SUMMARY

1234 Main Street Cherry Hill NJ 08002
Buyer Name
03/22/2026 9:00AM

Brian Maute
InterNACHI Certified & NJ Licensed Home Inspector
Vivid Home Inspections
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IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards-of-Practice for home inspectors and read the inspection agreement limitations.

You have contracted with Vivid Home Inspections to perform a generalist inspection in accordance with the Standards-of-Practice. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Inspectors working for Vivid Home Inspections inspects properties in accordance with the N.J. Admin. Code § 13:40-15.16 Section 13:40-15.16 - Standards of practice and our Inspection Agreement. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the Inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A Home Inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors) and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A Home Inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

84
ITEMS INSPECTED

9
MINOR DEFECT, MAINTENANCE ITEM, OR FYI ITEMS

38
MARGINAL DEFECT

22
SIGNIFICANT DEFECT OR SAFETY HAZARDS

3.1.1 Covering
EXCESSIVE GRANULE LOSS

Marginal Defect

The roof covering exhibited excessive loss of surface granules. Granules serve as a protective layer that shields the underlying material from ultraviolet exposure and normal weathering. When granule loss becomes pronounced, the roofing material may deteriorate more rapidly and become more vulnerable to damage. This condition can shorten the expected service life of the roof covering over time.

Recommendation
Contact a qualified roofing professional.

3.1.2 Covering
MOSS / LICHEN GROWTH ON ROOF COVERING

Minor Defect, Maintenance Item, or FYI Items

Moss and lichen growth were observed on the roof covering. Organic growth can retain moisture against the surface of the roofing material and may contribute to gradual deterioration over time. In some cases, root-like structures can lift or separate roofing materials as growth expands. Regular maintenance and cleaning can help manage the condition and support the longevity of the roof covering.

Recommendation
Contact a qualified roofing professional.

3.1.3 Covering
SHINGLES - DAMAGED

Marginal Defect

Damaged shingles were observed at the roof covering. Shingle damage can occur from weather exposure, physical impact, or normal aging. Compromised shingles may not provide full protection against moisture penetration. If not addressed, damaged areas can contribute to localized deterioration of the roofing system over time.

Recommendation
Contact a qualified roofing professional.


3.1.4 Covering

TREE DEBRIS ON ROOF

Minor Defect, Maintenance Item, or FYI Items

Tree debris was observed on the roof surface. Accumulated leaves, branches, and organic material can retain moisture against the roofing material and may contribute to premature deterioration over time. Debris can also obstruct proper drainage and interfere with water runoff. Routine removal of roof debris helps maintain proper performance and prolong the service life of the roofing system.

Recommendation
Contact a qualified professional.

3.2.1 Penetrations & Flashing

VENT BOOT – VISIBLE DIP AT UPPER (REAR) PORTION

Significant Defect or Safety Hazards

The vent boot exhibited a visible dip along the upper (rear) portion of the flashing assembly. The upper section of the boot is intended to lie flat and remain properly integrated with the surrounding roofing material to direct water away from the penetration. A depression in this area can allow water to collect or flow toward the penetration rather than away from it. This condition may increase the potential for moisture intrusion if not corrected.

Recommendation
Contact a qualified roofing professional.


3.3.1 Roof Drainage Systems

DOWNSPOUT EXTENSION – IMPROPERLY SLOPED

Marginal Defect

The downspout extension did not appear to be properly sloped away from the structure. Extensions are intended to direct roof runoff away from the foundation in a controlled manner. When slope is inadequate or reversed, water may pool or flow back toward the foundation area. This condition can contribute to localized moisture exposure if not corrected.

Recommendation
Contact a qualified gutter contractor

Front - Not sloping away from the foundation causing water to pool near the foundation

3.3.2 Roof Drainage Systems

GUTTER GUARDS – IMPROPERLY INSTALLED OR DAMAGED

Marginal Defect

The gutter guards were observed to be improperly installed or damaged. Gutter protection systems are intended to allow water to enter the gutter while limiting debris accumulation. When improperly fitted or deteriorated, they may restrict water flow or allow debris to bypass the system. This condition can reduce overall drainage performance and may contribute to overflow if not corrected.

Recommendation
Contact a qualified gutter contractor

Pushing the shingles up preventing water from discharging off the roof.

4.1.1 Vegetation, Surface, Grading, Drainage & Retaining Walls

EVIDENCE OF TREE PREVIOUSLY LOCATED TOO CLOSE TO HOME

Marginal Defect

Evidence was observed indicating that a tree was previously located in close proximity to the structure. Tree roots near foundations can affect soil stability and may contribute to localized settlement or movement over time. Although the tree has been removed, remaining root systems may continue to decompose and influence soil conditions. Monitoring of the surrounding soil and foundation area is recommended to identify any future changes.

Recommendation
Contact a qualified landscaping contractor


Right Front


Right Middle


Right Rear

4.1.2 Vegetation, Surface, Grading, Drainage & Retaining Walls

Marginal Defect

TREE BRANCHES IN CONTACT WITH EXTERIOR WALLS

Tree branches were observed in contact with the exterior wall surfaces. Vegetation contact can abrade siding materials during wind conditions and may retain moisture against the wall assembly. Branches in contact with the structure can also provide pathways for pest activity. Maintaining clearance can help preserve exterior finishes and support proper monitoring of wall components.

Recommendation
Contact a qualified tree service company.


Rear - Recommend trimming the branches back

4.1.3 Vegetation, Surface, Grading, Drainage & Retaining Walls

Marginal Defect

TREE LOCATED TOO CLOSE TO STRUCTURE

A tree was observed located in close proximity to the structure. Trees situated near foundations and exterior walls can influence soil moisture conditions and may contribute to root-related soil movement over time. Overhanging limbs may also deposit debris on roof surfaces and increase maintenance requirements. Maintaining appropriate distance between trees and the structure can help reduce potential impact on exterior components and drainage patterns.

Recommendation
Contact a qualified tree service company.


Right Rear


Rear

4.1.4 Vegetation, Surface, Grading, Drainage & Retaining Walls

Minor Defect, Maintenance Item, or FYI Items

TREE OVERHANGING HOME

Tree limbs were observed overhanging the roof and exterior portions of the structure. Overhanging branches can deposit leaves and organic debris onto roof surfaces and within gutters, increasing maintenance requirements. Limbs positioned above the structure may also contact roofing materials during wind conditions. Maintaining proper clearance can help reduce wear on roofing components and support effective drainage.

Recommendation
Contact a qualified tree service company.


Recommend keeping the branches trimmed back.

4.2.1 Driveway & Walkway(s)

Significant Defect or Safety Hazards

WALKWAY TRIP HAZARD

The walkway had uneven sections that created a trip hazard along the walking surface. Changes in elevation were observed between adjacent sections, resulting in an irregular path of travel. Such conditions increase the potential for loss of footing during normal use. Uneven areas may worsen over time due to settlement, surface wear, or seasonal movement.

Recommendation
Contact a qualified concrete contractor.


4.3.1 Siding, Flashing & Trim

Minor Defect, Maintenance Item, or FYI Items

CAULKING MAINTENANCE NEEDED AT SIDING AND TRIM

Sealant at various siding and trim joints was observed to be cracked, separated, or deteriorated. Gaps were visible at certain transitions around penetrations and trim interfaces. Deteriorated caulking can allow moisture and air intrusion at exterior wall assemblies. Routine maintenance of sealant joints helps preserve the performance of siding and trim materials over time.

Recommendation
Contact a handyman or DIY project


Front


Front - Along the front edge where the vinyl siding meets the stone veneer.

4.3.2 Siding, Flashing & Trim

DAMAGED EXTERIOR WALL-COVERING MATERIAL

Marginal Defect

The exterior wall-covering material exhibited visible damage in one or more areas. Sections appeared cracked, punctured, or otherwise compromised. Damaged cladding can allow moisture to enter the wall assembly if not properly maintained. Continued exposure to weather conditions may contribute to further deterioration over time.

Recommendation
Contact a qualified siding specialist.


Right Rear

4.3.3 Siding, Flashing & Trim

EVIDENCE OF PREVIOUS EXTERIOR REPAIRS

Minor Defect, Maintenance Item, or FYI Items

Evidence of prior repairs was observed at the exterior siding and/or trim areas. Patch materials, sealants, or replacement sections were visible in localized areas. The quality and extent of the repairs could not be fully determined at the time of inspection. Monitoring of these areas is recommended to ensure continued performance and stability over time.

Recommendation
Contact a qualified siding specialist.


Right

4.3.4 Siding, Flashing & Trim

GAP OBSERVED BEHIND BRICK VENEER

Marginal Defect

A visible gap was observed behind sections of the brick veneer at the exterior wall. The separation was noted between the veneer and the underlying structure in localized areas. Gaps of this nature may allow moisture or debris to enter the wall cavity if not properly managed. Monitoring and corrective action, if necessary, can help maintain the integrity of the exterior wall assembly over time.

Recommendation
Contact a qualified masonry professional.


Right Front

4.3.5 Siding, Flashing & Trim

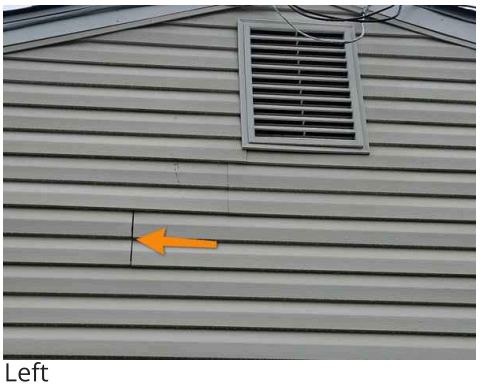
GAPS IN SIDING MATERIAL

Marginal Defect

Gaps were observed between sections of the exterior siding material. Open seams and separation were visible at certain joints and transitions. Gaps in siding can allow moisture, air, or pests to enter the wall assembly if not properly sealed or overlapped. Continued exposure at these openings may contribute to deterioration of underlying materials over time.

Recommendation
Contact a qualified siding specialist.


Right


Left


Rear

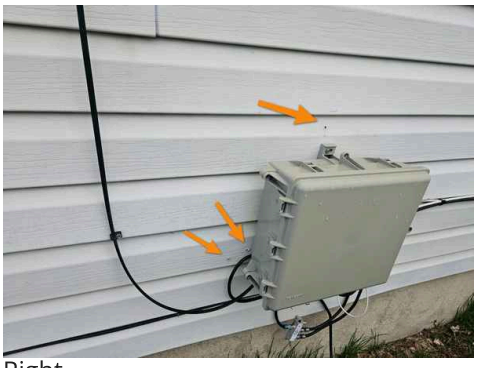
4.3.6 Siding, Flashing & Trim

HOLES IN EXTERIOR SIDING

Marginal Defect

Holes were observed in the exterior siding in one or more locations. The openings penetrated through the cladding and exposed underlying wall components. Such openings can allow moisture, air, and pests to enter the wall assembly if not properly sealed. Continued exposure may contribute to deterioration of the underlying materials over time.

Recommendation
Contact a qualified siding specialist.


Right

4.3.7 Siding, Flashing & Trim

J-CHANNEL – MISSING

Marginal Defect

J-channel trim was not observed at one or more siding termination points where it is typically installed. The siding edges appeared unfinished or not properly secured at openings or transitions. Missing J-channel can allow moisture to enter behind the siding and may affect the overall fit and appearance of the cladding. Proper termination components help manage water and support the siding system.

Recommendation
Contact a qualified siding specialist.


Right


Rear

4.3.8 Siding, Flashing & Trim

UNSEALED EXTERIOR PENETRATION(S)

Marginal Defect

One or more penetrations through the exterior siding were observed to be unsealed. Visible gaps were present around utility lines, conduits, or mounted fixtures where they passed through the wall covering. Unsealed openings can allow moisture, air, or pests to enter the wall assembly. Proper sealing helps maintain the weather resistance and durability of the exterior wall system over time.

Recommendation
Contact a handyman or DIY project


Rear

4.3.9 Siding, Flashing & Trim

VEGETATION GROWING OUT OF SIDING

Marginal Defect

Vegetation was observed growing through or out of the exterior siding in one or more areas. Plant growth was visible at joints and/or small openings in the cladding. Vegetation in these locations may indicate retained moisture or accumulated debris behind the siding. Continued growth can contribute to material deterioration and may affect the performance of the wall assembly over time.

Recommendation
Contact a qualified professional.


Rear

4.6.1 Patio, Porch, & Balcony

SETTLEMENT CRACKS AT PORCH OR PATIO

Marginal Defect

Cracks consistent with settlement were observed at the porch or patio surface. The cracking pattern indicated differential movement between sections of the slab. Settlement can occur due to soil compaction issues, changes in moisture conditions, or natural ground movement. Continued movement may result in widening cracks or uneven transitions over time.

Recommendation
Contact a qualified concrete contractor.


4.7.1 Foundation

CONCRETE BLOCK FOUNDATION HEAVING

Significant Defect or Safety Hazards

Portions of the concrete block foundation wall were observed to exhibit signs of heaving. Sections of the wall appeared displaced or elevated relative to adjacent areas. Heaving can occur due to soil movement, moisture conditions, or frost-related expansion beneath the foundation. Movement of this nature may affect the structural stability and alignment of the foundation wall over time.

Recommendation
Contact a foundation contractor.



Right

4.7.2 Foundation

FOUNDATION PARGING – CRACKED AND CHIPPING

Minor Defect, Maintenance Item, or FYI Items

The parging material on the foundation wall was observed to be cracked and chipping in several areas. Sections of the surface coating showed flaking and localized material loss. Parging serves as a protective and cosmetic finish over masonry surfaces. Deterioration of this layer may expose the underlying masonry to increased weathering over time.

Recommendation
Contact a qualified masonry professional.


Right Rear


Left Rear

4.7.3 Foundation

FOUNDATION PARGING – SPALLING

Minor Defect, Maintenance Item, or FYI Items

The parging layer on the foundation wall exhibited areas of spalling, with sections of the surface separating and flaking away. Localized material loss was observed during the inspection. Spalling of the parging can occur due to moisture exposure and seasonal temperature changes. While primarily a surface condition, continued deterioration may expose the underlying masonry to increased weathering over time.

Recommendation
Contact a qualified masonry professional.


Right


Right


Rear


Rear


Rear


Rear


Rear


Left

4.7.4 Foundation

SIGNIFICANT FOUNDATION MOVEMENT OBSERVED

Significant Defect or Safety Hazards

Significant movement was observed at the foundation during the inspection. Noticeable displacement, cracking, and/or misalignment were present in affected areas. The extent of movement exceeded what is typically associated with minor settlement or shrinkage. Continued movement of this nature may impact structural stability and the alignment of building components over time.

Recommendation
Contact a qualified structural engineer.


Left Rear

4.9.1 Eaves, Soffits & Fascia

DAMAGED FASCIA

Marginal Defect

The fascia board was observed to be damaged at the time of inspection. Visible deterioration was noted along the edge of the roof overhang. Damage to the fascia can affect support for the gutter system and may allow moisture to impact adjacent materials. Repair or replacement is recommended to maintain proper function and protection at the roof edge.

Recommendation
Contact a qualified roofing professional.


Exposed wood behind the metal flashing

4.10.1 GFCI Outlet(s)

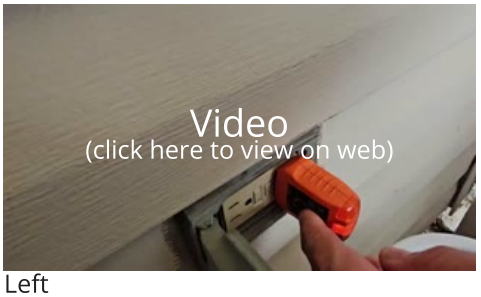
EXTERIOR GFCI DID NOT TEST FUNCTIONAL

Significant Defect or Safety Hazards

The exterior GFCI receptacle did not respond properly when tested at the time of inspection. Activation of the test function did not interrupt power as expected. A GFCI that does not operate as intended may not provide proper ground-fault protection in exterior locations. Further evaluation and correction are recommended to restore proper protective function.

Recommendation
Contact a qualified electrical contractor.

Front



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4.10.2 GFCI Outlet(s)

OPEN GROUND CONDITION AT EXTERIOR OUTLET

Significant Defect or Safety Hazards

The exterior receptacle tested with an open ground condition at the time of inspection. This result indicates that the equipment grounding conductor was not properly connected or present. An open ground can affect the safe operation of connected devices and may limit the effectiveness of protective features. Evaluation and correction are recommended to restore proper grounding continuity.

Recommendation
Contact a qualified electrical contractor.


Front


Left

4.13.1 Water spigots

DAMAGED / BROKEN COMPONENTS AT EXTERIOR WATER SPIGOT

Marginal Defect

Components of the exterior water spigot were observed to be broken at the time of inspection. Visible damage was noted at the handle and/or body of the fixture. Damaged components may affect normal operation and can contribute to leakage or reduced durability over time. Repair or replacement is recommended to restore proper function and reliability.

Recommendation
Contact a qualified plumbing contractor.


Front - missing handle

5.1.1 Heating Equipment

HEATING SYSTEM – UNUSUAL NOISES OBSERVED DURING OPERATION

Marginal Defect

Unusual noises were heard from the heating system during operation. These noises may indicate wear, loose components, or internal mechanical issues. Continued operation under these conditions may lead to additional wear of system components over time. Further evaluation is recommended to determine the source of the noise.

Recommendation
Contact a qualified HVAC professional.

5.2.1 Cooling Equipment

REFRIGERANT LINE INSULATION – MISSING OR DAMAGED

Marginal Defect

Insulation on the refrigerant suction line was missing or deteriorated. This insulation helps reduce energy loss and prevents condensation from forming on the refrigerant line. When insulation is missing or damaged, system efficiency may be reduced and moisture may develop on the line. Replacing the insulation can help maintain proper system operation.

Recommendation
Contact a qualified HVAC professional.

5.3.1 HVAC Filter

HVAC AIR FILTER – MISSING

Marginal Defect

An air filter was not observed in the HVAC system at the time of the inspection. Air filters are intended to capture dust and debris before the air enters the heating and cooling equipment. Without a filter, dust and debris may accumulate within system components over time. Installing an appropriate air filter can help protect the HVAC equipment and improve system performance.

Recommendation
Recommended DIY Project

5.5.1 Distribution Systems

DUCTWORK – DISCONNECTED

Marginal Defect

A section of the HVAC ductwork was observed to be disconnected at the time of the inspection. Ducts are intended to distribute conditioned air from the heating or cooling equipment to various areas of the home. When a duct becomes disconnected, conditioned air may be lost before reaching the intended space. Reconnecting the duct can help restore proper airflow distribution throughout the system.

Recommendation
Contact a qualified HVAC professional.

5.5.2 Distribution Systems

HVAC DUCTWORK – DETERIORATED OR CORRODED

Marginal Defect

Sections of the HVAC ductwork were observed to be deteriorated or corroded. Duct systems are intended to distribute conditioned air efficiently throughout the home. Deterioration or corrosion may allow air leakage or reduce the effectiveness of the duct system over time. Continued deterioration may affect airflow and system performance.

Recommendation
Contact a qualified HVAC professional.



5.5.3 Distribution Systems

HVAC DUCTWORK – NOT PROPERLY SEALED

Marginal Defect

Sections of the HVAC ductwork were observed to have joints or connections that were not properly sealed. Duct connections are intended to remain sealed to help direct conditioned air to the intended areas of the home. When joints are not sealed, conditioned air may leak from the system before reaching supply registers. Sealing the duct connections can help improve airflow efficiency and overall system performance.

Recommendation
Contact a qualified HVAC professional.



6.1.1 General

BATHROOM FAN EXHAUSTS INTO ATTIC

Significant Defect or Safety Hazards

The bathroom exhaust fan was observed to discharge directly into the attic instead of venting to the exterior of the home. Exhaust fans are intended to remove moisture-laden air from bathrooms and discharge it outside. When moisture is released into the attic, it can increase humidity levels and contribute to condensation, mold-like growth, deterioration of roof sheathing, and reduced effectiveness of attic insulation.

Recommendation
Contact a qualified general contractor.

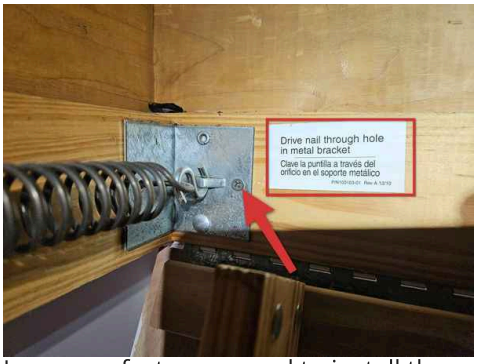
6.1.2 General

IMPROPERLY INSTALLED ATTIC PULL-DOWN LADDER

Significant Defect or Safety Hazards

The attic pull-down ladder appeared to be improperly installed. The ladder assembly may not have been securely fastened to the surrounding framing or may not have been properly aligned within the attic access opening. Improper installation can affect the stability and safe operation of the ladder and may place additional stress on the ladder components and surrounding framing. Continued use in this condition may increase the risk of ladder movement or failure during operation.

Recommendation
Contact a qualified general contractor.



Improper fasteners used to install the folding attic ladder


Improper fasteners used to install the folding attic ladder


Improper fasteners used to install the folding attic ladder

6.1.3 General

OLD ANTENNA ABANDONED IN ATTIC

Minor Defect, Maintenance Item, or FYI Items

An old antenna was observed abandoned in the attic. Abandoned equipment and materials left in attic spaces can contribute to clutter and may interfere with access, maintenance, or the installation of insulation and ventilation components. Older antenna wiring or mounting hardware may also become loose or deteriorated over time.

Recommendation
Contact a handyman or DIY project

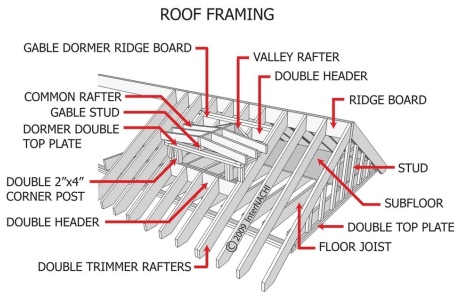
6.2.1 Roof & Attic Structure

CRACKED ROOF RAFTER

Significant Defect or Safety Hazards

A roof rafter was observed to have a visible crack in the attic. Rafters are structural members that help support the roof system and distribute loads to the exterior walls. Cracking in framing members may reduce the strength of the component depending on the size and location of the crack. Continued loading and seasonal movement may cause the crack to expand over time. Further evaluation can help determine whether reinforcement or repair is needed.

Recommendation
Contact a qualified general contractor.



6.2.2 Roof & Attic Structure

IMPROPERLY NOTCHED ROOF RAFTER

Significant Defect or Safety Hazards

A roof rafter in the attic was observed to have been notched. Structural rafters are designed to carry roof loads based on their original size and shape. Notching removes material from the framing member and may reduce its ability to support loads as intended. Structural alterations are sometimes performed to accommodate mechanical, plumbing, or electrical installations. Further evaluation may help determine whether reinforcement or repair is recommended.

Recommendation
Contact a qualified structural engineer.


Appears the cut rafters have not been repaired.

6.2.3 Roof & Attic Structure

RAFTER SEPARATING FROM RIDGE BEAM

Marginal Defect

A roof rafter was observed to be separating from the ridge beam in the attic. Rafters connect to the ridge beam to help support the roof structure and distribute loads through the framing system. Separation at this connection may reduce the effectiveness of the structural joint and may allow movement within the roof framing over time. This condition may occur due to structural movement, inadequate fastening, or previous alterations to the framing. Further evaluation is recommended to determine the extent of the condition and whether reinforcement or repair is necessary.

Recommendation
Contact a qualified structural engineer.


All rafter appeared to be separating from the ridge beam. Recommend installed rafter ties to prevent more movement and separation.


All rafter appeared to be separating from the ridge beam. Recommend installed rafter ties to prevent more movement and separation.

6.2.4 Roof & Attic Structure

STRUCTURAL MEMBER SISTERED IMPROPERLY

Significant Defect or Safety Hazards

A structural framing member in the attic had been sistered with an additional member, but the installation appeared to be incomplete or improperly secured. Sistering is commonly used to reinforce damaged or weakened framing members. When reinforcement members are not properly fastened or do not extend the full length of the original member, the repair may not provide the intended structural support. Improper reinforcement may allow continued movement or deflection of the framing. Further evaluation may help determine whether improved reinforcement is needed.

Recommendation
Contact a qualified structural engineer.




6.3.1 Attic Insulation

INSUFFICIENT ATTIC INSULATION

Marginal Defect

The level of insulation observed in the attic appeared to be insufficient to provide effective thermal resistance between the attic and the living space below. Adequate insulation helps reduce heat transfer and contributes to improved energy efficiency and indoor comfort. When insulation levels are low, the home may experience increased heat loss during colder weather and increased heat gain during warmer weather. Lower insulation levels may also contribute to uneven indoor temperatures. Adding insulation may help improve the overall thermal performance of the home.

Recommendation
Contact a qualified insulation contractor.


Blown in insulation appeared to be compressed and inadequate throughout the entire attic.


Blown in insulation appeared to be compressed and inadequate throughout the entire attic.

6.4.1 Ventilation

ATTIC FAN INOPERABLE

Marginal Defect

The attic ventilation fan did not operate when tested using normal controls at the time of the inspection. Attic fans are intended to assist with removing heat and moisture from the attic space. When the fan is not operational, the attic ventilation system may not function as intended. The cause of the inoperable condition was not determined during the inspection and may involve electrical components, the motor, or the control system. Further evaluation may help determine the cause of the condition and whether repair or replacement is necessary.

Recommendation
Contact a qualified electrical contractor.


Attic fan installed and not connected to a source of power.

7.1.1 General

ACTIVE ROOTS OBSERVED IN CRAWLSPACE

Marginal Defect

Active plant roots were observed extending into the crawlspace area at the time of the inspection. Root growth within a crawlspace can indicate vegetation encroachment from the exterior and may contribute to moisture retention or disturbance of soil conditions beneath the structure. Over time, continued root growth may affect the crawlspace environment and could potentially impact nearby structural components or utility lines. Managing vegetation near the structure helps reduce the likelihood of continued root intrusion into the crawlspace area.

Recommendation
Contact a qualified landscaping contractor


There were roots throughout the crawlspace from the old trees that have been removed around the perimeter of the house.

7.1.2 General

MAJOR FOUNDATION CRACK OBSERVED IN CRAWLSPACE

Significant Defect or Safety Hazards

A significant crack was observed in the foundation wall within the crawlspace at the time of the inspection. Large foundation cracks may indicate structural movement or settlement and can allow moisture to enter the crawlspace area. Continued movement or moisture intrusion may affect the performance of the foundation and adjacent structural components over time. Further evaluation is recommended to determine the extent of the condition and whether corrective measures are needed.

Recommendation
Contact a qualified structural engineer.



7.1.3 General

POSSIBLE MICROBIAL GROWTH OBSERVED IN CRAWLSPACE

Marginal Defect

Areas of discoloration consistent with possible microbial growth were observed on surfaces within the crawlspace at the time of the inspection. Such conditions are commonly associated with elevated moisture levels or prolonged dampness in enclosed areas. The presence of suspected growth may indicate that moisture conditions have existed that allow biological material to develop on wood or other surfaces. Further evaluation may help determine the extent of the condition and whether corrective actions are appropriate to address moisture and affected materials.


Swab sample taken

4o

Recommendation
Contact a qualified mold inspection professional.

7.1.4 General

STANDING WATER OBSERVED IN CRAWLSPACE

Significant Defect or Safety Hazards

Standing water was observed in the crawlspace at the time of the inspection. The presence of pooled water beneath the structure can contribute to elevated moisture levels that may affect wood framing, insulation, and other materials located in the area. Prolonged moisture exposure may lead to deterioration of structural components and can create conditions favorable for biological growth or pest activity. Further evaluation is recommended to determine the source of the water and to address drainage or moisture management concerns.

Recommendation
Contact a qualified waterproofing contractor


7.2.1 Vapor Retarders

IMPROPER VAPOR RETARDER MATERIAL IN CRAWLSPACE

Marginal Defect

The material used as a vapor retarder in the crawlspace appeared to be unsuitable for this application at the time of the inspection. Materials not intended for ground moisture control may deteriorate quickly or fail to effectively limit moisture migration from the soil. When improper materials are used, the crawlspace environment may be more susceptible to elevated humidity levels. Using an appropriate vapor retarder material helps improve moisture management beneath the home.

Recommendation
Contact a qualified waterproofing contractor

Asphalt material used in which it had dried and became brittle. Recommend having a waterproofing company remove the old vapor barrier and install new 6 mil poly vapor barrier.

7.3.1 Homes Floor Structure

FLOOR JOIST SPLITTING OBSERVED

Significant Defect or Safety Hazards

A floor joist within the crawlspace was observed to have a visible split at the time of the inspection. Splitting in structural framing members can occur due to drying stresses, loading conditions, or age of the material. Depending on the size and location of the split, the ability of the joist to adequately support loads above may be reduced. Further evaluation is recommended to determine the extent of the condition and whether reinforcement or repair may be appropriate.

Recommendation
Contact a qualified structural engineer.

Near the front portion of the house.

7.3.2 Homes Floor Structure

JACK POST NOT SECURED

Significant Defect or Safety Hazards

A jack post within the crawlspace was observed to not be properly secured at the time of the inspection. Adjustable support posts are typically intended to be fastened or stabilized at the top and bottom to help prevent movement. When a jack post is not secured, it may shift or become displaced under load. This condition may affect the stability of the structural support system and the floor structure above.

Recommendation
Contact a qualified structural engineer.


8.2.1 Water Supply & Distribution Systems

CORRODED WATER SUPPLY PIPING

Marginal Defect

Sections of the water supply piping showed visible corrosion. Corrosion can develop over time due to age, moisture exposure, or reactions between materials within the plumbing system. Progressive corrosion may weaken piping and fittings, which can eventually lead to leakage or restricted water flow. While the piping was functional at the time of inspection, the condition indicated deterioration that may continue with normal use. Further evaluation and repair or replacement as needed is recommended.

Recommendation
Contact a qualified plumbing contractor.



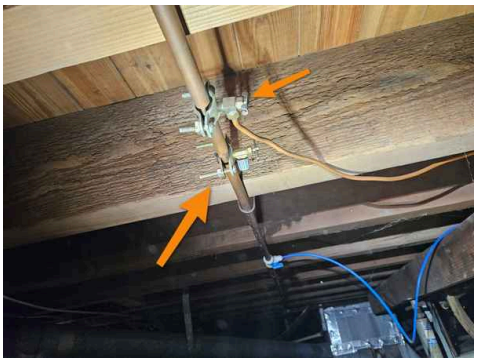
8.2.2 Water Supply & Distribution Systems

SADDLE VALVE INSTALLED ON WATER SUPPLY LINE

Marginal Defect

A saddle valve was observed installed on a water supply pipe. This type of valve is commonly used to tap into a pipe but can be prone to leakage or clogging over time. The design creates a small puncture in the pipe wall, which may restrict water flow or contribute to deterioration at the connection point. While it may function for light-duty applications, long-term reliability is often limited. Evaluation and replacement with a more durable valve connection is recommended.

Recommendation
Contact a qualified plumbing contractor.



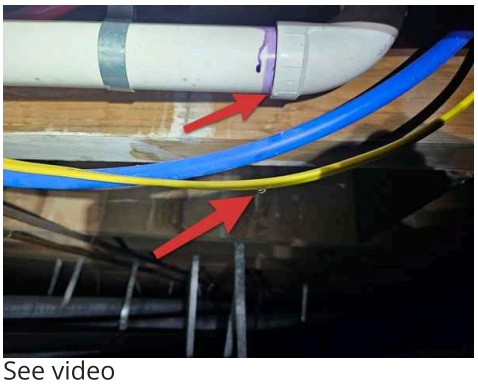

8.3.1 Drain, Waste, & Vent Systems

DRAIN PIPE – ACTIVELY LEAKING

Significant Defect or Safety Hazards

An active leak was observed at a section of the drain piping during the inspection. Leakage from drain lines can allow wastewater to escape into surrounding areas and may contribute to deterioration of nearby building materials if the condition continues. Continued moisture exposure may also create conditions that promote material damage or biological growth. Drain piping is intended to safely carry wastewater away from the home without leakage. Further evaluation and repair of the affected drain line is recommended.

Recommendation
Contact a qualified plumbing contractor.




See video

8.4.1 Water Heater(s)

WATER HEATER – AGED UNIT

Marginal Defect

The water heater appeared to be older based on its observed condition and typical service life for this type of appliance. Water heaters gradually deteriorate over time as internal components experience normal wear from heating water and exposure to minerals within the water supply. As the unit ages, the likelihood of leaks, reduced efficiency, or mechanical failure may increase. Older units may also have a shorter remaining service life compared to newer installations. Planning for future replacement of the water heater is recommended.

Recommendation
Contact a qualified plumbing contractor.

10.4.1 Window

WINDOW DOES NOT LATCH / LOCK

Marginal Defect

The window did not latch or lock properly during testing. This condition may affect security and proper sealing of the window. The issue may be related to hardware failure or alignment concerns. Repair or replacement of components may be needed.

Recommendation
Contact a qualified window repair/installation contractor.

Rear Bedroom

Rear Bedroom

10.6.1 Lighting Fixtures, Switches & Receptacles
ABANDONED WIRING OBSERVED

Marginal Defect

Wiring was observed that appeared to be abandoned and not connected to active electrical components. The purpose and condition of this wiring could not be fully determined at the time of inspection. Unused wiring may create confusion and could be unintentionally energized in the future. Further evaluation is recommended.

Recommendation
Contact a qualified electrical contractor.


Wires should terminate in a junction box and wires capped off

10.6.2 Lighting Fixtures, Switches & Receptacles
INADEQUATE NUMBER OF RECEPTACLES

Marginal Defect

The number of receptacles appeared limited for the space. Limited access to outlets may lead to the use of extension cords or adapters. Increasing the number of receptacles may improve usability.

Recommendation
Contact a qualified electrical contractor.


Middle Bedroom


Rear Bedroom

10.6.3 Lighting Fixtures, Switches & Receptacles
JUNCTION BOX - OPEN

Significant Defect or Safety Hazards

A junction box was observed to be open without a cover. Open boxes may expose wiring connections. This condition may present a safety concern and should be corrected.

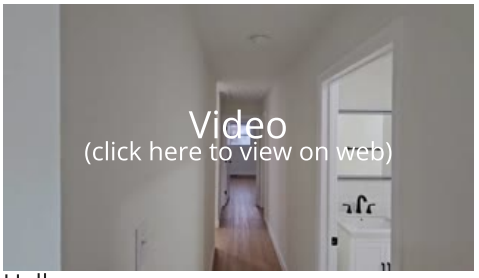
Recommendation
Contact a qualified electrical contractor.

10.6.4 Lighting Fixtures, Switches & Receptacles
LIGHT - INOPERABLE

Marginal Defect

The light did not operate during testing. This condition may be due to a failed bulb, faulty fixture, switch issue, or wiring concern. The exact cause was not determined at the time of inspection. Further evaluation may be needed to restore proper function.

Recommendation
Contact a qualified electrical contractor.



Hallway

10.6.5 Lighting Fixtures, Switches & Receptacles
OUTLET - OPEN GROUND

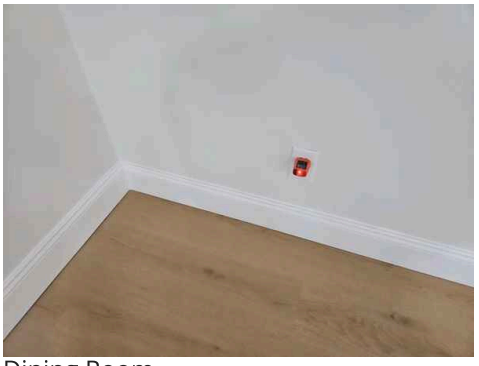
Significant Defect or Safety Hazards

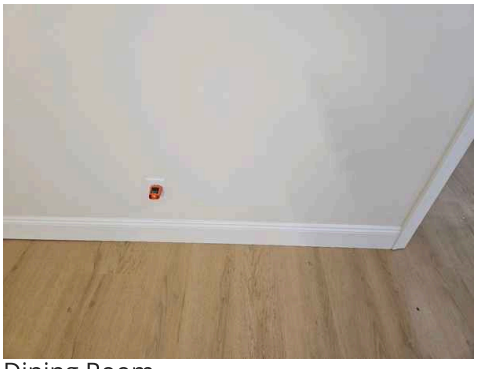
Testing indicated an open ground condition at the outlet. This condition may affect the performance of connected devices. The issue may be related to wiring configuration. Further evaluation is recommended.

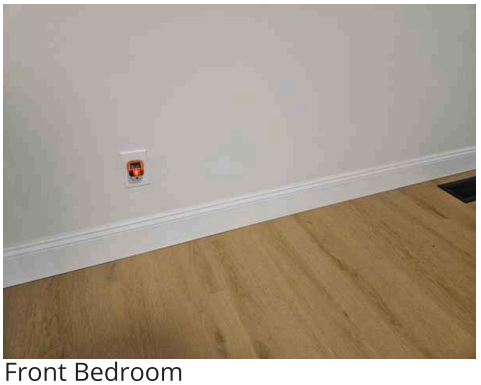
Recommendation
Contact a qualified electrical contractor.

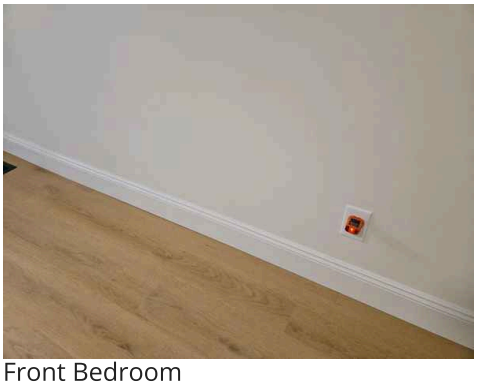

Foyer

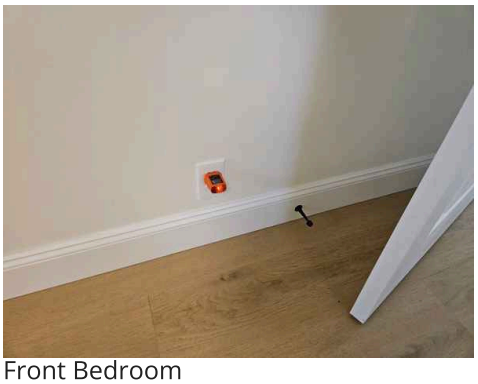

Living Room


Dining Room


Dining Room


Front Bedroom


Front Bedroom


Front Bedroom

10.6.6 Lighting Fixtures, Switches & Receptacles

MISSING WIRE CLAMPS AT TERMINATION

Significant Defect or Safety Hazards

Wire clamps were missing where conductors terminated at the enclosure. Clamps are intended to help secure the wiring and protect it from damage where it enters the cabinet or box. When these components are absent, the wiring may have been more vulnerable to movement, abrasion, or strain at the point of entry. A qualified electrician should further evaluate this condition and make repairs as needed.

Recommendation
Contact a qualified electrical contractor.

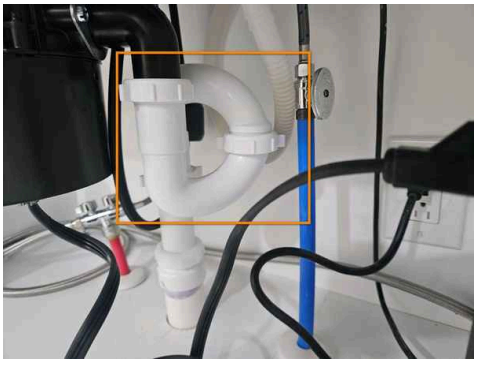

Wires should be secured by the proper clamp to prevent movement. The vibration of the fan and the sharp metal of the box will eventually "cut" through the sheathing of the wire lead to possible electrical shock.


Wires should be secured by the proper clamp to prevent movement. The vibration of the fan and the sharp metal of the box will eventually "cut" through the sheathing of the wire lead to possible electrical shock.

11.2.1 Kitchen Sink

SINK – IMPROPER DRAIN CONFIGURATION (S-TRAP)

Marginal Defect



The drain piping beneath the sink was configured in a manner that is not consistent with generally accepted standards. The observed configuration may allow sewer gases to enter the interior space if the water seal is compromised. This type of installation may also contribute to drainage performance issues. Correction of the drain configuration is recommended to improve function and reliability. Evaluation by a qualified plumbing professional is advised.

Recommendation
Contact a qualified plumbing contractor.

12.1.1 Dishwasher

DISHWASHER – IMPROPERLY SECURED / NOT MOUNTED

Marginal Defect

The dishwasher was observed to be loose or not properly secured within the cabinet opening. Movement was noted when the door was operated. A dishwasher should be firmly mounted to prevent shifting during use. An unsecured unit may place stress on plumbing and electrical connections. Securing the appliance is recommended.

Recommendation
Contact a qualified general contractor.

13.2.1 Clothes Dryer

DRYER VENT – CLEANING RECOMMENDED

Minor Defect, Maintenance Item, or FYI Items

The dryer vent system showed signs that cleaning would be beneficial at the time of inspection. Lint and debris can accumulate within the vent over time and reduce airflow. Reduced airflow may impact drying efficiency and overall performance of the appliance. Routine maintenance helps support proper operation and extends the life of the system. Cleaning of the dryer vent is recommended.

Recommendation
Contact a handyman or DIY project

13.2.2 Clothes Dryer

DRYER VENT – DISCONNECTED

Significant Defect or Safety Hazards

The dryer vent was observed to be disconnected at the time of inspection. This condition allows lint, moisture, and warm air to discharge into the surrounding area rather than being directed outside. Accumulation of these materials can contribute to deterioration of nearby surfaces over time. The system is not functioning as intended in its current condition. Reconnection and proper securing of the vent are recommended.

Recommendation
Contact a handyman or DIY project

13.2.3 Clothes Dryer

DRYER VENT – FLEXIBLE DUCT CRUSHED OR KINKED

Significant Defect or Safety Hazards

The dryer vent duct was observed to be crushed or kinked. This condition restricts airflow and can lead to overheating during operation. Restricted airflow may also cause lint to accumulate within the duct system. This condition reduces efficiency and may increase the risk of damage over time. Correction is recommended.

Recommendation
Contact a handyman or DIY project

14.1.1 General

BATHROOM SINK – DRAIN LEAKING

Significant Defect or Safety Hazards

Leakage was observed at the drain components beneath the bathroom sink during inspection. Water was noted at or around the piping connections. Leaks in this area can contribute to damage of cabinetry and surrounding materials over time. Continued leakage may lead to further deterioration. Repair is recommended.

Recommendation
Contact a qualified plumbing contractor.


Bathroom 2 - See video

Bathroom 2