*

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:	Microwave (Recirculating)
Microwave:	Over-Range, Not Present/Freestanding
Refrigerator:	Present
Garbage Disposal:	Not Present
Washer Connection:	Present
Dryer Connection:	Electric (240V)

APPLIANCE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Over-the-Range Microwave Appeared Inoperable (Qualified Appliance Service Technician)

General Repair: The over-the-range microwave in the kitchen appeared to be inoperable at the time of inspection. An inoperative microwave may indicate an electrical supply issue or an internal appliance failure and should be corrected to ensure safe, reliable operation. Have the unit and its power supply/connection evaluated and repair or replace the microwave as needed. Repairs should be performed by a qualified appliance service technician (and a licensed electrician if a wiring or receptacle issue is found). (Figure [15](#))

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!

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 \(ASHI\)](#), 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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Jerry Schaub Thursday, June 11th, 2026