

# Residential Building Inspection Report

513 Audrey Ct, Zelienople, PA 16063

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**Inspection Date:**  
2026-04-29

**Prepared For:**  
Shawn Faulk

**Prepared By:**  
Guardian Home Inspection  
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**Report Number:**  
0429260103CN

**Inspector:**  
Cameron Norris  
InterNachi#21061811



**GUARDIAN**  
HOME INSPECTION

724.777.9019

<http://www.guardian-homeinspection.com>



**Inspection Address:** 513 Audrey Ct, Zelienople, PA 16063

**Report Number:** 0429260103CN

Dear Shawn Faulk,

Thank you for choosing our company to perform an inspection at 513 Audrey Ct, Zelienople, PA 16063. 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*

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## THE SCOPE OF THE HOME INSPECTION

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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

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This is a single-family home in Zelienople, PA, and it is approximately 8 years old (built 2018). 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, including areas that were not accessible at the time of the inspection. 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\*\*\*

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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.*

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## SAFETY CONCERNS

### 1. Open Electrical Junction Box at Basement Ceiling – Basement

**Safety Concern:** An open electrical junction box was observed along the basement ceiling. Open boxes can expose energized conductors and increase the risk of electric shock, arcing, or fire. Have the junction box properly secured and fitted with an approved cover, and ensure all conductors are contained and protected within the box. Repairs should be performed by a Licensed Electrician. (Figure [1](#))

### 2. Inadequate Carbon Monoxide Protection on Second Floor Hallway – Hallway

**Safety Concern:** The second-floor hallway lacked adequate carbon monoxide protection at the time of inspection. Inadequate CO alarm coverage is a safety concern because carbon monoxide is odorless and can cause serious injury or death without warning. Install/list CO alarms as needed to provide proper protection on the second floor in accordance with current manufacturer instructions and local requirements, and verify operation after installation. Repairs and verification should be performed by a Licensed Electrician or qualified alarm/safety contractor. (Figure [2](#))

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## GENERAL REPAIRS

### 3. Loose Front-Facing Exterior Light Fixture Housing – Exterior

**General Repair:** The front-facing exterior light fixture housing was observed to be loose from the wall. A loose fixture can allow moisture intrusion at the mounting surface and may stress or damage wiring connections, creating a potential safety hazard. Secure the fixture to the wall and properly seal the mounting surface as needed. Have a licensed electrician perform the repair to ensure safe mounting and electrical connections. (Figure [3](#))

### 4. Thermal Cracking Observed in Brick Veneer at Left-Facing Exterior Wall – Exterior

**General Repair:** Thermal cracking was observed in the brick veneer along the left-facing exterior wall. While this condition was not reported as a structural concern, cracking can allow moisture intrusion and lead to accelerated deterioration of the masonry materials. Repair the cracks using appropriate masonry crack repair/sealant methods and restore any affected mortar joints as needed to limit water entry. Have a qualified masonry contractor perform the repairs. (Figure [4](#))

### 5. Minor Cracking Observed at Rear Patio Slab – Exterior

**General Repair:** Minor cracking was noted along the rear patio concrete slab. Cracks can allow water intrusion, accelerate freeze-thaw deterioration, and create ongoing maintenance concerns. Seal/repair the crack(s) and monitor for continued movement; if cracking progresses or differential movement develops, obtain further evaluation and repair. Repairs should be performed by a qualified concrete contractor. (Figure [5](#))

## 6. Window and Door Frames Need Resealing and Caulking – Exterior

**General Repair:** Exterior window and door frames/trim were observed with areas needing resealing and caulking (notably at trim-to-masonry/trim joints). Missing or deteriorated sealant can allow water intrusion behind the exterior cladding, which may lead to moisture damage and deterioration of adjacent materials. Clean, prepare, and apply appropriate exterior-grade sealant/caulk and touch up as needed to restore a continuous weather-resistant seal. Repairs should be performed by a qualified exterior contractor or experienced caulking/painting professional. (Figure [6](#))

## 7. Unsealed Exposed Nail Heads at Roof-to-Wall and Diverter Flashing – Roof

**General Repair:** Roof-to-wall flashing and diverter flashing at the roof area were observed with exposed nail heads that require sealing, as visible at the flashing edges. Unsealed fasteners can allow water intrusion, leading to roof deck/structural deterioration and interior moisture damage. Have the flashing fasteners properly sealed with a compatible roofing sealant and correct any improperly fastened or lifted flashing as needed. Repairs should be performed by a qualified roofing contractor. (Figures [7, 8](#))

## 8. Missing Cable Clamp at Main Electrical Panel Wire Entry – Garage

**General Repair:** In the garage, electrical conductors were observed passing through the main electrical panel cabinet without an approved protective cable clamp/bushing at the cabinet knockout. This condition can allow wire insulation to be damaged by sharp metal edges and may not meet current electrical safety standards. Have an approved connector/clamp installed and the wiring properly secured at the panel entry. Repairs should be performed by a Licensed Electrician. (Figure [9](#))

## 9. Loose Toilet at Basement Bathroom Floor Connection – Bathroom

**General Repair:** The toilet in the basement bathroom was observed to be loose at the floor connection. A loose toilet can compromise the wax ring seal, leading to leakage, subfloor damage, and potential microbial growth. Have the toilet removed and reset/secured properly, including verifying the flange condition and replacing the wax ring as needed. Repairs should be performed by a licensed plumber. (Figure [10](#))

## 10. Bathroom Sink Stopper Would Not Release – Bathroom

**General Repair:** The plug stopper assembly at the basement bathroom sink would not release once pressed in, as confirmed by the provided photo. A stuck or malfunctioning stopper can prevent proper drainage and may contribute to standing water and potential leakage at the drain assembly. Repair or replace the pop-up stopper mechanism and verify proper operation and drainage after correction. This work should be performed by a Licensed Plumber. (Figure [11](#))

## 11. Fogged Insulated Glass at Family Room Front Window – Family Room

**General Repair:** The front-facing first-floor window in the Family Room was observed to be fogged, consistent with moisture between the panes of an insulated glass unit. This typically indicates a failed seal, which reduces energy efficiency and can lead to staining or further deterioration of the glazing. Have the insulated glass unit (or sash/window, as applicable) evaluated and repaired or replaced. Repairs should be performed by a qualified window and glass contractor. (Figure [12](#))

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## INVESTIGATE

### 12. Garage Attic Space Not Accessible for Inspection – Garage

**Investigate:** The attic space above the garage was not accessible at the time of the inspection (no accessible entry point was available). Inaccessible areas cannot be evaluated for conditions such as water intrusion, structural concerns, insulation/ventilation deficiencies, or pest activity. Provide safe, clear access (e.g., install or open an appropriate attic access hatch) and have the area evaluated once accessible. This work should be performed by a qualified contractor/handyman, with further evaluation by a qualified home inspector or appropriate specialist as needed based on findings. (Figure [13](#))

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## MONITOR

### 13. Rust Noted in Furnace Burner Cabinet Suggesting Prior Condensate Leak – Basement

**Monitor:** A limited amount of rust was observed within the furnace burner cabinet in the basement, indicating a past condensate leak. Corrosion can worsen over time and may indicate an intermittent condensate management issue that could lead to equipment damage. Monitor this area closely going forward and have the condensate drain and internal components evaluated if additional moisture, rust, or staining is observed. If further evaluation or repair is needed, it should be performed by a qualified HVAC contractor. (Figure [14](#))

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## IMPROVEMENTS

### 14. Minor Damage Noted on Basement Wall Adjacent to Barn Door – Basement

**Improve:** Minor damage was noted along the basement wall adjacent to the barn door. This condition may worsen with continued contact from the door or hardware and can lead to additional cosmetic deterioration. Repair the damaged area (patch as needed and refinish) and adjust/repair the door and/or hardware if it is contributing to contact with the wall to prevent recurrence. A qualified drywall/finishing contractor or general contractor should perform the repairs. (Figure [15](#))

### 15. Improper Rigid Drain Pipe Under Bathroom Sink – Bathroom

**Improve:** The rigid drain pipe under the bathroom sink was observed to be an inappropriate/less suitable configuration for a sink drain connection. This can increase the likelihood of leaks, poor drainage, or premature failure at the joints. Replace the existing rigid drain section with properly sized PVC drain piping and fittings installed to current plumbing standards and manufacturer requirements. Have a Licensed Plumber perform the correction. (Figure [16](#))

## 16. Minor Drywall Damage at Second-Floor Front Loft Windows – Hallway

**Improve:** Minor damage/scuffing was observed on the drywall finish along the second-floor front-facing windows in the loft area (hallway). This condition is primarily cosmetic but can worsen over time and detract from the interior finish. Sand, patch as needed, and repaint to restore a uniform surface. Repairs should be completed by a qualified drywall/painting contractor. (Figure [17](#))

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### 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?**

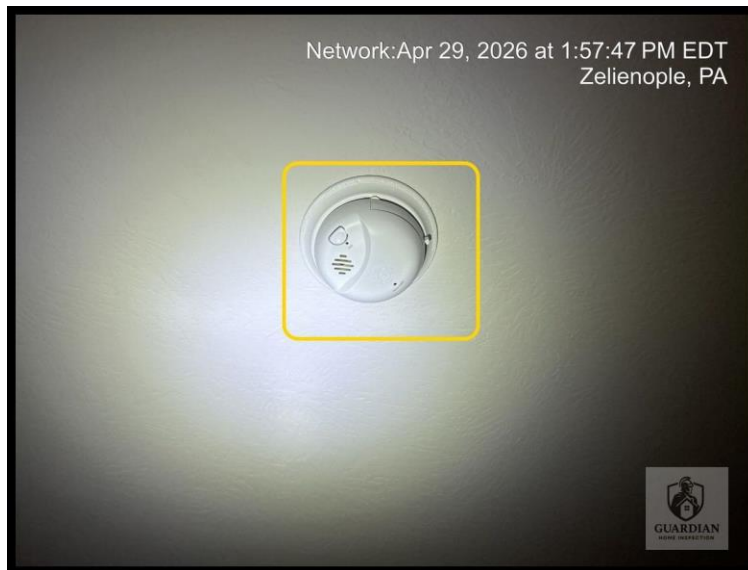
Your report can be uploaded and analyzed *in minutes* by [InspectReply-AI](#) — an advanced AI platform that turns inspection findings into clear, localized repair cost ranges, unbiased contractor recommendations, and organized repair items your agent can effortlessly turn into a strong Reply to Inspection.

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

# Photo Journal



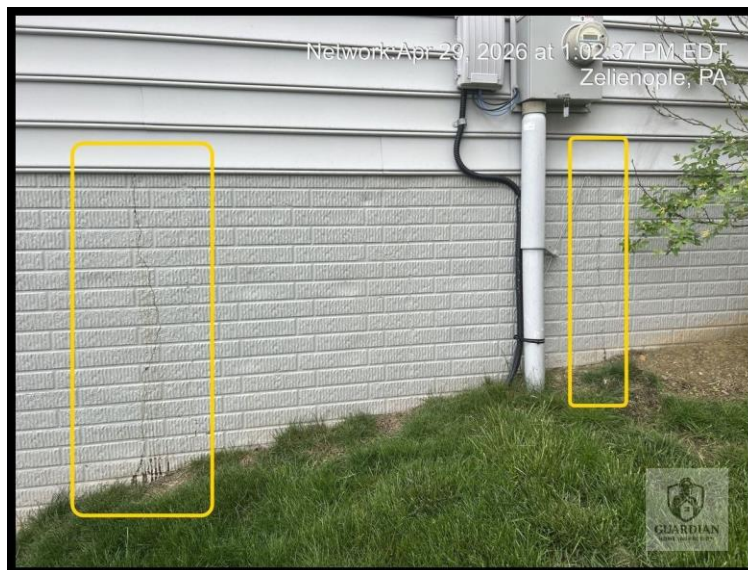
**Figure 1: An open electrical junction box was observed along the basement ceiling.**



**Figure 2: The second-floor hallway lacked adequate carbon monoxide protection at the time of inspection.**



**Figure 3: The front-facing exterior light fixture housing was observed to be loose from the wall.**



**Figure 4: Thermal cracking was observed in the brick veneer along the left-facing exterior wall.**



**Figure 5: Minor cracking was noted along the rear patio concrete slab.**



**Figure 6: Exterior window and door frames/trim were observed with areas needing resealing and caulking (notably at trim-to-masonry/trim joints).**



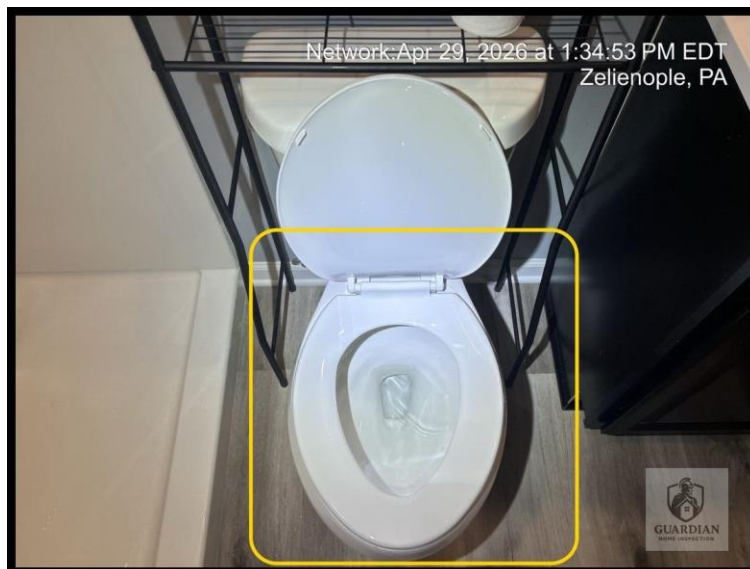
**Figure 7: Roof-to-wall flashing and diverter flashing at the roof area were observed with exposed nail heads that require sealing, as visible at the flashing edges.**



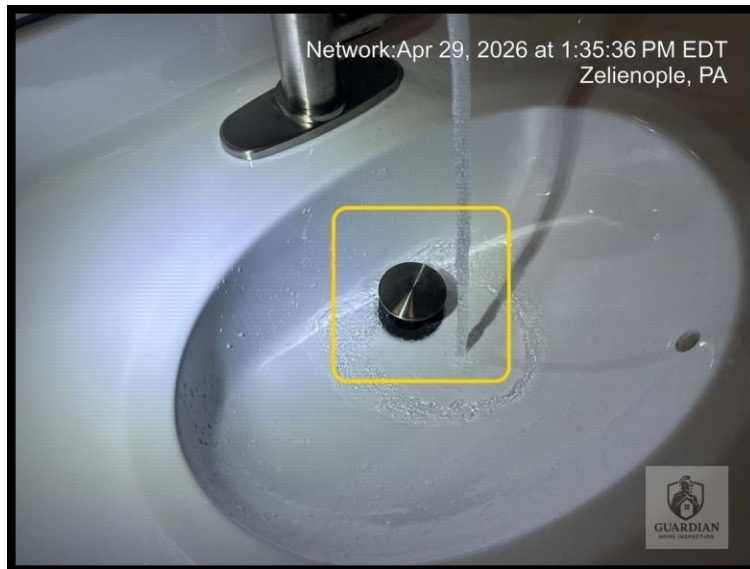
**Figure 8: Roof-to-wall flashing and diverter flashing at the roof area were observed with exposed nail heads that require sealing, as visible at the flashing edges.**



**Figure 9: In the garage, electrical conductors were observed passing through the main electrical panel cabinet without an approved protective cable clamp/bushing at the cabinet knockout.**



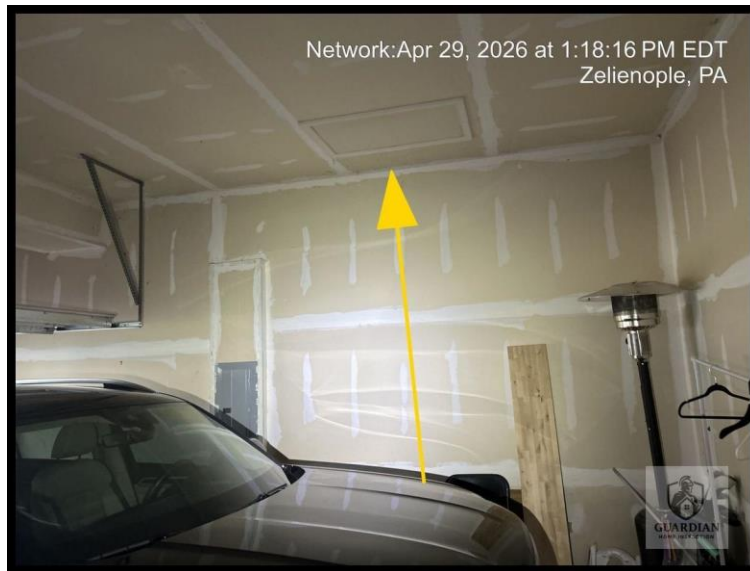
**Figure 10: The toilet in the basement bathroom was observed to be loose at the floor connection.**



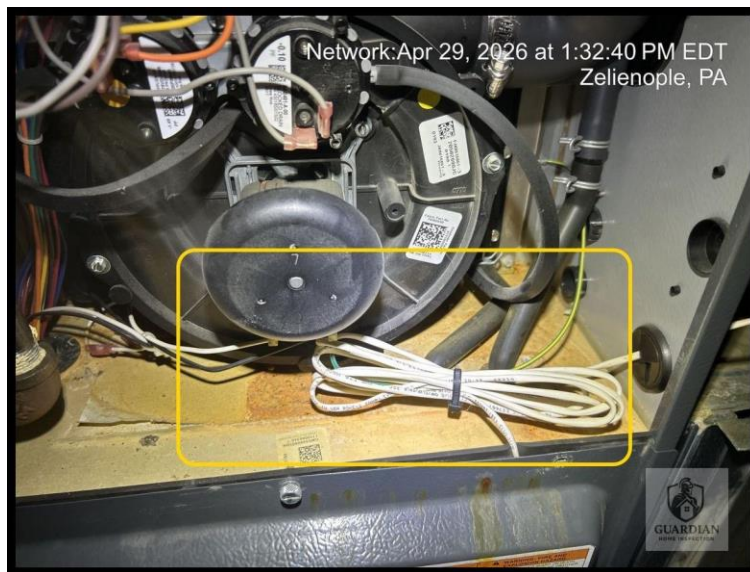
**Figure 11: The plug stopper assembly at the basement bathroom sink would not release once pressed in, as confirmed by the provided photo.**



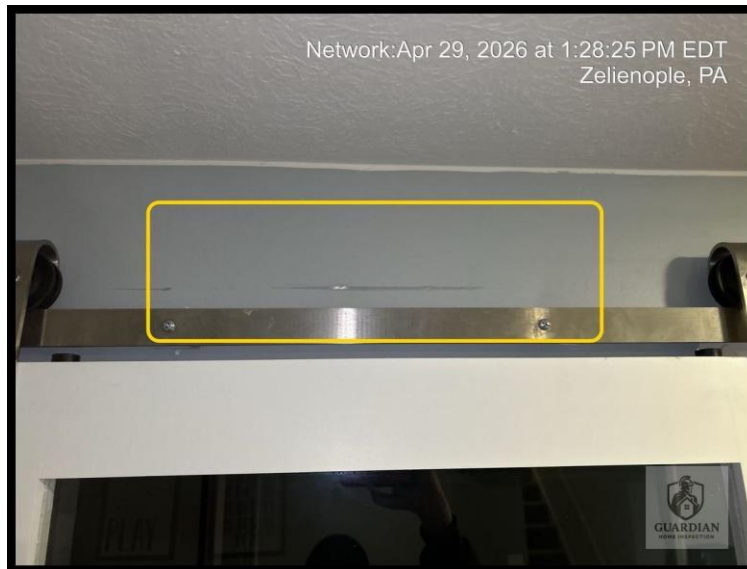
**Figure 12: The front-facing first-floor window in the Family Room was observed to be fogged, consistent with moisture between the panes of an insulated glass unit.**



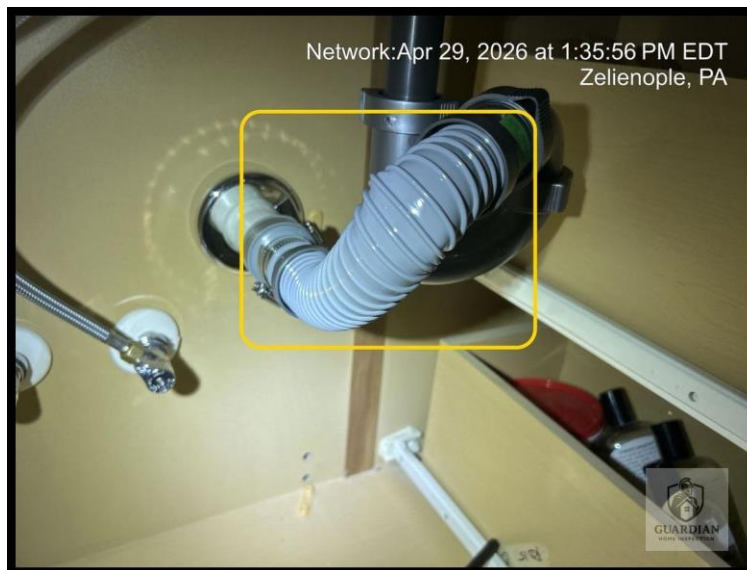
**Figure 13: The attic space above the garage was not accessible at the time of the inspection (no accessible entry point was available).**



**Figure 14: A limited amount of rust was observed within the furnace burner cabinet in the basement, indicating a past condensate leak.**



**Figure 15: Minor damage was noted along the basement wall adjacent to the barn door.**



**Figure 16: The rigid drain pipe under the bathroom sink was observed to be an inappropriate/less suitable configuration for a sink drain connection.**



**Figure 17: Minor damage/scuffing was observed on the drywall finish along the second-floor front-facing windows in the loft area (hallway).**

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Siding Material:</b>	Vinyl, Brick
<b>Trim Material:</b>	Aluminum, Vinyl
<b>Window Type:</b>	Double Pane
<b>Window Style:</b>	Single Hung
<b>Driveway Material:</b>	Asphalt
<b>Landscape Grading:</b>	Positive (Away from House)
<b>Walkway Material:</b>	Concrete
<b>Porch Type:</b>	Covered Front Porch, Uncovered Rear Porch
<b>Deck/Patio Type:</b>	Concrete Patio

## EXTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Loose Front-Facing Exterior Light Fixture Housing (Licensed Electrician)

**General Repair:** The front-facing exterior light fixture housing was observed to be loose from the wall. A loose fixture can allow moisture intrusion at the mounting surface and may stress or damage wiring connections, creating a potential safety hazard. Secure the fixture to the wall and properly seal the mounting surface as needed. Have a licensed electrician perform the repair to ensure safe mounting and electrical connections. (Figure [3](#))

#### Thermal Cracking Observed in Brick Veneer at Left-Facing Exterior Wall (Qualified Masonry Contractor)

**General Repair:** Thermal cracking was observed in the brick veneer along the left-facing exterior wall. While this condition was not reported as a structural concern, cracking can allow moisture intrusion and lead to accelerated deterioration of the masonry materials. Repair the cracks using appropriate masonry crack repair/sealant methods and restore any affected mortar joints as needed to limit water entry. Have a qualified masonry contractor perform the repairs. (Figure [4](#))

#### Minor Cracking Observed at Rear Patio Slab (Qualified Concrete Contractor)

**General Repair:** Minor cracking was noted along the rear patio concrete slab. Cracks can allow water intrusion, accelerate freeze-thaw deterioration, and create ongoing maintenance concerns. Seal/repair the crack(s) and monitor for continued movement; if cracking progresses or differential movement develops, obtain further evaluation and repair. Repairs should be performed by a qualified concrete contractor. (Figure [5](#))

### **Window and Door Frames Need Resealing and Caulking (Qualified Exterior Contractor)**

**General Repair:** Exterior window and door frames/trim were observed with areas needing resealing and caulking (notably at trim-to-masonry/trim joints). Missing or deteriorated sealant can allow water intrusion behind the exterior cladding, which may lead to moisture damage and deterioration of adjacent materials. Clean, prepare, and apply appropriate exterior-grade sealant/caulk and touch up as needed to restore a continuous weather-resistant seal. Repairs should be performed by a qualified exterior contractor or experienced caulking/painting professional. (Figure [6](#))

- **FYI:** *The exterior cladding is vinyl siding. Vinyl siding is low-maintenance and typically lasts 20-40 years. It does not require painting but can fade over time. Vinyl can crack in extreme cold and may warp or melt if exposed to high heat sources such as a nearby grill. Periodic cleaning with a garden hose or pressure washer (on low setting) helps maintain appearance. Loose or damaged sections should be replaced promptly to prevent moisture intrusion behind the siding.*
- **FYI:** *The exterior cladding includes brick. Brick is extremely durable and can last 100+ years with minimal maintenance. However, the mortar joints between bricks will deteriorate over time and may require repointing (tuckpointing) every 25-50 years. Inspect for cracks in mortar joints, efflorescence (white mineral deposits), and any signs of structural movement. Ensure weep holes at the base of brick veneer walls are clear and unobstructed to allow moisture drainage.*

### **LIMITATIONS OF EXTERIOR INSPECTION**

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

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

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

# Roofing

## DESCRIPTION OF VISIBLE ROOFING

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<b>Roof Style:</b>	Gable
<b>Roof Covering:</b>	Asphalt Shingle (Architectural)
<b>Number of Layers:</b>	1
<b>Life Stage:</b>	Newer
<b>Inspection Method:</b>	Walked On, From Ground (Binoculars)
<b>Gutter Material:</b>	Aluminum
<b>Skylights:</b>	None
<b>Roof Ventilation:</b>	Ridge Vent, Soffit Vents
<b>Chimney Present:</b>	No

## ROOFING OBSERVATIONS

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### GENERAL COMMENTS

**The roofing system was inspected from the eaves, ground, windows, and from within the attic space due to the steep pitch of the roof, accessibility, and safety. This condition may have limited the inspection of the exterior roofing components.**

### RECOMMENDATIONS / OBSERVATIONS

#### **Unsealed Exposed Nail Heads at Roof-to-Wall and Diverter Flashing (Qualified Roofing Contractor)**

**General Repair:** Roof-to-wall flashing and diverter flashing at the roof area were observed with exposed nail heads that require sealing, as visible at the flashing edges. Unsealed fasteners can allow water intrusion, leading to roof deck/structural deterioration and interior moisture damage. Have the flashing fasteners properly sealed with a compatible roofing sealant and correct any improperly fastened or lifted flashing as needed. Repairs should be performed by a qualified roofing contractor. (Figures [7,8](#))

- **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**

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

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

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

# Cooling

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>System Type:</b>	Central A/C
<b>Manufacturer:</b>	Goodman
<b>Model Number:</b>	GSX130241EE
<b>Date of Manufacture:</b>	2017
<b>Capacity (Tons):</b>	2.5
<b>Refrigerant Type:</b>	R-410A
<b>Thermostat Type:</b>	Smart/Wi-Fi
<b>Thermostat Location:</b>	Hallway
<b>Condenser Location:</b>	Right Side
<b>Ductwork:</b>	Both

## COOLING / HEAT PUMPS OBSERVATIONS

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### GENERAL COMMENTS

**The air conditioning system was not tested due to outside temperature. Operating the cooling system when outside temperatures are below 65°F may result in compressor damage.**

### 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**

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

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

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

# Structure

## DESCRIPTION OF VISIBLE STRUCTURE

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<b>Foundation Type:</b>	Poured Concrete
<b>Wall Structure:</b>	Wood Frame
<b>Floor Structure:</b>	Wood Joist
<b>Roof Structure:</b>	Roofing Truss & Waferboard
<b>Crawlspace:</b>	None
<b>Basement:</b>	Partial

## STRUCTURE OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### **Minor Damage Noted on Basement Wall Adjacent to Barn Door (Qualified Drywall/Finishing Contractor or General Contractor)**

**Improve:** Minor damage was noted along the basement wall adjacent to the barn door. This condition may worsen with continued contact from the door or hardware and can lead to additional cosmetic deterioration. Repair the damaged area (patch as needed and refinish) and adjust/repair the door and/or hardware if it is contributing to contact with the wall to prevent recurrence. A qualified drywall/finishing contractor or general contractor should perform the repairs. (Figure [15](#))

• **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**

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

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

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

# Electrical

## DESCRIPTION OF VISIBLE ELECTRICAL

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<b>Service Type:</b>	150 Amp
<b>Service Entrance:</b>	Underground
<b>Panel Type:</b>	Circuit Breaker
<b>Main Panel Location:</b>	Garage
<b>Main Disconnect Location:</b>	Garage
<b>Branch Wiring:</b>	Copper, Romex (NM)
<b>GFCI Protection:</b>	Verified Present
<b>AFCI Protection:</b>	Verified Present
<b>Smoke Detectors:</b>	Present – All Levels
<b>Carbon Monoxide Detectors:</b>	Present

## ELECTRICAL OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### **Open Electrical Junction Box at Basement Ceiling (Licensed Electrician)**

**Safety Concern:** An open electrical junction box was observed along the basement ceiling. Open boxes can expose energized conductors and increase the risk of electric shock, arcing, or fire. Have the junction box properly secured and fitted with an approved cover, and ensure all conductors are contained and protected within the box. Repairs should be performed by a Licensed Electrician. (Figure [1](#))

#### **Missing Cable Clamp at Main Electrical Panel Wire Entry (Licensed Electrician)**

**General Repair:** In the garage, electrical conductors were observed passing through the main electrical panel cabinet without an approved protective cable clamp/bushing at the cabinet knockout. This condition can allow wire insulation to be damaged by sharp metal edges and may not meet current electrical safety standards. Have an approved connector/clamp installed and the wiring properly secured at the panel entry. Repairs should be performed by a Licensed Electrician. (Figure [9](#))

• **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**

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

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

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

# Heating

## DESCRIPTION OF HEATING

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<b>System Type:</b>	Forced Air (Gas)
<b>Manufacturer:</b>	Goodman
<b>Date of Manufacture:</b>	2017
<b>Fuel Type:</b>	Natural Gas
<b>Venting Type:</b>	Direct Vent
<b>Distribution:</b>	Ductwork
<b>Fuel Shut-off Location:</b>	Basement

## HEATING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### **Rust Noted in Furnace Burner Cabinet Suggesting Prior Condensate Leak (Qualified HVAC Contractor)**

**Monitor:** A limited amount of rust was observed within the furnace burner cabinet in the basement, indicating a past condensate leak. Corrosion can worsen over time and may indicate an intermittent condensate management issue that could lead to equipment damage. Monitor this area closely going forward and have the condensate drain and internal components evaluated if additional moisture, rust, or staining is observed. If further evaluation or repair is needed, it should be performed by a qualified HVAC contractor. (Figure [14](#))

• **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

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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.

# Plumbing

## DESCRIPTION OF VISIBLE PLUMBING

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<b>Water Supply:</b>	Public/Municipal
<b>Supply Piping:</b>	PEX, Copper
<b>Drain/Waste Piping:</b>	PVC, ABS
<b>Main Shutoff Location:</b>	Basement
<b>Sewage System:</b>	Public Sewer
<b>Sump Pump:</b>	Not Present
<b>Water Heater Type:</b>	Tankless (Gas)
<b>Water Heater Age:</b>	2019
<b>Water Heater Capacity:</b>	Tankless (N/A)

## PLUMBING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Loose Toilet at Basement Bathroom Floor Connection (Licensed Plumber)

**General Repair:** The toilet in the basement bathroom was observed to be loose at the floor connection. A loose toilet can compromise the wax ring seal, leading to leakage, subfloor damage, and potential microbial growth. Have the toilet removed and reset/secured properly, including verifying the flange condition and replacing the wax ring as needed. Repairs should be performed by a licensed plumber. (Figure [10](#))

#### Bathroom Sink Stopper Would Not Release (Licensed Plumber)

**General Repair:** The plug stopper assembly at the basement bathroom sink would not release once pressed in, as confirmed by the provided photo. A stuck or malfunctioning stopper can prevent proper drainage and may contribute to standing water and potential leakage at the drain assembly. Repair or replace the pop-up stopper mechanism and verify proper operation and drainage after correction. This work should be performed by a Licensed Plumber. (Figure [11](#))

#### Improper Rigid Drain Pipe Under Bathroom Sink (Licensed Plumber)

**Improve:** The rigid drain pipe under the bathroom sink was observed to be an inappropriate/less suitable configuration for a sink drain connection. This can increase the likelihood of leaks, poor drainage, or premature failure at the joints. Replace the existing rigid drain section with properly sized PVC drain piping and fittings installed to current plumbing standards and manufacturer requirements. Have a Licensed Plumber perform the correction. (Figure [16](#))

• **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**

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

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

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

# Insulation / Ventilation

## DESCRIPTION OF VISIBLE INSULATION / VENTILATION

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<b>Attic Access:</b>	Scuttle Hole
<b>Attic Insulation Type:</b>	Loose Fill Fiberglass
<b>Attic Insulation Depth:</b>	11-14 inches
<b>Wall Insulation:</b>	Present (Confirmed)
<b>Vapor Barrier (Crawlspace):</b>	N/A
<b>Bathroom Exhaust:</b>	Vented to Exterior
<b>Kitchen Exhaust:</b>	Vented to Exterior
<b>Dryer Vent:</b>	To Exterior

## INSULATION / VENTILATION OBSERVATIONS

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### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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

### LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall Material:</b>	Drywall
<b>Ceiling Material:</b>	Drywall
<b>Flooring Types:</b>	LVP/LVT, Carpet
<b>Countertop Material:</b>	Laminate
<b>Cabinet Material:</b>	Wood
<b>Door Types:</b>	Panel
<b>Door Materials:</b>	MDF/Composite

## INTERIOR OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### **Inadequate Carbon Monoxide Protection on Second Floor Hallway (Licensed Electrician)**

**Safety Concern:** The second-floor hallway lacked adequate carbon monoxide protection at the time of inspection. Inadequate CO alarm coverage is a safety concern because carbon monoxide is odorless and can cause serious injury or death without warning. Install/list CO alarms as needed to provide proper protection on the second floor in accordance with current manufacturer instructions and local requirements, and verify operation after installation. Repairs and verification should be performed by a Licensed Electrician or qualified alarm/safety contractor. (Figure [2](#))

#### **Fogged Insulated Glass at Family Room Front Window (Qualified Window and Glass Contractor)**

**General Repair:** The front-facing first-floor window in the Family Room was observed to be fogged, consistent with moisture between the panes of an insulated glass unit. This typically indicates a failed seal, which reduces energy efficiency and can lead to staining or further deterioration of the glazing. Have the insulated glass unit (or sash/window, as applicable) evaluated and repaired or replaced. Repairs should be performed by a qualified window and glass contractor. (Figure [12](#))

#### **Minor Drywall Damage at Second-Floor Front Loft Windows (Qualified Drywall/Painting Contractor)**

**Improve:** Minor damage/scuffing was observed on the drywall finish along the second-floor front-facing windows in the loft area (hallway). This condition is primarily cosmetic but can worsen over time and detract from the interior finish. Sand, patch as needed, and repaint to restore a uniform surface. Repairs should be completed by a qualified drywall/painting contractor. (Figure [17](#))

• **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**

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**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

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Dishwasher:	Present
Range/Oven:	Gas
Range Hood/Exhaust:	Ducted Hood
Microwave:	Over-Range
Refrigerator:	Present
Garbage Disposal:	Present
Washer Connection:	Present
Dryer Connection:	Gas, Electric (240V)

## APPLIANCE OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

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

### LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

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

• **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

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

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

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

# Garage

## DESCRIPTION OF GARAGE

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<b>Attached/Detached:</b>	Attached
<b>Number of Garage Doors:</b>	1
<b>Door Material:</b>	Fiberglass
<b>Automatic Opener:</b>	Present – Tested
<b>Fire Separation Door:</b>	Solid Core – Self-Closing
<b>Garage Floor:</b>	Concrete
<b>Vehicle Door Clearance Tested:</b>	Yes – Auto-Reverse Functional

## GARAGE OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

#### Garage Attic Space Not Accessible for Inspection (Qualified Contractor/Handyman)

**Investigate:** The attic space above the garage was not accessible at the time of the inspection (no accessible entry point was available). Inaccessible areas cannot be evaluated for conditions such as water intrusion, structural concerns, insulation/ventilation deficiencies, or pest activity. Provide safe, clear access (e.g., install or open an appropriate attic access hatch) and have the area evaluated once accessible. This work should be performed by a qualified contractor/handyman, with further evaluation by a qualified home inspector or appropriate specialist as needed based on findings. (Figure [13](#))

### LIMITATIONS OF GARAGE INSPECTION

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

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

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

# Maintenance Advice

## UPON TAKING OWNERSHIP

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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

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### 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**

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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!

<b>Wood Destroying Insect Inspection Report</b>	<b>Notice:</b> Please read important consumer information on page 2.
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**Section I. General Information**

<b>Inspection Company, Address &amp; Phone</b> Guardian Home Inspection 454 Perry Highway, West View, PA, 15229 724-777-9019	<b>Company's Pest Control Business Lic. No.</b> BU10517	<b>Date of Inspection</b> 04/29/2026
<b>Address of Property Inspected</b> 513 Audrey Ct, Zelienople, PA, 16063		

<b>Inspector's Name, Signature &amp; Certification, Registration, or Lic. #</b> Cameron Norris    Registration # 406094	<b>Structure(s) Inspected</b>
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**Section II. Inspection Findings**

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

- A. No visible** evidence of wood destroying insects was observed.
- B. Visible** evidence of wood destroying insects was observed as follows:
- 1. Live insects** (description and location): \_\_\_\_\_
  - 2. Dead insects**, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_
  - 3. Visible damage** from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

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

**Section III. Recommendations**

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

\_\_\_\_\_

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

\_\_\_\_\_

**Section IV. Obstructions and Inaccessible Areas**

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

- Basement    1, 3, 5, 6, 7, 24
- Crawlspace    \_\_\_\_\_
- Main Level    1, 3, 4, 6, 7, 9
- Attic    5, 11, 24
- Garage    1, 3, 6, 7
- Exterior    17
- Porch    \_\_\_\_\_
- Addition    \_\_\_\_\_
- Other    \_\_\_\_\_

<b>The inspector may write out obstructions or use the following optional key:</b>	
<ul style="list-style-type: none"> <li>1. Fixed ceiling</li> <li>2. Suspended ceiling</li> <li>3. Fixed wall covering</li> <li>4. Floor covering</li> <li>5. Insulation</li> <li>6. Cabinets or shelving</li> <li>7. Stored items</li> <li>8. Furnishings</li> <li>9. Appliances</li> <li>10. No access or entry</li> <li>11. Limited access</li> <li>12. No access beneath</li> <li>13. Only visual access</li> </ul>	<ul style="list-style-type: none"> <li>14. Cluttered condition</li> <li>15. Standing water</li> <li>16. Dense vegetation</li> <li>17. Exterior siding</li> <li>18. Window well covers</li> <li>19. Wood pile</li> <li>20. Snow</li> <li>21. Unsafe conditions</li> <li>22. Rigid foam board</li> <li>23. Synthetic stucco</li> <li>24. Duct work, wiring, and/or plumbing</li> <li>25. Spray foam insulation</li> <li>26. Equipment</li> </ul>

**Section V. Additional Comments and Attachments** (these are an integral part of the report)

\_\_\_\_\_

\_\_\_\_\_

**Attachments**

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

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

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

THIS AGREEMENT made on 04/29/2026 by and between Cameron Norris/Guardian Home Inspection (hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The address of the property to be inspected is: 513 Audrey Ct, Zelenople, PA 16063. The total fee for all provided services plus applicable taxes: \$495.00.

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

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

**1. INSPECTION AND DUTIES**

Guardian Home Inspection, LLC agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which the Client agrees to pay a fee. The Inspection will be performed in the accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI) ([http://www.homeinspector.org/files/docs/standards\\_updated3-4-2015.pdf](http://www.homeinspector.org/files/docs/standards_updated3-4-2015.pdf)), and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement. You agree that if Guardian Home Inspection, LLC recommends further evaluation of a condition noted in the Inspection Report that you will do so before the end of any inspection contingency and prior to closing.

**2. DISCLAIMER OF WARRANTY**

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

**3. NOTICE AND STATUTE OF LIMITATIONS**

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

**4. LIQUIDATED DAMAGES-LIMITED LIABILITY CLAUSE**

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

**5. ENVIRONMENTAL AND HEALTH ISSUES**

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

**6. LIMITATIONS EXCEPTIONS AND EXCLUSIONS**

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

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

## 7. GOVERNING LAW & SEVERABILITY

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

## 8. RECEIPT OF REPORT

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

## 9. OTHER SERVICES

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

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

## 10. ENTIRE AGREEMENT, MODIFICATION & 3<sup>rd</sup> 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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Shawn Faulk Friday, April 24th, 2026