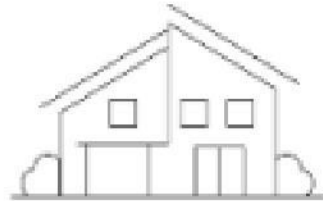


# Property Inspection Report



EXPERT HOME  
INSPECTIONS LLC

**Christopher Bergold**  
**Expert Home Inspections LLC**

**Date of Inspection: 3/25/2025**  
**Year Built: 1978 Size: 2 story**  
**Weather: Full Sun**

## Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

**Video In Your Report:** Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| Roof                               |                                           |                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 5 Item: 5                     | Condition of Roof Covering                | • A number of roof shingles are missing granules and possible tree limb damage. Recommend a licensed roofer evaluate and repair/replace shingles as needed.                                                                                                                                                                     |
| Exterior A/C - Heat Pump 1         |                                           |                                                                                                                                                                                                                                                                                                                                 |
| Page 8 Item: 1                     | Exterior A/C - Heat Pump 1                | • The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.                                                                                                                                                                                                                     |
| Exterior A/C - Heat Pump 2         |                                           |                                                                                                                                                                                                                                                                                                                                 |
| Page 9 Item: 1                     | Exterior A/C - Heat Pump 2                | • The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.                                                                                                                                                                                                                     |
| Bathroom 2                         |                                           |                                                                                                                                                                                                                                                                                                                                 |
| Page 12 Item: 2                    | Sinks                                     | • Pipes/Faucet are leaking in the Master Bathroom. Inspector shut off water line to that faucet and dry up water. Recommend repair or replacement by a licensed plumber.                                                                                                                                                        |
| Page 13 Item: 3                    | Receptacles                               | • <b>GFCI</b> receptacles are not installed within six feet of water in all bathrooms, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety. |
| Attic/Structure/Framing/Insulation |                                           |                                                                                                                                                                                                                                                                                                                                 |
| Page 14 Item: 5                    | Evidence of condensation/moisture/leaking | • There is evidence of an old leak on the rafters and evidence of new sheathing. No active moisture at the time of the inspection.                                                                                                                                                                                              |
| Crawl Space                        |                                           |                                                                                                                                                                                                                                                                                                                                 |
| Page 14 Item: 1                    | Foundation Walls                          | • There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.                                                                                                                                                                                                |

# House Photos

## 1. House Photo's



# Grounds

## 1. Driveway/Parking

Materials:

- Concrete

Condition:

- Settling cracks

Observations:

- The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.



## 2. Fence/Wall

Materials:

- Metal

Observations:

- The fence is excluded from the home inspection. All comments are made for courtesy purposes only. Damage to the fence on the right side of the home.

# Grounds (continued)



## Roof

### 1. Roof General: Visibility

- Inspected From:
- Ladder at eaves

### 2. Roof Style: Type/Style

- Type/Style:
- Asphalt Shingle
  - Gable
- Layers/Age/Location:
- Layers 1+
  - Age: 15-20+

### 3. Ventilation System

- Type:
- Soffit
  - Ridge
  - Gable
- Observations:
- The Soffit Vent
  - The Ridge Vent
  - The Gable Vent

### 4. Valleys

- Materials:
- Asphalt

### 5. Condition of Roof Covering

- Condition:
- Cracking
  - Granules missing
  - Moss buildup
  - Recommend roofer evaluate
- Observations:
- A number of roof shingles are missing granules and possible tree limb damage. Recommend a licensed roofer evaluate and repair/replace shingles as needed.
  - A number of roof shingles are missing granules and possible tree limb damage. Recommend a licensed roofer evaluate and repair/replace shingles as needed.

## Roof (continued)



### 6. Vents

Observations:

- The rubber boot on the plumbing vent is old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer repair.



## Exterior

### 1. Siding

Materials:

- Fiber-cement

Observations:

- The siding had some damage on the back of the chimney at the roof line, recommend a licensed contractor repair/replace damaged sections.



# Exterior (continued)

## 2. Windows/Screens

Materials:

- Vinyl

Observations:

- There is damaged brick mold and sill nosing on some windows. This is a cosmetic defect only.



## 3. Service Entry

Location:

- Overhead

Observations:

- The electrical service drop



## 4. Exterior Receptacles

Receptacles/Condition:

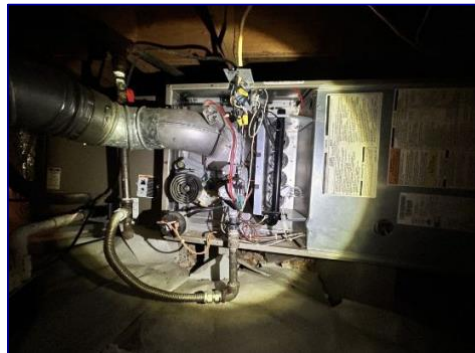
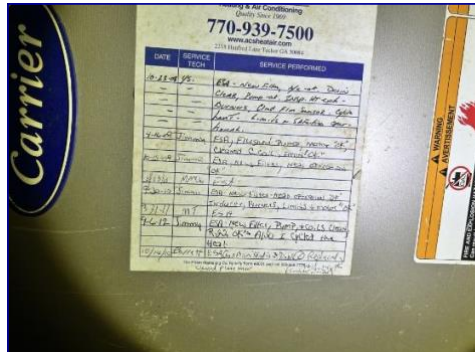
- Exterior receptacles: Yes
- Recommend **GFCI** receptacles



## 1. Exterior A/C - Heat Pump 1

- Observations:
- Model #TTR030C100A3
  - Serial #N411XWTCF
  - The air conditioner compressor/condenser data plate.

A white Trane XE 1000 air conditioning condenser unit is shown. The unit is rectangular with a large circular fan grille on top and horizontal louvered vents on the front. The Trane logo and model name 'XE 1000' are visible on the front panel. It is installed on a bed of gravel next to a brick wall.



## Exterior A/C - Heat Pump 1 (continued)



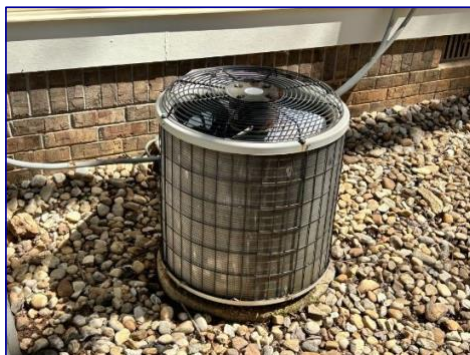
## Exterior A/C - Heat Pump 2

### 1. Exterior A/C - Heat Pump 2

- Location: West
- Energy source: Electric
- Energy source: Gas
- Outside disconnect: Yes

#### Observations:

- Model #PA10JA030000AGAA
- Serial #2005X54118
- The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.
- The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.



# Living Room

## 1. Location

Location:  
• First floor

## 2. Floor

Condition:  
• Squeaks



# Kitchen

## 1. Kitchen Photo



## 2. Countertops

Condition:  
• Recommend repair/grout behind sink areas.  
Observations:  
• There are areas of missing or damaged grout in the kitchen. Recommend re grouting.

## Kitchen (continued)



### 3. Appliances

Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes



## Laundry Room

### 1. Dryer Vented

Dryer Vented:

- Floor
- Recommend repair

Observations:

- The dryer vent is damaged or missing. Recommend replacing or fixing the damaged or missing vent connector.

## Laundry Room (continued)



## Bathroom 2

### 1. Location

Location:  
• Master bath

### 2. Sinks

- Faucet leaks: Yes
- Pipes leak: Yes

Observations:

• Pipes/Faucet are leaking in the Master Bathroom. Inspector shut off water line to that faucet and dry up water. Recommend repair or replacement by a licensed plumber.

• Pipes/Faucet are leaking in the Master Bathroom. Inspector shut off water line to that faucet and dry up water. Recommend repair or replacement by a licensed plumber.



Cracked back splash



## Bathroom 2 (continued)

### 3. Receptacles

- GFCI present: No

Observations:

- GFCI receptacles are not installed within six feet of water in all bathrooms, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
- GFCI receptacles are not installed within six feet of water in all bathrooms, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.



## Attic/Structure/Framing/Insulation

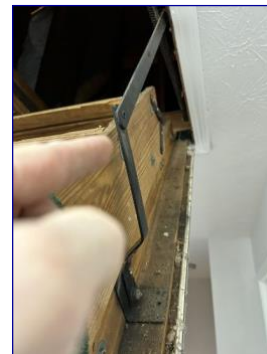
### 1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Pulldown
- Location: Hallway Upstairs

Observations:

- Attic access pull down needs a new pull rope and spring arm. I recommend fixing or replacing by a licensed contractor.



### 2. Insulation

Insulation:

- Cellulose

# Attic/Structure/Framing/Insulation (continued)

## 3. Ventilation

Ventilation:

- Ventilation appears adequate

## 4. Roof Structure

Roof Structure:

- Rafters
- Wood

## 5. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:

- Evidence of leaking: Yes

Observations:

- There is evidence of an old leak on the rafters and evidence of new sheathing. No active moisture at the time of the inspection.
- There is evidence of an old leak on the rafters and evidence of new sheathing. No active moisture at the time of the inspection.



Open electrical box recommend fixing by a licensed electrical contractor

# Crawl Space

## 1. Foundation Walls

Materials:

- Concrete block

Observations:

- There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.
- There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.

## Crawl Space (continued)



### 2. Ventilation

Ventilation:

- Location: Wall vents

### 3. Joists

Materials:

- Wood

Materials:

- Sagging/Altered

Observations:

- The joists as seen in the crawl space have been supported with a beam and support jacks. Monitor as needed.



### 4. Vapor Barrier

Vapor Barrier:

- Present: Yes

## Water Heater

### 1. Brand Name

Brand Name::

- Brand: Rheem

# Water Heater (continued)

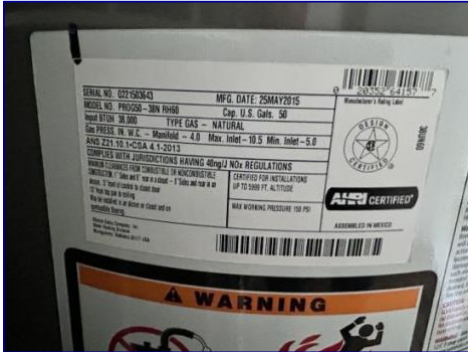
## 2. Approximate Age

Materials:

- 10

Observations:

- The average life expectancy for a water heater is 8-12 years.



## 3. Capacity

Capacity

- 50 gallons

## 4. Fuel

Fuel:

- Gas

## 5. Combustion Air Venting Present

Combustion Venting:

- Yes

## 6. Relief Valve

Relief Vave:

- Relief valve installed

## 7. Vent Pipe

Vent Pipe:

- Satisfactory

# Electric - Main Panel

## 1. Main Panel General

Observations:

- The main electrical service panel

# Electric - Main Panel (continued)



## 2. Location

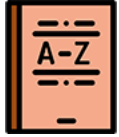
Location:  
• Laundry

## 3. Amperage/Voltage

Amperage/Voltage:  
• 150a

## 4. Breakers/Fuses

• Breakers/Fuses: Breakers



# Glossary

| Term      | Definition                                                                                                                                                                                                |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cellulose | Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.                                                                                                                            |
| GFCI      | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |