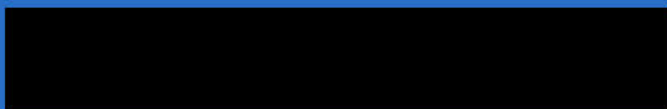






Site Address:



Inspection Date & Time:



Inspected by:

 **Mark Yap**
 **mypropinspection@gmail.com**
 **9293868587**
 **M.Y Property Inspection LLC**

Client:



LEGENDS



Deficiency

This icon means an inspected item needs to be repaired and is inhibiting the function of the system.



Information

This icon means the statement is for general information about the system. It can also represent an issue that is only cosmetic in nature and not inhibiting function or safety of the system.



Not Inspected

This icon means an inspected item that is an immediate safety risk and should be approached with caution.

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Header:

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

- ⊗ 3.0.6.1.0 Structure, Roof Structure **(Contains Images)**
- ⊗ 3.0.6.2.0 Structure, Roof Structure **(Contains Images)**
- ⊗ 4.0.2.1.0 Exterior, Wall Covering Material **(Contains Images)**
- ⊗ 4.0.6.1.0 Exterior, Basement Windows **(Contains Images)**
- ⊗ 4.1.0.1.0 Exterior, Decks, Porches, and/or Balconies **(Contains Images)**
- ⊗ 8.0.0.1.0 Electrical
- ⊗ 10.0.13.1.0 Interior, Floors In The Dining Room **(Contains Images)**
- ⊗ 12.0.8.1.0 Attic, Attic Dry Wall **(Contains Images)**

REPORT HEADER

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are general informational, comments in black are a restriction on the inspection, and comments with the red icon are also displayed on the summary. Please read them all. Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

1: GENERAL

General Details:

Property Type:

Single Family

Square Footage:

960

Year Built:

1945

Stories:

Split Level

Front Faces:

East

Status:

Unoccupied

Bystanders Present During the Inspection:

Buyer's Agent, Client

Weather Conditions:

Overcast

Outside Temperature:

29F

Outside Relative Humidity:

78%

2: SITE

Please note that the assessment of the site encompasses a visual inspection of the exterior features including, but not limited to, drainage, landscaping, and paved surfaces such as walkways and driveways. The inspection is restricted to visible and accessible areas at the time of the survey. Underlying or concealed conditions, whether beneath the surface or obscured by vegetation, cannot be accurately determined within the scope of this inspection. Moreover, it should be recognized that environmental conditions can greatly impact the state of the site over time. These conditions may include erosion, changes in drainage patterns, plant growth, or natural disasters, which are beyond the control and predictability of this inspection. While we provide an assessment based on present conditions and foreseeable risks, no guarantee can be given about future changes in site conditions. For a comprehensive evaluation of the land stability or potential soil-related issues, a geotechnical survey by a qualified professional is recommended. Additionally, a professional arborist should be consulted for an in-depth assessment of large trees that may pose a risk to the property.

Site Details:

Walkways Type:

Concrete

Driveway Type:

Not Present

Driveway Type Comments:

Comment:



No driveway is available for this property.

Remediation:

None

Site Grading Images:



Please be advised that our evaluation of the structural components is inherently limited due to the presence of interior and exterior finishes which may conceal the underlying structure. As such, the disclosure of materials, their condition, and any potential defects are beyond the scope of this inspection. Our characterization of the framing structure is based solely on visible sections within the attic space, and any remarks concerning material type, condition, or identified defects pertain only to the areas that are readily accessible at the time of inspection. Detailed commentary related to any deficiencies discovered within the attic are to be found in the 'Roof & Attic' section of this report. Further, it is important to note that a substantial portion of the foundation, particularly within the interior living areas, is typically obscured by flooring. Consequently, our inspection and subsequent report are restricted to areas of the foundation that are clearly visible and accessible. We recommend a more specialized and invasive inspection if a comprehensive evaluation of the hidden structural elements is required.

Structure Details:

Foundation Types:

Basement

Foundation Material:

Concrete Block

Floor Structure:

Concrete Slab

Subflooring:

Plywood, Oriented Strand Board

Wall Structure:

Wood Frame

Roof Structure:

Trussed

Assessment:

Refer to deficiency section

Roof Structure Images:



3: STRUCTURE

Roof Structure Comments:

Comment:



The following were the comments in regards to the deficiency for this section:

Descriptions:

- There is a sign of misalignment on the roof truss. The gap that caused by misalignment of the roof truss was filled with white silicon as shown in the photo.
- Tree/plant roots was found on the roof as shown in the photo.
- There are signs of rotten woods as shown in the photos.

Recommendation Solutions:

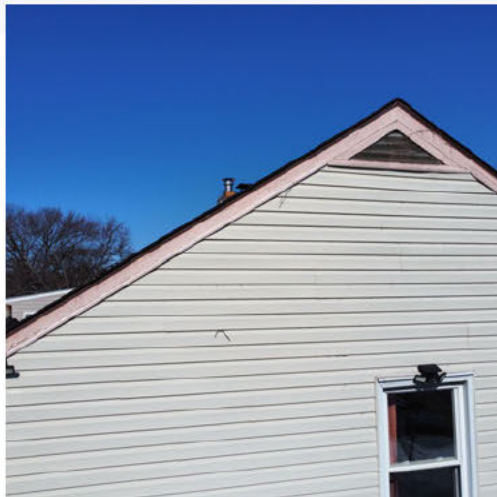
- Highly recommend to check the history of the roof truss with current home owner in order to determine the cause of the misalignment.
- Highly recommend license roofing contractor to provide further evaluation of the situation.

Remediation:

Contractor

Location:

Right Side Of The Roof Top



3: STRUCTURE

Roof Structure Comments:

Comment:



The following were the comments for the deficiency in this section:

Descriptions:

- Tree/plant roots were observe as shown in the photo.
- There are signs of rotten woods as shown in the photos.

Recommendation Solution:

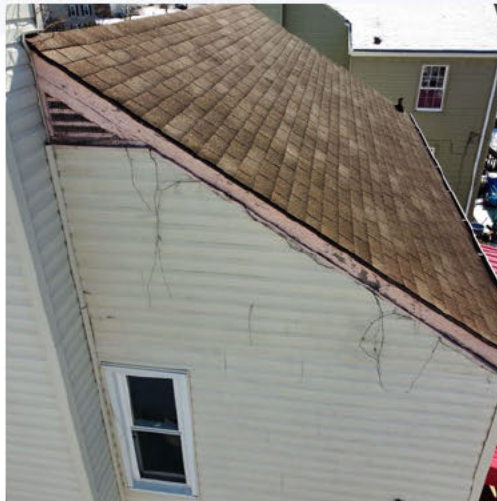
- License roofing contractor is require to perform further evaluation of the situation

Remediation:

Contractor

Location:

Left Side Of The Roof Top



4: EXTERIOR

The exterior inspection is a visual assessment of accessible and visible components. It does not imply a guarantee or warranty against future problems, including water penetration. It's always recommended to consult with specialized contractors for a more in-depth evaluation if defects are observed or if any significant renovations or alterations are planned.

Exterior Details:

Wall Covering Material:

Vinyl

Exterior Door Material Type:

Metal

Window Glazing Type:

Double Pane

Window Types:

Double Hung

Basement Windows:

Windows Around The Basement Level

4: EXTERIOR

Wall Covering Material Comments:

Comment:



The following were the comments in regards to the deficiency at this section:

1) Description:

- Tree/plant roots were found behind the vinyl siding and at the corner of the roof as shown in the photos. Couldn't perform further evaluation whether the tree/plant roots is still growing due to limited accessibility.

Recommendation Solution:

- Further evaluation by license contractor is highly recommended in order to mitigate the tree/plant roots continue to affect the exterior and foundation of the property.

2) Description:

- Damaged vinyl siding was found as shown in the photos.
- Further evaluation by contractor is required

Remediation:

Contractor

Location:

Left Side of The Property



4: EXTERIOR

Exterior Door Material Type Images:



4: EXTERIOR

Basement Windows Comments:

Comment:



The following were the comments in regards to deficiency in this section:

1) Description:

- Plant roots were found around the exterior window wooden frame as shown in the photos.

Recommendation Solution:

- Further evaluation couldn't be performed due to limited access. Highly recommend license contractor to inspect the situation to make sure the plant roots isn't continue growing that will affects the exterior and foundation of the property.

2) Description:

- There are signs of wooden rotting around the window wood frame as shown in the photos.

Recommendation Solution:

- Highly recommend contractor to perform proper evaluation and repair to prevent further damage and attract termites.

3) Description:

- All the basement windows couldn't properly shut.

Recommendation Solution:

- Further evaluation by window contractor is recommended.

Remediation:

Contractor

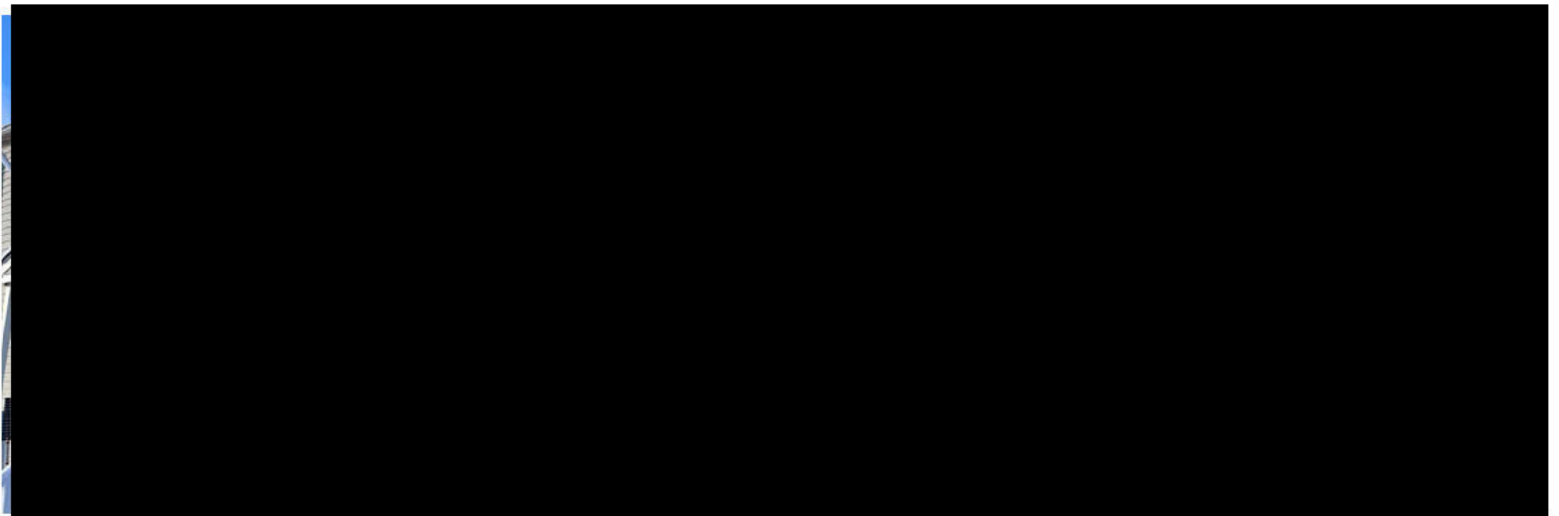
Location:

Basement Windows
Around The Property

4: EXTERIOR



Exterior Sides Images:





4.1: DECKS, PORCHES, AND/OR BALCONIES

Decks, Porches, and/or Balconies Details:

Structure Type:

Wood, Concrete

Decking:

Wood

Railings:

Wood

Stairs:

Concrete

Decks, Porches, and/or Balconies Comments

Comment:

The following shows the comment for deficiency in this section:

Description:

- Hand railing, deck post, and joist stick were not properly secure in place.

Recommendation Solution:

- Further evaluation by a license contractor is required

Remediation:

Contractor

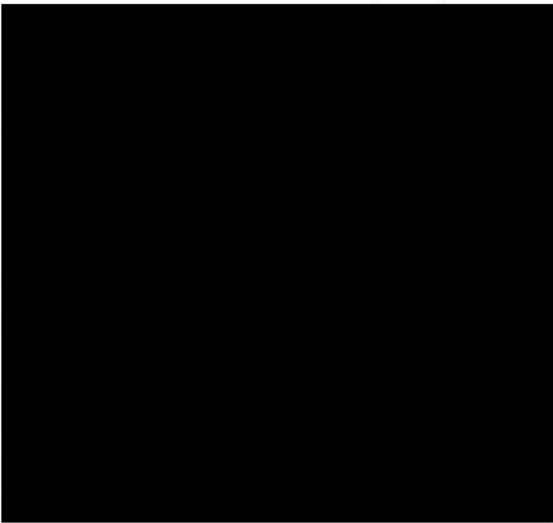
Location:

Front Porch

4.1: DECKS, PORCHES, AND/OR BALCONIES

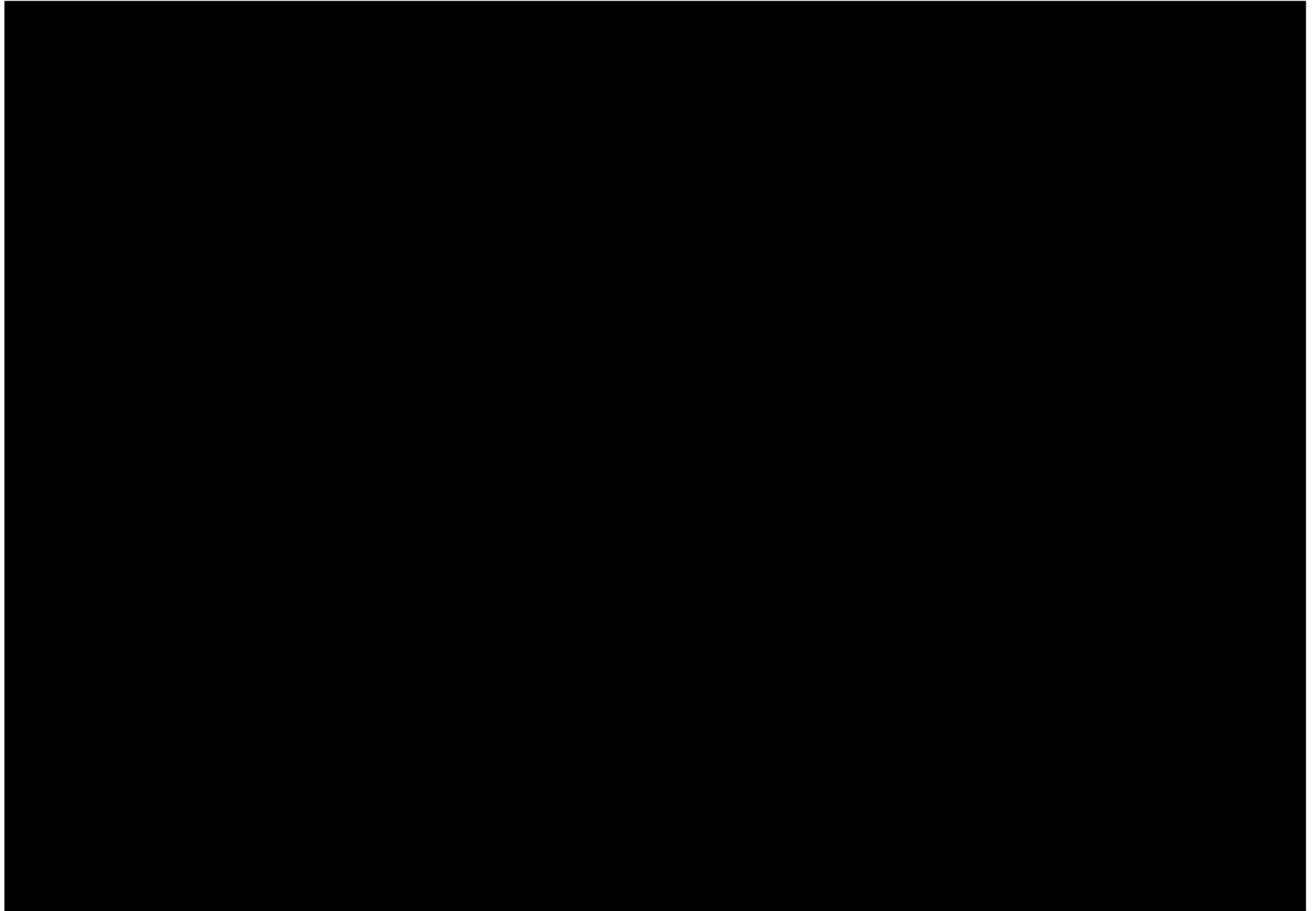


Structure Type Images:



4.1: DECKS, PORCHES, AND/OR BALCONIES

Decking Images:



5: ROOFING

The inspection of the roof and its components is a visual examination of the accessible areas of the roof at the time of inspection. This may include the roof coverings, flashings, skylights, chimneys, and roof penetrations. Please note that this inspection does not constitute a warranty or guarantee of the roof's condition or its watertight integrity. Weather conditions and other factors may affect the roof performance, and leaks may occur at any time, even on a roof that appears to be in good condition during the inspection. Inspection of the roof does not include an assessment of its remaining lifespan, the discovery of latent defects, or defects that may only be visible in certain weather conditions or after prolonged periods of specific weather activity, such as heavy rain or wind. Furthermore, this report does not include an assessment of any underground or concealed downspout diverter drainage pipes or whether guttering and downspouts completely divert water away from foundation walls. In case of any concerns or doubts raised in the report, it is recommended to hire a qualified roofing contractor to perform a more in-depth evaluation of the roof, its structure, and components. Finally, regular maintenance of the roof and its components is essential to prolong its lifespan and to detect any potential issues early. Regularly clearing debris from the roof and gutter system, ensuring downspouts are properly diverting water, and checking for any visible signs of damage are all recommended practices.

Roofing Details:

Inspection Method:

Aerial Drone

Geometry:

Gable

Covering Material:

Asphalt Shingle Architectural

Ventilation:

Soffit Vents

6: CHIMNEY

This chimney inspection is a visual assessment of readily accessible and visible components. It does not include internal evaluations or inspections of concealed areas. It does not guarantee that the chimney is safe or properly functioning. If concerns are identified, it is recommended that a qualified chimney sweep or contractor further evaluate the area and make necessary repairs. It is advised that smoke and carbon monoxide detectors are regularly tested to ensure their functionality.

Chimney Details:

Chimney Material Type:

Brick

Crown Material Type:

Masonry

Flue Type:

Class A Stainless Steel Vent

Fuel Type:

Wood

Chimney Material Type Images:



7: PLUMBING

The inspection of the plumbing system is a visual examination of the accessible areas of the plumbing at the time of the inspection. This includes visible and accessible components of the water supply and distribution system, drains, waste and vent systems, water heating equipment, and the placement of main water and main fuel shut-off valves. Please note, this inspection does not involve any invasive procedures, disassembly of components (including water heater and boiler), or turning any shut off valves or backflow preventers. The interior of pipes, sewer lines, sealed plumbing components, or concealed parts of the system are not directly inspected. Detection of water leaks is limited to visual observation of active leaks at the time of inspection. Furthermore, the inspection does not guarantee the system's capacity or performance, as it is not a pressure test of the water system or a test of the sewer line or septic system.

Determination of whether the sewer line is free of defects, roots, or blockages; the condition of any underground or concealed plumbing components; or the presence of any non-functional valves or pipes is outside the scope of this inspection. Should the report mention any concerns, it is strongly recommended to have a more comprehensive examination of the system by a licensed plumbing contractor. To help maintain your plumbing system in good working condition, it is advised to regularly check for leaks, ensure pipes in unheated areas are adequately insulated to prevent freezing, and flush your water heater as recommended by the manufacturer. Please note that the lifespan of plumbing components can vary greatly depending on various factors including, but not limited to, the quality of the materials, the quality of the installation, the level of maintenance, and the type of usage. As such, predicting future conditions or the remaining lifespan of the components is beyond the scope of this inspection.

Plumbing Details:

7: PLUMBING

Sewage Management:

The waste disposal system of this property is listed as being connected to a public or community sewage system. It was not possible to access or inspect the underground components and connections of the system in order to positively confirm this. Contact the local utility provider to confirm that the home is served by a public or community sewer system as listed. The Homeowner may be able to provide records that address this.

Water Meter Location:

Basement

Primary Water Shutoff Location: Water Supply Pressure:

Front Side

7: PLUMBING

Primary Water Shutoff Location Images:



7.1: WATER HEATER

Water Heater Details:

Location: Basement	Type: Tank
Energy Source: Natural Gas	Manufacturer: General Electric
Manufactured Year: 2003	Capacity: 40 Gallon

Functionality:
Operational but past its expected lifespan



Water Heater Comments



7.1: WATER HEATER

Comment:



For home owner's information:

- i) The approx. lifespan of HVAC is approx. 10 years or manufacture recommendation.
- ii) Perform annual maintenance is highly recommend to increase the lifespan of the water heater.

Remediation:

Home Buyer

7.2: PLUMBING MATERIALS

Plumbing Materials Details:

Water Supply Material:

Copper

Vent Material:

PVC

Drain and Waste Material:

PVC

7.3: FUEL SUPPLY AND DELIVERY

Fuel Supply and Delivery Details:

Fuel Type:

Natural Gas

Fuel Tank/Meter Location:

Exterior Right

Main Fuel Shut Off Location:

Exterior Right

Fuel Supply Material:

Black Iron

Fuel Type Images:



8: ELECTRICAL

The inspection of the electrical system is limited to visible and readily accessible components at the time of the inspection. This may include service entrance conductors, service equipment, main overcurrent devices, main and distribution panels, amperage and voltage ratings of the service, ground bonding, switch and receptacle operation, ground fault circuit interrupters (GFCI), arc fault circuit interrupters (AFCI), and presence of smoke and carbon monoxide detectors. Please note that this inspection does not involve disassembly of electrical fixtures, receptacles or panels; removal of panel coverings that are painted shut or sealed; or manipulation of overcurrent protection devices. It does not include any examination of hidden wiring, underground wiring, low voltage systems, telephone, security, cable TV, intercoms, alarm systems, or any off-site remote control systems. While every attempt is made to identify and report on safety hazards or deficiencies, this inspection does not imply or guarantee future conditions, safety, or compliance with any electrical code or manufacturer's specifications. Electrical repairs, replacements or evaluations should only be made by qualified, licensed electricians. Given the potentially fatal risks associated with electricity, homeowners should never attempt to do their own electrical work unless they are properly trained and equipped. Regular professional maintenance and prompt attention to any potential issues is highly recommended. Regularly testing your home's safety devices, such as GFCIs, AFCIs, smoke and carbon monoxide detectors, is also advised. This report does not provide a detailed inventory of every individual electrical component in the house, and it does not determine whether "knob and tube" or aluminum wiring might be buried or hidden behind finished surfaces. If the house contains any DIY (do-it-yourself) wiring, or if any modifications or additions were made by a previous homeowner, we recommend that you have the system evaluated by a licensed electrician.

Electrical Details:

Service Entrance Type:

Overhead

Utility Meter Location:

Left Side

8: ELECTRICAL

Service Voltage:

240/120 Volts

Grounding Type:

Unknown (Not Visible)

Fault Protection:

Unspecified

Electrical Comments

Comment:

The following are the comments for deficiency items:

Description:

- There are approx. 7 electric outlet, tested and electric open ground connection was shown, located in the living room and 2nd floor bedroom.

Recommendation Solution:

- Highly recommend license electrician to perform further evaluation on the electrical outlets.

Remediation:

Contractor

Location:

Living Room and 2nd
Floor Bedroom

8: ELECTRICAL

Service Entrance Type Images:



Utility Meter Location Images:




8.1: MAIN DISCONNECT

Main Disconnect Details:

Location: Exterior Left	Panel Manufacturer: QO Load Center
Panel Amperage Rating: 100 amp	Disconnect Amperage Rating: 100 amp
Predominant Branch Circuit Wiring Method: Copper NM	

Main Disconnect Comments

Comment:



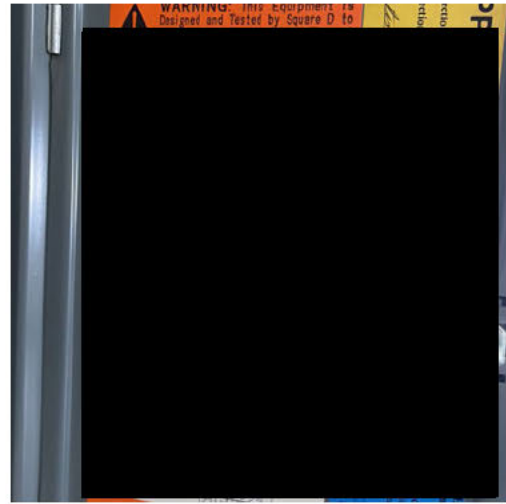
The electric panel installed in 2021. Hagerstown city inspector inspected and approved the electrical panel in 2022. The electric panel was found to be satisfactory.

Remediation:

None

8.1: MAIN DISCONNECT

Panel Manufacturer Images:



Disconnect Amperage Rating Images:



The inspection of the heating and cooling system includes a visual and operational check of the readily accessible components at the time of inspection. This may include the furnace or boiler, heat pump, central air conditioning system, ductwork, thermostats, and filters. Please note, this inspection does not involve disassembly of equipment, activation of cooling systems when ambient temperatures risk damage, assessment of heat exchanger integrity, humidifiers, air purifiers, motorized dampers, heat pump defrost controls, or evaluation of refrigerant levels. The interior of chimneys or flues, which are not readily accessible, are also not inspected. While every effort is made to determine the system's general condition and operability, this inspection does not imply or guarantee future performance, longevity, efficiency, or overall safety of the system. It is also beyond the scope of the inspection to determine whether the size or capacity of the heating or cooling system is adequate for the home. Furthermore, due to the large number of components and the complex nature of HVAC systems, the evaluation is inherently limited in scope and not all potential issues may be identified. Repairs, replacements or evaluations should only be carried out by licensed HVAC contractors. Homeowners should arrange for regular professional maintenance and promptly attend to any potential issues to ensure the ongoing performance and safety of the system. Changing filters as recommended by the manufacturer, ensuring outdoor units are clear of debris and vegetation, and checking for any unusual noises or odors when the system is operating, are all recommended practices. This inspection does not provide an exhaustive list of every minor defect or omission with the heating or cooling system. If the system is aged, or if any repairs are needed, we recommend that you have the system evaluated by a licensed HVAC contractor.

Heating and Cooling Details:

Thermostat Location:

Living Room

Number of Zones:

Unspecified


9.1: HEATING

Heating Details:

Equipment Type: High Efficiency Furnace	Equipment Location: Basement
Equipment Manufacturer: Trane	Manufactured Year: 2018
Fuel/Energy Source: Natural Gas	Auxiliary Heating Type: Unspecified
Emergency Heating Type: Unspecified	Functionality: Operational

Heating Comments

Comment:



For home owner's information:

i) The approx. lifespan of furnace is approx. 20 years or manufacture recommendation.

ii) Perform annual maintenance is highly recommend to increase the lifespan of the furnace.

Remediation:

Home Buyer

9.1: HEATING

Equipment Type Images:



Manufactured Year Images:



9.2: COOLING

Cooling Details:

Equipment Type:

Conventional Split Unit

Equipment Location:

Left Side

Equipment Manufacturer:

Carrier

Manufactured Year:

2007

Capacity BTU's/Tonnage:

Unspecified

Functionality:

Operational, Operational but past its expected lifespan

Cooling Comments

Comment:

For home owner's information:

i) The approx. lifespan of HVAC is approx. 15 years or manufacture recommendation.

ii) Perform annual maintenance is highly recommend to increase the lifespan of the HVAC.

Remediation:

Home Buyer

9.2: COOLING

Equipment Type Images:



Manufactured Year Comments:

Comment:



Although the HVAC exceed 15 years lifespan (manufacture year 2007; end year 2022), but annual regular maintenance will increase the HVAC lifespan.

Remediation:

Home Buyer



Interior Details:

Floors In The Dining Room:

Floors In The Dining Room

Floors In The Dining Room Comments:

Comment:



The following comments are the deficiency for this section:

Descriptions:

- There is obvious sign of wood damage on the wooden floor as shown on the 1st photo.
- There is severe damage on the wooden floors and the subfloors as shown in 2nd photo.

Recommendation Solution:

- Highly recommend further evaluation the situation by a license contractor.

Remediation:

Contractor

Location:

Dining Room

10: INTERIOR



11.1: COOKTOP/RANGE/OVEN

Cooktop/Range/Oven Details:

Oven Type:

Convection Range Oven

Oven Fuel/Energy Source:

Natural Gas

Cooktop Fuel/Energy Type:

Natural Gas

Cooktop Ventilation:

Not Present

11.3: WASHING MACHINE

Washing Machine Details:

Washing Machine Valve Type:

Unspecified

Anti-Water Hammer Devices:

Not Installed

Washing Machine Drain Pan:

Not Installed

Functionality:

Not Inspected

Functionality Comments:

Comment:



The washing machine was not inspected due to the electric cable wasn't properly connected to the electrical outlet and the condition of the washing machine was not safe to operate.

Remediation:

Home Buyer

11.4: CLOTHES DRYER

Clothes Dryer Details:

Clothes Dryer Energy Source:	Functionality:
Electric	Not Inspected

Functionality Comments:

Comment:



The dryer wasn't inspected due to the following reasons:

- i) The electric cable wasn't properly connected to the electric power supply and the condition of the dryer was not safe to operate.
- ii) The connection of the dryer vent hose wasn't properly connected to the vent outlet.

Remediation:

Home Buyer

11.5: DISHWASHER

Dishwasher Details:

Functionality:

Operational

11.6: GARBAGE DISPOSAL

Garbage Disposal Details:

Functionality:

Operational

11.8: VENT HOOD

Vent Hood Details:

Functionality:

Unspecified

Vent Hood Comments:

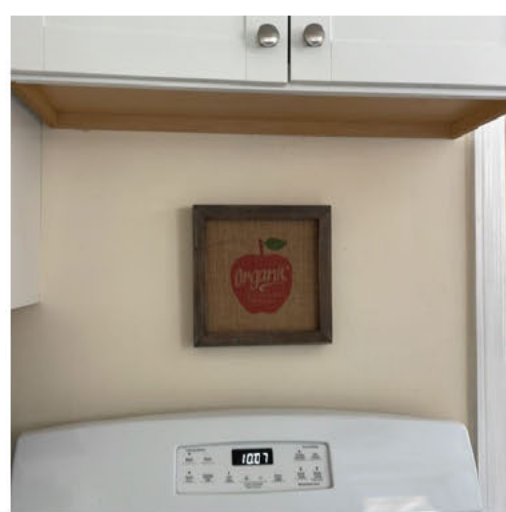
Comment:



Highly recommend the installation of a cooking range hood.

Remediation:

Contractor



12: ATTIC

The inspection of the attic includes a visual examination of the accessible areas at the time of the inspection. This may include the framing, insulation, ventilation, and signs of water penetration. Please note that this inspection is limited to visible and accessible areas only. Insulation, stored items, or personal belongings may conceal underlying components and defects. Any areas deemed unsafe due to the risk of damage to the property or inspector, such as areas with inadequate flooring, low headroom, or potentially harmful substances like asbestos, may also be excluded. While every effort is made to identify visible deficiencies and potential issues, this inspection does not imply or guarantee future conditions or predict future failures, including roof leaks. It is also beyond the scope of this inspection to determine the adequacy of the insulation or ventilation, or to provide a comprehensive analysis of energy efficiency. Due to the limited visual inspection, hidden problems may exist. If more detailed information is desired, an invasive inspection performed by a qualified professional should be considered. Regular monitoring of the attic for changes in conditions is also advised. If the house is equipped with a pull-down ladder to access the attic, homeowners should ensure the ladder is safe and stable before use. It is also recommended to keep the attic free of excessive personal belongings to allow for a thorough inspection in the future. Repairs or alterations relating to the attic should only be carried out by licensed professionals. If the attic contains vermiculite insulation, which may contain asbestos, do not disturb it. Contact an asbestos abatement contractor for further evaluation. In conclusion, this report does not claim to identify every defect that may exist in the attic. We recommend that you have any alterations, repairs, or suspect areas evaluated by a qualified contractor.

Attic Details:

Attic Access Type:

Scuttle Hatch

Attic Access Location:

Linen Closet In Second Floor
Bathroom

Ventilation Type:

Natural Ventilation

Insulation Type:

Rockwool Batts

12: ATTIC

Insulation Depth:

12 Inch

Roof Decking Type:

Oriented Strand Board

Attic Dry Wall:

Attic Dry Wall Comments:**Comment:**

Vertical crack was found in the attic dry wall and exterior roof truss. The following were the deficiency comments:

Descriptions:

- The vertical crack continued to the 2nd floor bedroom closet (behind bathroom).
- There is no sign of vertical crack in 1st floor drywall and in the basement level.

Recommendation Solution:

- This situation is highly recommend a license contractor to perform further evaluation of the condition and the cause of the crack.

Remediation:

Contractor

Location:

Attic and 2nd Floor
Bedroom Closet (Behind
Bathroom)

12: ATTIC



13: FIRE SAFETY

The fire safety inspection includes a visual examination of the readily accessible and visible portions of the home's fire safety features at the time of the inspection. This includes but is not limited to smoke detectors, carbon monoxide detectors, fire extinguishers, fire sprinkler systems, and the general condition of fireplaces and associated components. Please note, the examination of fire safety components is not exhaustive or technically exhaustive. Testing of smoke detectors, carbon monoxide detectors, fire extinguishers, and fire sprinkler systems is beyond the scope of this home inspection. Any such testing should be conducted by a qualified professional. Additionally, this inspection does not assess the home's compliance with current fire codes, nor does it include an assessment of the home's fire safety in the event of a specific type of fire event. If an in-depth assessment of this nature is required, a specialist in fire safety and prevention should be consulted. In the case of fireplaces, while a visual inspection is conducted, it is not as thorough as a Level 2 chimney inspection performed by a certified chimney sweep. It is recommended to have such an inspection performed for all fireplaces and chimneys prior to use. Regular maintenance and testing of all fire safety devices are crucial and homeowners are urged to follow manufacturers' recommendations for such maintenance and testing. In the event of a malfunctioning device, immediate replacement is recommended. Homeowners should also consider installing additional devices to improve fire safety, such as additional smoke detectors in bedrooms and common areas, and fire extinguishers in the kitchen and garage. In conclusion, the fire safety inspection aims to provide a general review of the visible and accessible fire safety components at the time of inspection, but does not ensure total safety from fire-related incidents. It is recommended to consult with a fire safety and prevention specialist for a comprehensive evaluation of the home's fire safety.

Fire Safety Details:

Smoke Detector Locations:

Hallways, Living Rooms, Stairwells

Carbon Monoxide Detector Locations:

Living Rooms

Fire Sprinkler Locations:

Unspecified

Fire Sprinkler Shut-off Valve

Location:

Unspecified

REPORT SUMMARY

Header:

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Structure, Roof Structure Comments:

Comment:



The following were the comments in regards to the deficiency for this section:

Descriptions:

- There is a sign of misalignment on the roof truss. The gap that caused by misalignment of the roof truss was filled with white silicon as shown in the photo.
- Tree/plant roots was found on the roof as shown in the photo.
- There are signs of rotten woods as shown in the photos.

Recommendation Solutions:

- Highly recommend to check the history of the roof truss with current home owner in order to determine the cause of the misalignment.
- Highly recommend license roofing contractor to provide further evaluation of the situation.

Remediation:

Contractor

Location:

Right Side Of The Roof
Top

REPORT SUMMARY



Structure, Roof Structure Comments:

Comment:



The following were the comments for the deficiency in this section:

Descriptions:

- Tree/plant roots were observe as shown in the photo.
- There are signs of rotten woods as shown in the photos.

Recommendation Solution:

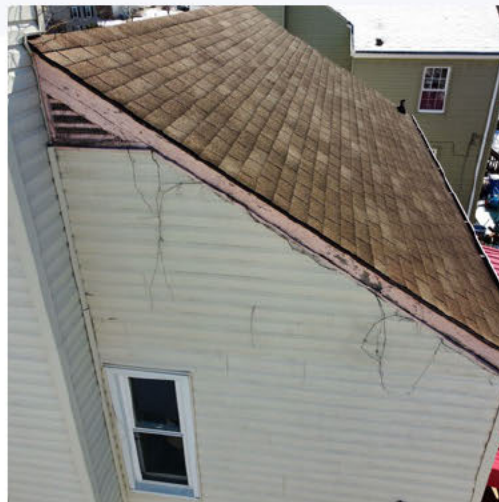
- License roofing contractor is require to perform further evaluation of the situation

Remediation:

Contractor

Location:

Left Side Of The Roof Top



Exterior, Wall Covering Material Comments:

Comment:



The following were the comments in regards to the deficiency at this section:

1) Description:

- Tree/plant roots were found behind the vinyl siding and at the corner of the roof as shown in the photos. Couldn't perform further evaluation whether the tree/plant roots is still growing due to limited accessibility.

Recommendation Solution:

- Further evaluation by license contractor is highly recommended in order to mitigate the tree/plant roots continue to affect the exterior and foundation of the property.

2) Description:

- Damaged vinyl siding was found as shown in the photos.
- Further evaluation by contractor is required

Remediation:

Contractor

Location:

Left Side of The Property



Exterior, Basement Windows Comments:

Comment:



The following were the comments in regards to deficiency in this section:

1) Description:

- Plant roots were found around the exterior window wooden frame as shown in the photos.

Recommendation Solution:

- Further evaluation couldn't be performed due to limited access. Highly recommend license contractor to inspect the situation to make sure the plant roots isn't continue growing that will affects the exterior and foundation of the property.

2) Description:

- There are signs of wooden rotting around the window wood frame as shown in the photos.

Recommendation Solution:

- Highly recommend contractor to perform proper evaluation and repair to prevent further damage and attract termites.

3) Description:

- All the basement windows couldn't properly shut.

Recommendation Solution:

- Further evaluation by window contractor is recommended.

Remediation:

Contractor

Location:

Basement Windows
Around The Property

REPORT SUMMARY



REPORT SUMMARY

Exterior, Decks, Porches, and/or Balconies Comments:

Comment:



The following shows the comment for deficiency in this section:

Description:

- Hand railing, deck post, and joist stick were not properly secure in place.

Recommendation Solution:

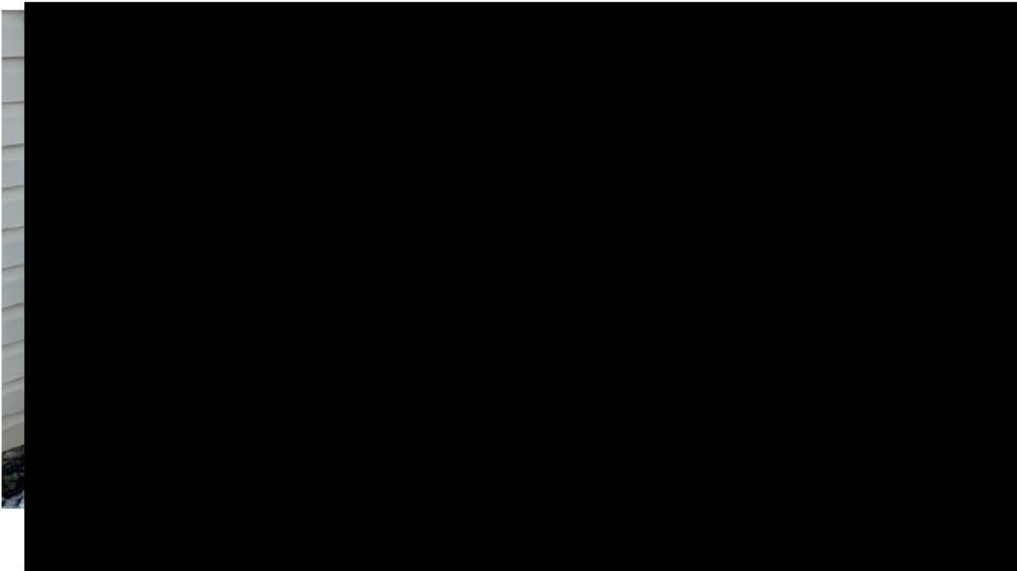
- Further evaluation by a license contractor is required

Remediation:

Contractor

Location:

Front Porch



Electrical Comments:

Comment:



The following are the comments for deficiency items:

Description:

- There are approx. 7 electric outlet, tested and electric open ground connection was shown, located in the living room and 2nd floor bedroom.

Recommendation Solution:

- Highly recommend license electrician to perform further evaluation on the electrical outlets.

Remediation:

Contractor

Location:

Living Room and 2nd
Floor Bedroom

Interior, Floors In The Dining Room Comments:

Comment:



The following comments are the deficiency for this section:

Descriptions:

- There is obvious sign of wood damage on the wooden floor as shown on the 1st photo.
- There is severe damage on the wooden floors and the subfloors as shown in 2nd photo.

Recommendation Solution:

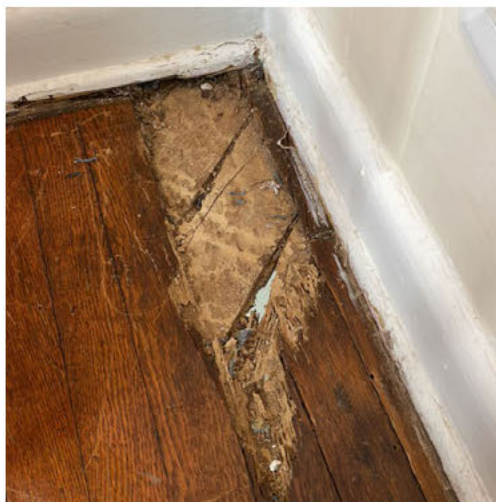
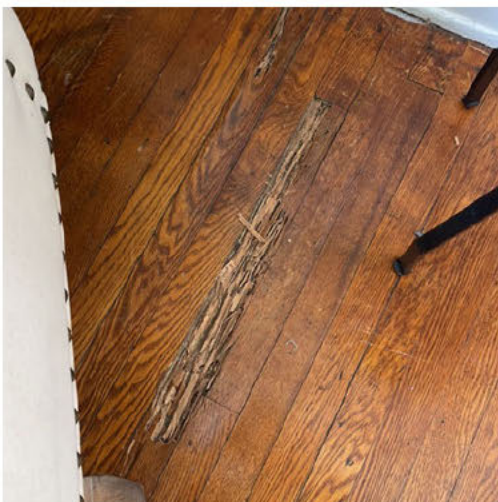
- Highly recommend further evaluation the situation by a license contractor.

Remediation:

Contractor

Location:

Dining Room



Attic, Attic Dry Wall Comments:

Comment:



Vertical crack was found in the attic dry wall and exterior roof truss. The following were the deficiency comments:

Descriptions:

- The vertical crack continued to the 2nd floor bedroom closet (behind bathroom).
- There is no sign of vertical crack in 1st floor drywall and in the basement level.

Recommendation Solution:

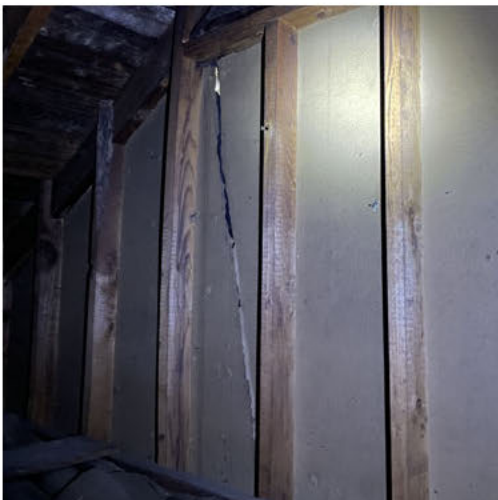
- This situation is highly recommend a license contractor to perform further evaluation of the condition and the cause of the crack.

Remediation:

Contractor

Location:

Attic and 2nd Floor
Bedroom Closet (Behind
Bathroom)



INSPECTION INFORMATION

The summary section of the report are items as components, systems, and materials that are inhibiting either safety, function or were determined by the inspector to be important enough to be in this section. It is encouraged to review the entire report for a complete understanding of the home

Inspected by :

Mark

mypropinspection@gmail.com

9293868587

M.Y Property Inspection LLC

Client :

[REDACTED]

[REDACTED]

[REDACTED]

Inspection Date & Time:

[REDACTED]