

PEIRSON CONSTRUCTION AND REMODELING
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PEIRSON HOME INSPECTIONS / REPORT PREVIEW

Residential Inspection Report

Actual inspection findings and photographs
Client and property information withheld

56-PAGE INSPECTION EXAMPLE

SAMPLE RESIDENTIAL INSPECTION

Original inspection conducted October 2026
Client, address, and agent details omitted

INSPECTION CONTENT

- Complete system assessments
- Photo-documented deficiencies
- Summary and recommendations

PRIVACY PROTECTION

- Client and agent records removed
- Identifying location details removed
- Exterior overview images withheld

This version is prepared for public website display.

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114 ITEMS INSPECTED

1 GENERAL COMMENT

14 GENERAL MAINTENANCE

10 IMMEDIATE DEFICIENCY

SUMMARY

- 3.1.1 Exterior Siding, Flashing & Trim - Siding/Wall Cladding Condition: Caulk/Seal - Penetrations
- 4.1.1 Roof - Roof Covering Condition: Roof Covering - Debris
- 4.2.1 Roof - Roof Drainage Condition: Gutter(s) - Clean Debris
- 4.2.2 Roof - Roof Drainage Condition: Down Spouts - Install Diverters
- 5.3.1 Main Electrical - Switches Condition: Switch(es) - Mystery Switches
- 5.4.1 Main Electrical - Receptacles Condition: Cover Plates - Missing
- 5.4.2 Main Electrical - Receptacles Condition: Receptacle(s) - Loose
- 5.4.3 Main Electrical - Receptacles Condition: Receptacle(s) - Open Ground
- 5.4.4 Main Electrical - Receptacles Condition: GFCI - Laundry Room
- 5.4.5 Main Electrical - Receptacles Condition: Open Neutral at Electrical Receptacle
- 5.4.6 Main Electrical - Receptacles Condition: Floor Receptacle Grounding Opening Obstructed
- 5.5.1 Main Electrical - Lighting Fixtures Condition: Light/Bulb(s) - Inoperable/Missing
- 5.6.1 Main Electrical - Smoke Detectors Condition: Smoke Detector(s) - Add
- 6.1.1 Attic, Insulation & Ventilation - Attic Condition: Attic Access - Weak Ladder
- 6.2.1 Attic, Insulation & Ventilation - Insulation Condition: Insulation - Add More
- 11.2.1 Air Handler Equipment 1 - Ductwork Condition: Air Filter(s) - Dirty
- 14.1.1 Chimney & Fireplace - Fireplace Condition: Fireplace - Inoperable
- 15.2.1 Kitchen - Cabinets Condition: Cabinet(s) Hardware - Missing Handle(s)/Pull(s)
- 15.3.1 Kitchen - Sink Condition: Faucet - Loose
- 18.1.1 Laundry - Dryer/Venting Condition: Dryer - Not Installed
- 20.1.1 Decks, Balconies, and Porches - Stoop & Steps Condition: Railing(s) - Missing
- 20.2.1 Decks, Balconies, and Porches - Porch & Steps Condition: Railing(s) - Loose
- 21.1.1 Trees, Vegetation, and Grading - Grading & Drainage Condition: Grading - Re-Grading Soil
- 23.1.1 Foundation & Structure - Foundation Condition: Vapor Barrier - Missing
- 23.1.2 Foundation & Structure - Foundation Condition: Moisture - Intrusion

1: INSPECTION DETAILS

Information

In Attendance
Client, Inspector, Termite Inspector

Occupancy
Vacant

Type of Building
Single Family, One Story

Year Built
1975

Temperature (F)
75 Fahrenheit (F)

Weather Conditions
Clear, Sunny

Utilities
All on

Space Below Grade
Crawlspace

Water Source
Public (County)

Sewage Disposal
Private (Septic)

Welcome

Peirson Construction and Remodeling conducts residential home inspections in accordance with the Kentucky Board of Home Inspectors requirements and the InterNACHI (International Association of Certified Home Inspectors) Standards of Practice. The inspection is a visual, non-invasive evaluation of the systems and components that are installed, readily accessible, and observable at the time of inspection.

If any system, component, or area cannot be inspected, the reason for the limitation or omission will be identified within the report. A residential home inspection is limited in scope and is not technically exhaustive, destructive, or quantitative.

The inspection is intended to identify readily observable conditions affecting the safety, function, or performance of the home and its major systems and components. When appropriate, recommendations may be made for repair, replacement, monitoring, or further evaluation by a qualified contractor, specialist, or other appropriate professional. Determining the full extent, cause, repair method, or cost of a condition is beyond the scope of a standard visual home inspection.

The findings contained in this report are limited to the conditions, accessibility, weather, and operating circumstances present at the time of inspection. Concealed defects, conditions within inaccessible areas, and defects that become apparent only under different weather, temperature, occupancy, or operating conditions are outside the scope of the inspection.

Environmental and Other Exclusions: This inspection does not address environmental hazards or conditions unless a separate ancillary inspection or test has been specifically contracted for. This includes, but is not limited to, mold or other biological contaminants, asbestos, lead, radon, hazardous substances, indoor air quality, soil contamination, electromagnetic fields, and other environmental concerns. Other systems, components, or conditions specifically excluded by the InterNACHI Standards of Practice or identified as limitations within this report are also outside the scope of the inspection.

Final Note: All observations and recommendations made by Peirson Construction and Remodeling are based on the inspector’s professional knowledge, training, experience, and the conditions observed at the time of inspection. The report is not intended to be exhaustive or conclusive. When further evaluation is recommended, the appropriate qualified professional should be consulted to determine the extent of the condition and any necessary repairs.

How To Read This Report

We recommend reading this report in its entirety, including all comments, limitations, and informational sections, to obtain a complete understanding of the conditions observed at the property on the day of the inspection. Individual comments should not be considered independently from the remainder of the report.

The findings within this report are organized into three categories: Minor/Cosmetic Concerns (BLUE), Moderate/Maintenance Concerns (ORANGE), and Major/Immediate Concerns (RED). These classifications are intended to help organize the report and communicate the general significance of observed conditions. The assigned category does not eliminate the need to address an item. All reported deficiencies should be reviewed and corrected as appropriate.

Minor/Cosmetic Concerns (BLUE): These items generally include minor defects, wear, deterioration, or cosmetic conditions that do not appear to significantly affect the immediate safety, operation, or structural integrity of the property. These conditions may not require immediate correction but should be repaired, maintained, or monitored as appropriate.

Moderate/Maintenance Concerns (ORANGE): These items include defects, maintenance conditions, installation concerns, or safety-related conditions that may not represent an immediate major failure but warrant correction. If left unaddressed, some conditions may deteriorate, contribute to additional damage, affect normal operation, or create increased safety concerns. Evaluation and correction should be performed within an appropriate timeframe.

Major/Immediate Concerns (RED): These items include significant defects, safety hazards, non-functional systems or components, active damaging conditions, or other concerns that warrant prompt attention. Further evaluation and correction by an appropriately qualified professional is recommended as soon as practical and, when applicable, prior to closing.

Terminology: “Serviceable,” “Functional,” or “Appears Serviceable/Functional” means that the component appeared to perform its intended basic function under the conditions present at the time of inspection. These terms do not constitute a warranty or guarantee of future performance, remaining service life, proper installation, or compliance with applicable codes or standards. “N/W” indicates that a component was observed to be not working properly or as intended. “N/A” means not applicable. The terms “recommend” or “recommended” identify the inspector's professional recommendation and do not necessarily indicate a legal or code requirement.

Repairs and Further Evaluation: When repair, replacement, or further evaluation is recommended, the work should be performed by an appropriately qualified professional or licensed contractor where licensing is required. The purpose of further evaluation is to determine the full extent of the condition and the appropriate corrective action. The home inspection is visual and non-invasive and does not determine repair methods, specifications, or costs. Where a specific repair method is not provided, the appropriate qualified professional should determine the necessary corrective action.

Health and Safety Concerns: Safety-related conditions may be classified as Moderate/Maintenance or Major/Immediate depending on the nature and apparent severity of the condition observed. Safety-related recommendations should be given appropriate priority regardless of their report classification.

Inaccessible and Concealed Areas: Portions of the property may be inaccessible, obstructed, concealed, unsafe to enter, or otherwise outside the scope of the inspection. The inspector makes no representation regarding conditions that were not visible or readily accessible at the time of inspection. Defects or damage may exist within concealed or inaccessible areas. Specific limitations encountered during the inspection are identified within the applicable sections of this report.

Qualitative vs. Quantitative Reporting: This inspection is qualitative rather than quantitative and is not technically exhaustive. When a condition is observed in multiple locations, the report may identify the condition generally rather than document every individual occurrence. Photographs, descriptions, and examples should not be interpreted as a complete inventory of every affected location. A qualified contractor performing corrective work should determine the full extent of the condition.

Repairs vs. Upgrades: A home inspection is not a code-compliance inspection and does not determine whether the property complies with current building codes or standards. Some recommendations may involve improvements consistent with generally accepted current safety practices even when the condition may have been permitted or commonly accepted when the property was originally constructed. References to current safety practices are provided for informational and safety purposes and should not be interpreted as a determination of code compliance. The report is not intended to identify every possible upgrade that could be made to bring an existing property closer to current construction practices.

Limitations: When a system, component, or area could not be inspected or tested, the applicable report section may contain a limitation explaining the circumstances. Limitations are an important part of the inspection report and should be reviewed carefully. Conditions may exist in areas or components that could not be inspected, and additional evaluation may be appropriate once access is provided or the limiting condition has been corrected.

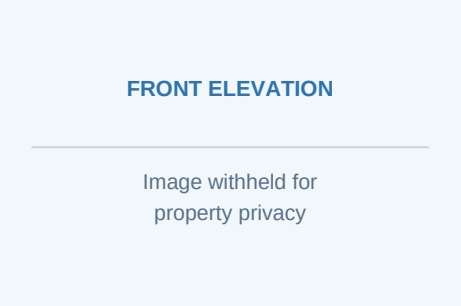
Photographs and Videos: Photographs and videos are provided to help document and illustrate conditions observed during the inspection. They are representative examples and may not depict every occurrence of a reported condition. The number of photographs should not be interpreted as indicating the number, extent, or severity of affected areas. Written comments and recommendations apply to the reported condition as a whole unless specifically stated otherwise.

Typographical Errors: Although reasonable efforts are made to review the report for accuracy, typographical, transcription, or formatting errors may occasionally occur. If an apparent inconsistency or error is identified, clarification should be obtained from the inspector.

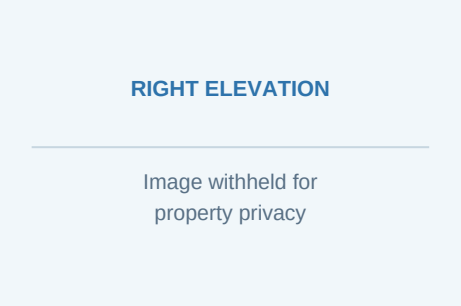
Orientation: Exterior View

For the sake of this inspection the front of the home will be considered as the portion pictured in the cover photo. References to the left or the right of the home should be determined as standing in the front viewing the front of the home.

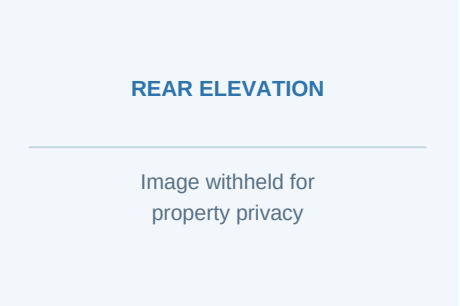
Orientation: Front Elevation



Orientation: Right Elevation



Orientation: Rear Elevation



INSPECTIONS RESTRICTIONS: PRIVATE DRAINAGE (SEPTIC)

A private drainage system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. Most localities require certification of the site waste disposal system prior to closing. It's recommended to have further evaluated by a licensed contractor.

2: UTILITY SHUT-OFF LOCATIONS

Information

Main Electrical Disconnect

In The Main Panel

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing. It's recommended that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house.

Main Gas Shut-off

At The Tank

The pictured gas shut-off valve will shut off the gas supply in the home in the case of an emergency, or for servicing. It's recommended that everyone living in the home familiarizes themselves with the location of the main shut-off valve.

Main Water Shut-off

Street

The pictured water shut-off valve will shut off the water supply in the home in the case of an emergency, or for servicing. It's recommended that everyone living in the home familiarizes themselves with the location of the main shut-off valve.



Hose Bib(s) Shut-off

Front Yard

The pictured hose bib shut-off valve(s) will shut off the water supply to the hose bib(s) for winterization, in the case of an emergency, or for servicing. It's recommended that everyone living in the home familiarizes themselves with the location of the hose bib shut-off valve(s).



3: EXTERIOR SIDING, FLASHING & TRIM

Information

Inspection Method
Visual

Siding Material
Vinyl, Brick

Wrapped (Under Siding)
Wrapped

Eaves, Soffits & Fascia Material
Vinyl Soffit, Aluminum-Clad Fascia

Flashing & Trim Material
Vinyl-Clad Trim

Siding/Wall Cladding Condition: Appeared Functional

The overall condition of the siding/wall cladding appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the siding/wall cladding.

Eaves, Soffits & Fascia Condition: Appeared Functional

The overall condition of the eaves, soffits, and fascia appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the eaves, soffits and fascia.

Flashing & Trim Condition: Appeared Functional

The overall condition of the flashing and trim appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the flashing and trim.

Deficiencies

3.1.1 Siding/Wall Cladding Condition

General Maintenance

CAULK/SEAL - PENETRATIONS

Caulk/seal any areas of home where plumbing, wiring, vents, lighting, etc., penetrate the siding as needed to prevent moisture/pest/air intrusion to the building materials.

Recommendation

Contact a qualified siding specialist.



4: ROOF

Information

Inspection Method
Walked, Drone

Roof Material
Metal

Roof Type/Style
Gable

Roof Age (Estimate)
1-5 years old

Gutter Type/Material
(Fully Guttered)

Roof Covering Condition: Appeared Functional

The overall condition of the roof covering appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the roof covering.

Roof Drainage Condition: Appeared Functional

The overall condition of the roof drainage appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the drainage system.

Deficiencies

4.1.1 Roof Covering Condition

General Maintenance

ROOF COVERING - DEBRIS

Debris noted on the roof covering of home. Recommend cleaning and as needed to prevent premature damage to the shingles and to ensure proper functionality.

Recommendation

Contact a qualified professional.



4.2.1 Roof Drainage Condition

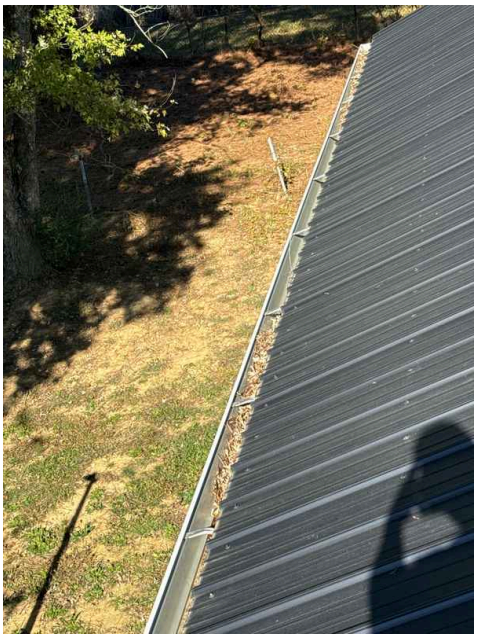
General Maintenance

GUTTER(S) - CLEAN DEBRIS

Clean the debris from the gutters as needed to ensure proper drainage.

Recommendation

Contact a handyman or DIY project



4.2.2 Roof Drainage Condition

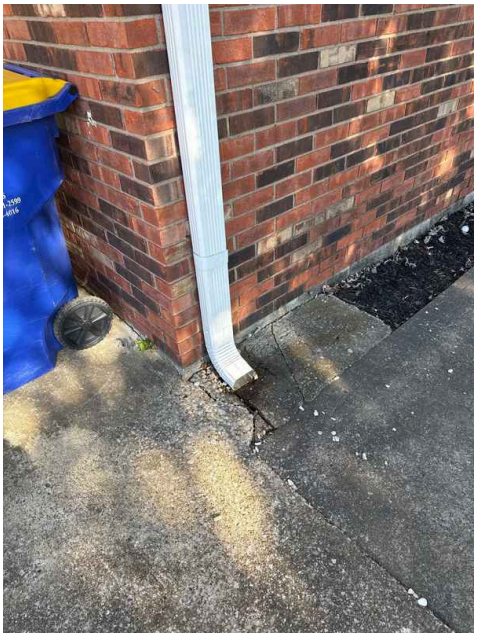
General Maintenance

DOWN SPOUTS - INSTALL DIVERTERS

Diverters are recommended to help direct roof runoff away from the foundation and prevent erosion or water intrusion. Downspouts were observed discharging too close to the home's foundation. Recommend installing proper downspout extensions or diverters to carry water at least 4–6 feet away from the structure. This helps reduce the potential for foundation settlement, crawlspace moisture, and basement seepage.

Recommendation

Contact a qualified professional.



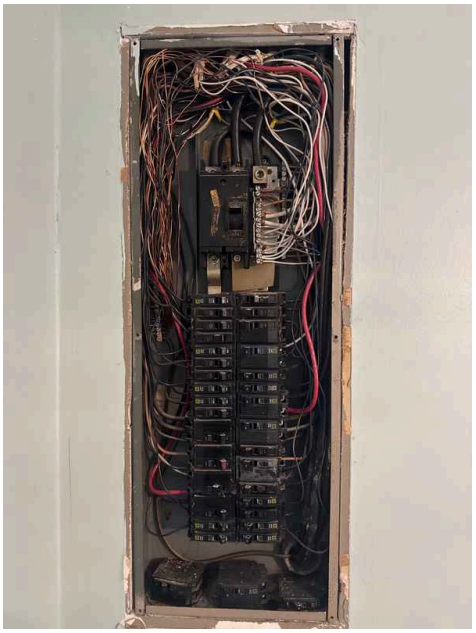


5: MAIN ELECTRICAL

Information

Main Panel





Service Entrance Cables
(Copper), Below Ground, 120/240 Volts

Main Electrical Disconnect
In The Main Panel

Main Panel Location
Bedroom

Main Panel Type
Circuit Breaker

Main Panel Manufacturer
Square D

Main Panel Capacity
200 AMP

Grounding System
Appears Grounded

Branch Wiring Type
Copper

Smoke Detectors
Installed (Insufficient)

Carbon Monoxide Detectors
Installed (Sufficient)

Electrical System Notes

Low Voltage Systems: *Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.*

Exterior Lighting: *Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection and were not tested for functionality. These items are excluded from this inspection.*

Main Panel Condition: Appeared Functional

The overall condition of the main panel and service entrance cables appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the main panel.

Branch Wiring & Junction Boxes Condition: Appeared Functional

The overall condition of the branch wiring and installed junction boxes appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the branch wiring.

Switches Condition: Appeared Functional

A representative number of switches were tested at the time of the inspection. The overall condition of the switches appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the switches.

Receptacles Condition: Further Evaluation

Due to the conditions of the receptacles at the time of the inspection further evaluation is recommended and/or needed by a qualified professional.

Lighting Fixtures Condition: Appeared Functional

The overall condition of the light fixtures appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the light fixtures.

Smoke Detectors Condition: Further Evaluation

Due to the conditions of the smoke detectors at the time of the inspection further evaluation is recommended and/or needed by a qualified professional.

Smoke Detectors Condition: Test Detectors Regularly

It is recommended the smoke detectors and or carbon monoxide detectors be tested monthly as well as the batteries replaces yearly to insure proper function. Smoke detectors typically have a service life of ten years and should be replaced every ten years to insure proper functionality.

Carbon Monoxide Detectors Condition: Appeared Functional

The overall condition of the carbon monoxide detectors appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the carbon monoxide detectors.

Deficiencies

5.3.1 Switches Condition

General Maintenance

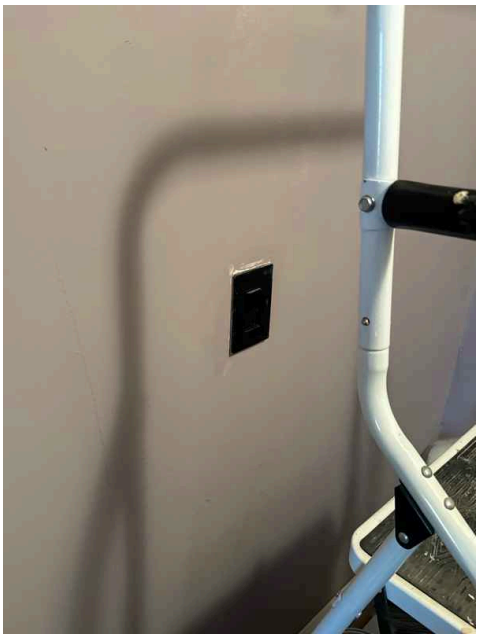
SWITCH(ES) - MYSTERY SWITCHES

Mystery switches were noted throughout the home at the time of inspection. Their operation and purpose could not be determined. Unknown or unresponsive switches may indicate abandoned wiring, disconnected fixtures, or improperly labeled circuits, which can create confusion for occupants and may present hidden electrical concerns. Recommend inquiring with the seller regarding the operation of the switches or having a licensed electrician further evaluate to determine function and ensure safe installation.

Recommendation

Contact a qualified electrical contractor.





5.4.1 Receptacles Condition

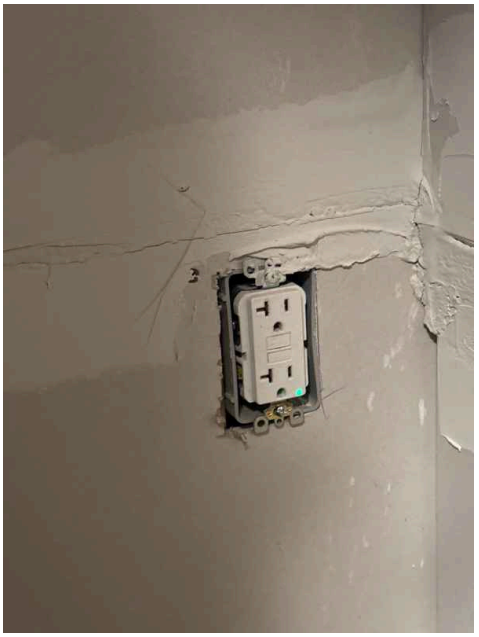
Immediate Deficiency

COVER PLATES - MISSING

Replace the missing cover plate on the receptacle at/in the as needed for safety.

Recommendation

Contact a qualified electrical contractor.



5.4.2 Receptacles Condition

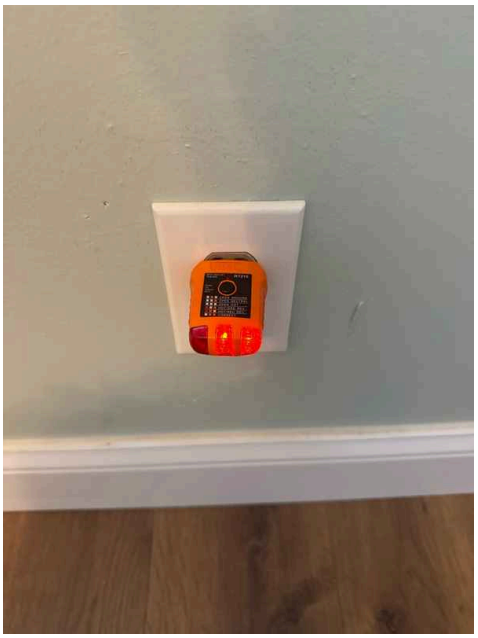
Immediate Deficiency

RECEPTACLE(S) - LOOSE

Loose receptacles were noted in the home. Receptacles that are not securely fastened may not hold plugs properly, leading to unstable electrical connections. This condition can create arcing or heat buildup, which increases the risk of fire and limits safe functionality. Recommend repair or replacement of loose receptacles as needed by a licensed electrical contractor to ensure proper functionality and safety.

Recommendation

Contact a qualified electrical contractor.



5.4.3 Receptacles Condition

RECEPTACLE(S) - OPEN GROUND

Immediate Deficiency

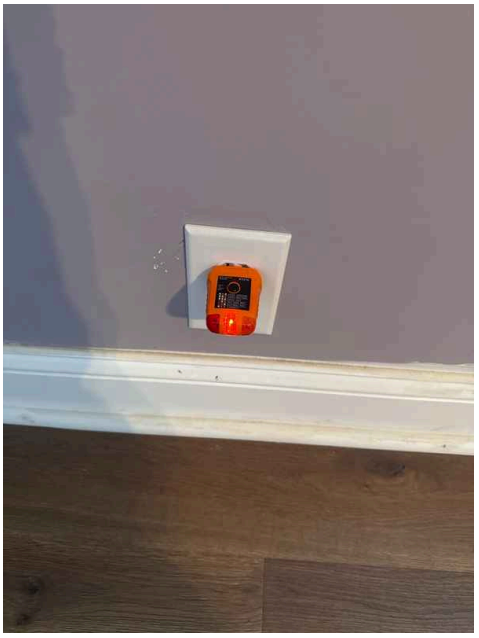
Receptacles in multiple rooms have an open ground. Have further evaluated for repairs and/or replacement as needed for proper functionality and safety.

Recommendation

Contact a qualified electrical contractor.







5.4.4 Receptacles Condition

GFCI - LAUNDRY ROOM

Immediate Deficiency

The receptacle(s) in the laundry area were not GFCI protected. Modern safety standards recommend GFCI protection in laundry areas to reduce the risk of electrical shock. Recommend upgrading the receptacle(s) with GFCI protection by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



5.4.5 Receptacles Condition

Immediate Deficiency

OPEN NEUTRAL AT ELECTRICAL RECEPTACLE

An electrical receptacle tested positive for an open neutral condition, indicating a potential interruption or loose connection in the neutral conductor. This condition may prevent proper operation of electrical devices and can present an electrical safety hazard. Recommend evaluation and repair by a qualified licensed electrician to restore proper wiring and safe operation.

Recommendation

Contact a qualified professional.



5.4.6 Receptacles Condition

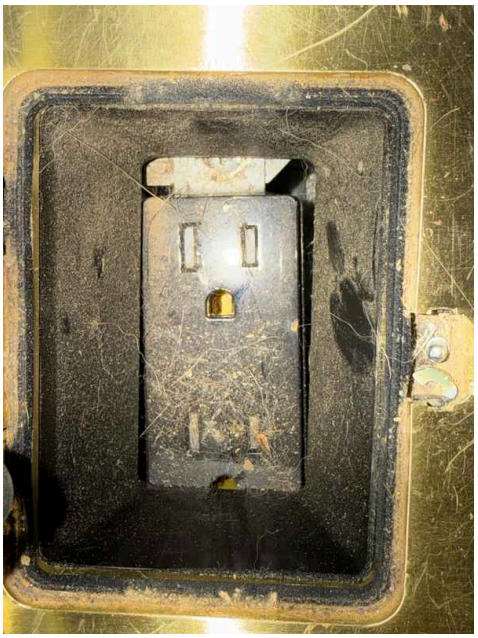
Immediate Deficiency

FLOOR RECEPTACLE GROUNDING OPENING OBSTRUCTED

The floor-mounted electrical receptacle has an improperly positioned or incompatible cover that obstructs the grounding prong opening, preventing proper insertion of a three-prong electrical plug. This condition may compromise safe use of the receptacle. Recommend evaluation and correction by a qualified electrician to ensure proper accessibility and grounding functionality.

Recommendation

Contact a qualified professional.



5.5.1 Lighting Fixtures Condition

General Maintenance

LIGHT/BULB(S) - INOPERABLE/MISSING

Replace all missing/inoperable bulbs throughout the home as needed for normal maintenance and retest.

Recommendation

Contact a handyman or DIY project

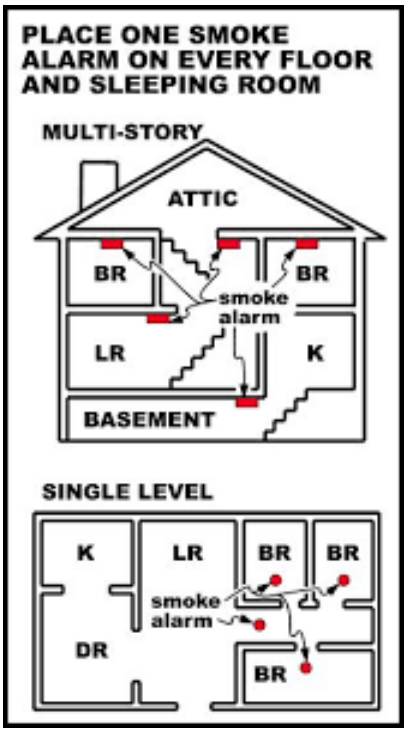


5.6.1 Smoke Detectors Condition

General Maintenance

SMOKE DETECTOR(S) - ADD

Recommend additional smoke detectors be installed as per standard, Smoke detectors should be installed in each bedroom and in both upper and lower hallways for maximum safety.



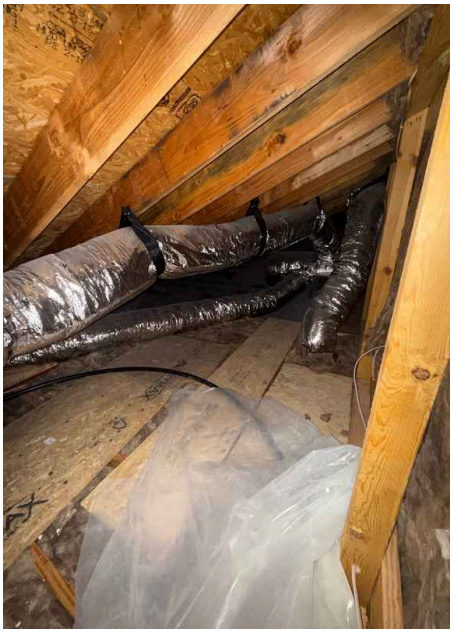
Recommendation

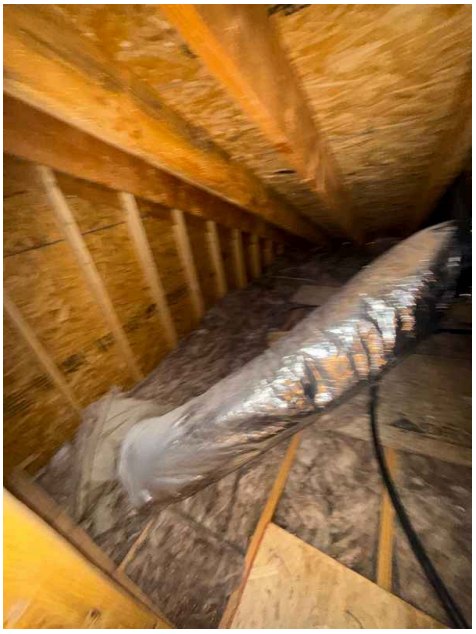
Contact a qualified electrical contractor.

6: ATTIC, INSULATION & VENTILATION

Information

Attic Space









Attic Accessibility
Partially viewed

Access Location
1st Floor, 2nd Floor, Hallway, Great room

Framing Style
Conventional

Insulation Type
Fiberglass Batts

Attic Ventilation
Gable Vents, Soffit Vents

Attic Flooring
Partial Flooring

Attic Condition: Appeared Functional

The overall condition of the attic space appeared serviceable at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the attic space

Insulation Condition: Appeared Functional

The overall condition of the insulation appeared adequate at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the insulation.

Ventilation Condition: Appeared Functional

The overall condition of the ventilation appeared adequate at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the ventilation.

Deficiencies

6.1.1 Attic Condition

Immediate Deficiency

ATTIC ACCESS - WEAK LADDER

Ladder to the attic is weak and presents a safety hazard. Have further evaluated by a qualified contractor as needed.

Recommendation

Contact a qualified general contractor.



6.2.1 Insulation Condition

General Maintenance

INSULATION - ADD MORE

Six inches or less of insulation was present in areas of the attic. This affects the energy efficiency and comfort level of the home. Current energy star guidelines call for approximately 14 inches (R-38 rating). Recommend additional insulation for a proper thermal barrier.

Recommendation

Contact a qualified insulation contractor.



7: PLUMBING

Information

Plumbing Cleanout(s)



Main Gas Shut Off
At The Tank

Water Supply Material
PEX, CPVC

Clean Out Location(s)
Right Side

Main Water Shut Off
Street

Waste Line Material
PVC

Plumbing Notes

Plumbing System: *Plumbing for bathroom(s) and kitchen(s) supply and drainage will be noted in those specific sections of the report.*

Shut-off Valves: *Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most shut-off valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak/emergency that could cause damaged to the surrounding materials.*

Functional Flow: *Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.*

Functional Drainage: *Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions cannot be adequately replicated during an inspection, and we have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).*

Supply Lines Condition: Appeared Functional

The overall condition of the visible supply lines appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the supply lines.

Waste Lines Condition: Appeared Functional

The overall condition of the visible waste lines appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the waste lines.

8: WATER HEATER

Information

Water Heater & Temperature



Manufacturer
Rheem

Model/Serial Number
Model: RH2TZ4821STANNJ

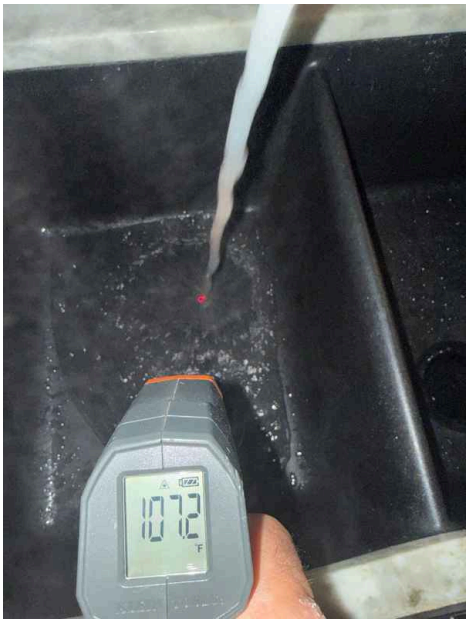
Manufacture Date
2025

Capacity (Gallons)
50 Gallons

Location
1st Floor, Utility Room, Primary bedroom closet

Power Source/Type
Electric

Water Temperature (F)
107 Fahrenheit (F)



Routine Maintenance

It's recommended flushing & servicing your water heater tank annually for optimal performance and longevity. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

FYI:

The recommended temperature for a residential water heater is typically set between 120°F (49°C) and 130°F (60°C). The specific temperature within this range can vary based on personal preference and local plumbing codes. Still, many experts and organizations, including the US Environmental Protection Agency (EPA) and the US Department of Energy (DOE), suggest setting it at around 120°F for several important reasons:

- **Safety: Lowering the water heater temperature reduces the risk of scalding injuries, especially in households with young children or elderly individuals who may have sensitive skin.**
- **Energy Efficiency: Higher water temperatures result in more heat loss from the water heater and the plumbing system. By setting the temperature to 120°F, you can reduce energy consumption and save on utility bills.**
- **Bacterial Growth Prevention: Water temperatures above 120°F can promote the growth of harmful bacteria, such as Legionella, which can cause illnesses like Legionnaires' disease. Keeping the temperature at or below 120°F helps mitigate this risk.**
- **Extended Appliance Lifespan: Operating a water heater at lower temperatures can help extend the unit's lifespan by reducing wear and tear on its components.**
- **Reduced Mineral Deposits: Lower temperatures can decrease the rate at which mineral deposits, like limescale, accumulate in the water heater and plumbing system, which can improve efficiency and reduce maintenance needs.**

It's essential to strike a balance between setting the water heater temperature too low and risking bacterial growth and setting it too high, which can lead to safety hazards and increased energy consumption. Therefore, many experts recommend starting with a setting around 120°F and adjusting it based on individual needs and local codes. Consult a qualified plumber or follow local regulations to ensure compliance and safety if you have concerns or specific requirements.

Water Heater Condition: Appeared Functional

The overall condition of the water heater appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the water heater.

9: COOLING EQUIPMENT 1

Information

Cooling Equipment



Manufacture

Trane



Model/Serial Numbers

Model: 5TWR4036A1000AA

Manufacture Date

2025

Cooling Type

Heat Pump, Central Air Conditioner

Size (Tonnage)

3 Ton

Location

Right Side

Refrigerant Type

R-454B

Routine Maintenance

HVAC systems play a crucial role in maintaining a comfortable indoor environment, and regular maintenance is essential to keep them running efficiently. The age of your HVAC system can influence the frequency of servicing. Older systems typically require more frequent maintenance to keep them running smoothly. If your system is relatively new, it may require less frequent servicing, but it is still important to have regular check-ups to catch any potential issues early on. It's recommended having your HVAC system serviced twice a year – once before the cooling season and once before the heating season. This approach ensures that your system is fully prepared for the upcoming season and can operate efficiently. The spring service focuses on the AC components, while the fall service focuses on the heating components.

Cooling Equipment Condition: Appeared Functional

The overall condition of the condensing unit appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the equipment.

Cooling Equipment Condition: Temperature Differential (Good)

The Temperature differential for the unit was okay at the time of the inspection. The difference between the supply and return was degrees anywhere between 13-21+ is considered normal. See referenced temperature above.





Thermostat General: Thermostat Location

1st Floor, Hallway

Thermostat Condition: Appeared Functional

The overall condition of the thermostat appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the thermostat.

10: COOLING EQUIPMENT 2

Information

Cooling Equipment



Manufacture

Rheem



Model/Serial Numbers

Model: RP15AZ42AJ2NA

Manufacture Date

2024

Cooling Type

Heat Pump, Central Air Conditioner

Size (Tonnage)

3 1/2 Ton

Location

Right Side

Refrigerant Type

R-410A

Routine Maintenance

HVAC systems play a crucial role in maintaining a comfortable indoor environment, and regular maintenance is essential to keep them running efficiently. The age of your HVAC system can influence the frequency of servicing. Older systems typically require more frequent maintenance to keep them running smoothly. If your system is relatively new, it may require less frequent servicing, but it is still important to have regular check-ups to catch any potential issues early on. It's recommended having your HVAC system serviced twice a year – once before the cooling season and once before the heating season. This approach ensures that your system is fully prepared for the upcoming season and can operate efficiently. The spring service focuses on the AC components, while the fall service focuses on the heating components.

Cooling Equipment Condition: Appeared Functional

The overall condition of the condensing unit appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the equipment.

Cooling Equipment Condition: Temperature Differential (Good)

The Temperature differential for the unit was okay at the time of the inspection. The difference between the supply and return was degrees anywhere between 13-21+ is considered normal. See referenced temperature above.





Thermostat General: Thermostat Location

1st Floor, Great Room

Thermostat Condition: Appeared Functional

The overall condition of the thermostat appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the thermostat.

11: AIR HANDLER EQUIPMENT 1

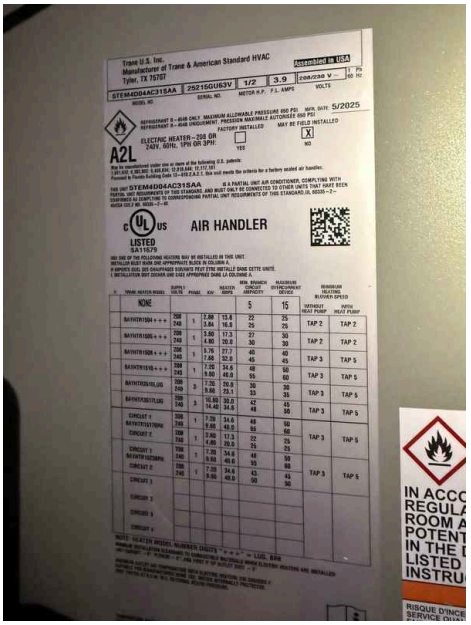
Information

Air Handler Equipment



Manufacture

Trane



Model/Serial Numbers

Model: 6TEM4D04AC31SAA

Manufacture Date

2025

Air Handler Type

Heat Pump

Size (Tonnage)

4 Ton

Location

Attic

Refrigerant Type

R-454B

Power Source

Electric

Air Handler Condition: Appeared Functional

The overall condition of the air handler unit appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the equipment.

Air Handler Condition: Temperature Differential (Good)

The Temperature differential for the unit was okay at the time of the inspection. The difference between the supply and return was degrees anywhere between 13-21+ is considered normal. See referenced temperature above.





Ductwork Type
Flex Duct, Insulated Sheet Metal

Filter Location & Size
1st Floor, Hallway, Ceiling,
Unknown size (screwed shut)

Routine Maintenance

The air filter should be replaced monthly. Its recommended you use the medium-priced pleated filters and replace them monthly Vs. using a more expensive filter and replacing every 3 months, the longer the filter is in the system the more debris it catches, and the more strain is put on the unit and can cause freezing of the coils and reduced air flow. A good rule of thumb is to set a reminder to replace the filter when you pay your mortgage.

Ductwork Condition: Appeared Functional

The overall condition of the visible ductwork appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the ductwork.

Deficiencies

11.2.1 Ductwork Condition

General Maintenance

AIR FILTER(S) - DIRTY

Replace the dirty air filter(s) as needed as part of routine maintenance. Air filters should be replaced monthly to promote proper airflow, maintain indoor air quality, and ensure the efficient and reliable operation of the HVAC system.

Recommendation

Contact a qualified professional.



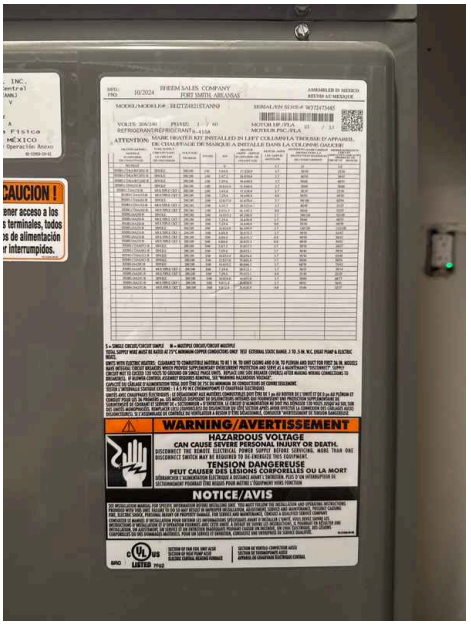
12: AIR HANDLER EQUIPMENT 2

Information

Air Handler Equipment



Manufacture
Rheem



Model/Serial Numbers
Model: RH2TZ4821STANNJ

Manufacture Date
2024

Air Handler Type
Heat Pump

Size (Tonnage)
4 Ton

Location
1st Floor, Utility Room, Off bedroom closet

Refrigerant Type
R-410A

Power Source
Electric

Air Handler Condition: Appeared Functional

The overall condition of the air handler unit appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the equipment.

Air Handler Condition: Temperature Differential (Good)

The Temperature differential for the unit was okay at the time of the inspection. The difference between the supply and return was degrees anywhere between 13-21+ is considered normal. See referenced temperature above.



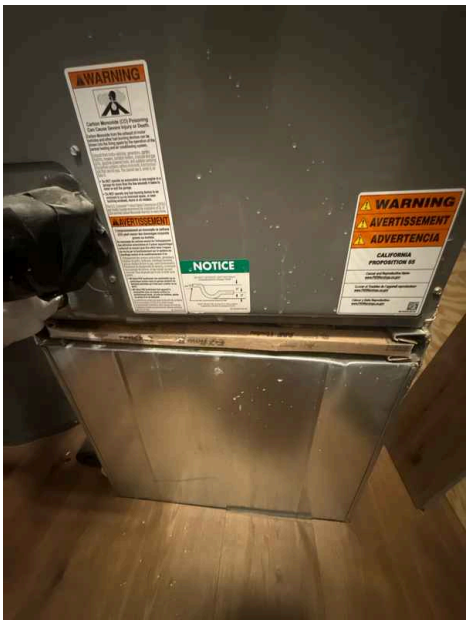


Ductwork Type

Flex Duct

Filter Location & Size

1st Floor, (20x20)



Routine Maintenance

The air filter should be replaced monthly. Its recommended you use the medium-priced pleated filters and replace them monthly Vs. using a more expensive filter and replacing every 3 months, the longer the filter is in the system the more debris it catches, and the more strain is put on the unit and can cause freezing of the coils and reduced air flow. A good rule of thumb is to set a reminder to replace the filter when you pay your mortgage.

Ductwork Condition: Appeared Functional

The overall condition of the visible ductwork appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the ductwork.

13: INTERIOR, WINDOWS AND DOORS

Information

Wall Material
Drywall, Brick

Ceiling Material
Drywall, Wood

Flooring Material
Laminate

Window Material/Type
(Vinyl)

General Condition

Cosmetic defects, damage, wear and tear, and/or other aesthetic concerns were present at the time of the inspection. This can include scuffs, holes, stains, cracks, displacement, nail pops, dents and dings, and other forms of damage to the home's materials, including but not limited to the wall and ceiling surfaces, floor coverings, trim work, cabinetry, and/or other building materials.

If these items are of concern, appropriate tradespeople should be contacted for repairs as needed. Cosmetic deficiencies and wear and tear concerns are not included in a home inspection. If any reference(s) are present, these should be viewed as a courtesy and not a listing of every occurrence present.

Entry Doors Condition: Appeared Functional

The overall condition of the entry doors appeared functional at the time of the inspection with signs of typical wear and tear unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the entry doors.

Interior Doors Condition: Appeared Functional

The overall condition of the interior doors throughout the home appeared functional at the time of the inspection with signs of typical wear and tear unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the interior doors.

Walls & Trim Condition: Appeared Functional

The overall condition of the walls and trim throughout the home appeared functional at the time of the inspection with signs of typical wear and tear unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the wall & trim.

Ceilings Condition: Appeared Functional

The overall condition of the ceilings throughout the home appeared functional at the time of the inspection with signs of typical wear and tear unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the ceilings.

Flooring Condition: Appeared Functional

The overall condition of the flooring throughout the home appeared functional at the time of the inspection with signs of typical wear and tear unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the flooring.

Window Condition: Appeared Functional

The overall condition of the windows throughout the home appeared functional at the time of the inspection with signs of typical wear and tear unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the windows.

Interior Steps & Railings Condition: Appeared Functional

The overall condition of the interior steps/stairs and railings appeared functional at the time of the inspection with signs of typical wear and tear unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the interior steps and railings.

14: CHIMNEY & FIREPLACE

Information

Fireplace & Chimney



Chimney Material
Masonry, Metal Vent

Fireplace Location
1st Floor, Living room

Fireplace Type
Gas

Fireplace Condition: Further Evaluation

Due to the conditions of the fireplace at the time of the inspection further evaluation is recommended and/or needed by a qualified professional.

Deficiencies

14.1.1 Fireplace Condition

Immediate Deficiency

FIREPLACE - INOPERABLE

The fireplace would not light at the time of the inspection. have further evaluated as needed for repairs.

Recommendation

Contact a qualified fireplace contractor.

15: KITCHEN

Information

Kitchen



Countertop Type
Granite

Sink Type
Composite

Cooktop Type/Brand
(Electric), Whirlpool

Ventilation Type/Brand
(Microwave Internal)

Dishwasher Brand
Frigidaire

Cabinet Type
Wood

Range Type/Brand
(Electric), Whirlpool

Microwave Type/Brand
(Above Range), Whirlpool

Refrigerator Brand
Frigidaire

Countertops Condition: Appeared Functional

The overall condition of the countertops appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the countertops.

Cabinets Condition: Appeared Functional

The overall condition of the cabinets appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the cabinets.

Sink Condition: Further Evaluation

Due to the conditions of the sink at the time of the inspection further evaluation is recommended and/or needed by a qualified professional.

Range/Oven Condition: Appeared Functional

The overall condition of the range/oven appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the range/oven.



Microwave Condition: Appeared Functional

The overall condition of the microwave appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the microwave.

Ventilation Condition: Appeared Functional

The overall condition of the ventilation appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the ventilation.

Refrigerator Condition: Appeared Functional

The overall condition of the refrigerator appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the refrigerator.

Dishwasher Condition: Dishwasher Not Tested

The dishwasher was not operated during the inspection because it contained dishes and/or other items. Operating the appliance under these conditions could have damaged the contents or affected the inspection. The condition and performance of the dishwasher could not be verified. Recommend testing the unit when it is empty.



Deficiencies

15.2.1 Cabinets Condition

General Maintenance

CABINET(S) HARDWARE - MISSING HANDLE(S)/PULL(S)

Install the missing handle(s)/pull(s) as needed for proper functionality.

Recommendation

Contact a handyman or DIY project



15.3.1 Sink Condition

General Maintenance

FAUCET - LOOSE

Recommend securing the loose faucet or replace for proper operation.

Recommendation

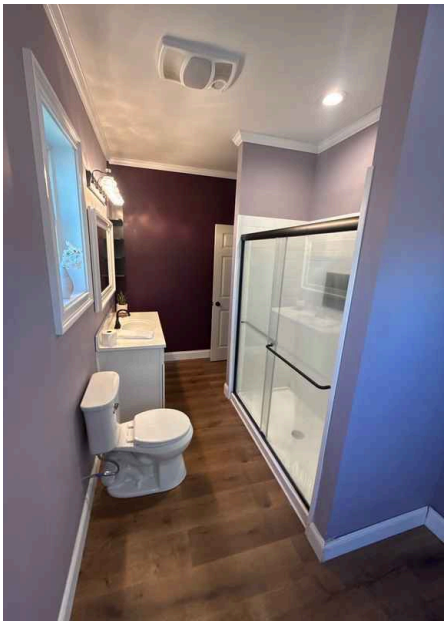
Contact a handyman or DIY project



16: BATHROOM 1

Information

Bathroom Picture



Bathroom Location

1st Floor

Sink Condition: Appeared Functional

The overall condition of the sink appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the sink.

Toilet Condition: Appeared Functional

The overall condition of the toilet appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the toilet.

Tub/Shower Fixtures Condition: Appeared Functional

The overall condition of the tub/shower fixtures appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the tub/shower.

Tub/Shower Walls Condition: Appeared Functional

The overall condition of the tub/shower walls appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the tub/shower walls.

Ventilation Condition: Appeared Functional

The overall condition of the ventilation appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the ventilation.

17: BATHROOM 2

Information

Bathroom Picture



Bathroom Location

1st Floor, Hallway

Sink Condition: Appeared Functional

The overall condition of the sink appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the sink.

Toilet Condition: Appeared Functional

The overall condition of the toilet appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the toilet.

Tub/Shower Fixtures Condition: Appeared Functional

The overall condition of the tub/shower fixtures appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the tub/shower.

Tub/Shower Walls Condition: Appeared Functional

The overall condition of the tub/shower walls appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the tub/shower walls.

Ventilation Condition: Appeared Functional

The overall condition of the ventilation appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the ventilation.

18: LAUNDRY

Information

Room Picture



Laundry Room Location
1st Floor

Washer Brand
No Unit Installed

Dryer Type/Brand
No Unit Installed

Dryer Vent Location
Rear, Right Side

Routine Maintenance

Dryer vent maintenance is essential for safety, efficiency, and prolonging the life of your appliance. Many dryers have moisture sensors that detect dampness and adjust drying time. Periodically check and clean these sensors to ensure accurate drying cycles. Even with a clean lint screen, tiny fibers can escape and accumulate in the dryer vent. Neglecting dryer maintenance can lead to longer drying times, energy waste, inaccurate cycles, and even fire hazards. Regular cleaning keeps your dryer running efficiently and safely. It recommended cleaning the dryer vent piping annually at a minimum and sometimes more regularly for households with larger families.

Dryer/Venting Condition: Appeared Functional

The overall condition of the dryer appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the dryer.

Deficiencies

18.1.1 Dryer/Venting Condition

General Comment

DRYER - NOT INSTALLED

No dryer was installed at the time of the inspection. Unable to test the function of the dryer vent and power supply. Recommend having the functionality of the components tested prior to closing.

19: DRIVEWAYS, WALKWAYS AND PATIOS

Information

Driveway Type
Asphalt, Gravel

Walkway Type
Concrete

Patio Type
Concrete

Mailbox Location
Street

Driveway Condition: Appeared Functional

The overall condition of the driveway appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the driveway.

Walkway Condition: Appeared Functional

The overall condition of the walkways appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the walkways.

Patio Condition: Appeared Functional

The overall condition of the patio appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the patio.

Mailbox Condition: Appeared Functional

The overall condition of the mailbox appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the mailbox.

20: DECKS, BALCONIES, AND PORCHES

Information

Stoops/Steps
Front Porch

Porch Type/Covering
Same As House

Stoop & Steps Condition: Appeared Functional

The overall condition of the stoop and steps appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the stoop and steps.

Porch & Steps Condition: Appeared Functional

The overall condition of the porch and steps appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the porch and steps.

Deficiencies

20.1.1 Stoop & Steps Condition

Immediate Deficiency

RAILING(S) - MISSING

A handrail was not present for the stairs. Stairs with four or more risers in height are recommended to have a handrail installed on at least one side for safety.

Recommendation

Contact a qualified professional.



20.2.1 Porch & Steps Condition

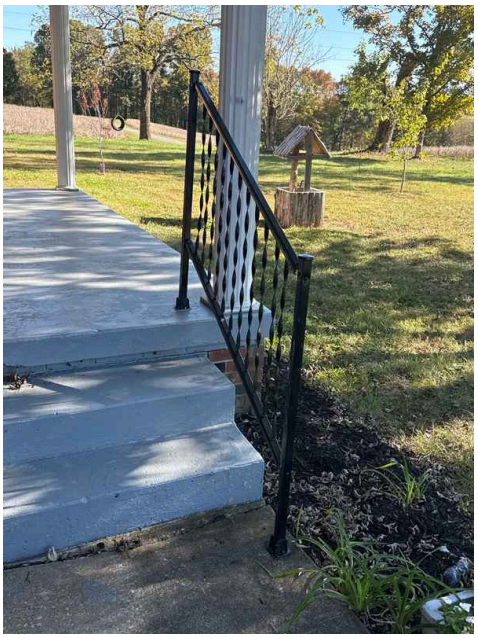
Immediate Deficiency

RAILING(S) - LOOSE

One or more railings were loose at the time of inspection. Loose railings can fail under load, creating a fall hazard and risk of injury. Secure the loose railing(s) as needed for safety. Repair or replace any damaged components to ensure the railing is stable and properly fastened.

Recommendation

Contact a qualified deck contractor.



21: TREES, VEGETATION, AND GRADING

Information

Site Grading Front
Flat

Site Grading Left
Flat

Site Grading Rear
Flat

Site Grading Right
Flat

General Information

Lot grading and drainage has a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home at least 5-6 feet is recommended. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building

Grading & Drainage Condition: Appeared Functional

The overall condition of the grading appeared adequate at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the grading and drainage.

Vegetation & Landscaping Condition: Appeared Functional

The overall condition of the vegetation/trees appeared functional and maintained at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the vegetation and landscaping.

Deficiencies

21.1.1 Grading & Drainage Condition

General Maintenance

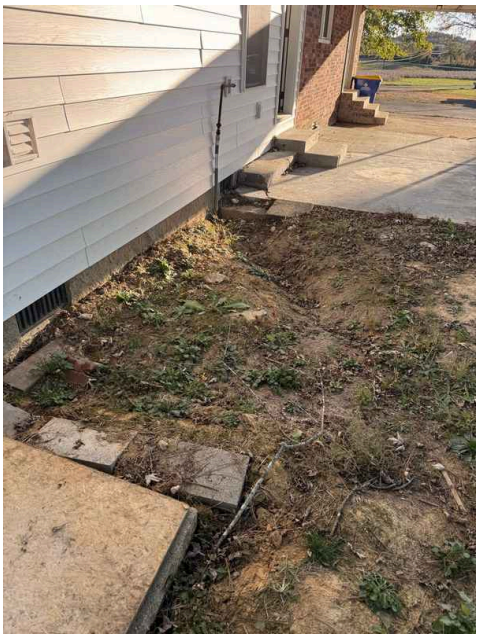
GRADING - RE-GRADING SOIL

Pitch slope of soils away from foundation. There should be a minimum of 4-6 inches of space from the soil to the siding to prevent moisture/termite intrusion. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

Recommendation

Contact a qualified grading contractor.





22: FENCE

Information

Fence



Fence Type

Wood, Chain Link

Fence Condition: Appeared Functional

The overall condition of the fence appeared functional at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the fence.

23: FOUNDATION & STRUCTURE

Information

Foundation







Foundation Type
Crawlspace

Material/Structure
Masonry Block, Piers/Columns

Crawlspace Access Location
Left Side, Right Side

Vapor Barrier
Partially Installed

Crawlspace Insulation
Not Installed

Crawlspace Ventilation
Perimeter Vents

Foundation Condition: Appeared Functional

The overall condition of the visible portions of the foundation appeared serviceable at the time of the inspection unless otherwise noted in this report. Regular maintenance/inspections are always recommended to ensure proper functionality of the foundation.

Limitations

Foundation General

CRAWLSPACE ACCESS RESTRICTED

The crawlspace was not entered or fully inspected due to the restricted size of the access opening and insufficient vertical clearance within the crawlspace. These conditions prevented safe physical entry and movement throughout the area. As a result, concealed or inaccessible structural components, plumbing, electrical systems, insulation, moisture conditions, and other potential deficiencies could not be fully evaluated. Recommend further evaluation by a qualified contractor with appropriate equipment and access capabilities. Deficiencies may exist in areas that were not accessible during this inspection.

Deficiencies

23.1.1 Foundation Condition

VAPOR BARRIER - MISSING

General Maintenance

Install the missing vapor barrier in the crawlspace as needed to prevent moisture from wicking up through the soil and causing damage to the building materials.

Recommendation

Contact a foundation contractor.

23.1.2 Foundation Condition

MOISTURE - INTRUSION

General Maintenance

Signs of moisture intrusion. Recommend further evaluation by a qualified contractor or waterproofing specialist to determine the source of the moisture and to implement appropriate remediation and prevention measures.

Recommendation

Contact a qualified professional.



24: THANK YOU

Information

Checklist For The Seasons



PEIRSON /

SEASONAL HOME MAINTENANCE CHECKLIST

Keep this page. Twenty minutes a season prevents the expensive surprises.

EVERY MONTH

Test smoke & CO alarms (press TEST) • Check HVAC filter — replace if dirty • Clean dishwasher filter

Range hood grease filter in hot soapy water • Disposal: ice + vinegar flush • Dryer lint trap: every single load

SPRING March – May

- Change alarm batteries when clocks change; test every unit
- Replace HVAC filter before cooling season
- Clean gutters; downspouts discharging 4–6 ft from foundation
- Walk the foundation after a hard rain — no pooling, no washout
- Test garage door auto-reverse (board under door)
- Rinse outdoor AC unit; trim vegetation 2 ft back
- Inspect washing machine hoses — braided stainless every 5 yrs

SUMMER June – August

- Toilet dye test: food coloring in tank, 20 min, check bowl
- Exercise the main water shutoff valve — off and back on
- Check AC condensate drain line for clogs and leaks
- Check caulk & grout where tile meets tub — reseal gaps
- Replace refrigerator water filter (every 6 months)
- Vacuum refrigerator coils — dirty coils kill compressors

FALL September – November

- Book furnace service before the first cold snap
- Replace HVAC filter for heating season
- Clean dryer vent hose and exterior vent flap
- Fire extinguisher gauge in the green; replace if dated
- Water heater: look for rust or moisture at base & fittings
- Fall-back weekend: alarm batteries again + test
- Disconnect hoses; shut off exterior faucets before freeze

WINTER December – February

- Radon: retest every 2 years — closed-house season reads truest
- Deep-clean dishwasher and range hood filters
- Check weatherstripping — drafts show up on the heat bill
- Peek at the attic after cold snaps for condensation
- Make sure everyone knows the water & power shutoffs
- Alarm age check: smoke expire at 10 yrs, CO at 5–7

Never track this yourself again.

Join the free seasonal reminder list — six short emails a year telling you exactly what to check and when. Scan the code or visit the site to sign up.

peirsoninspections.com

Kyle Peirson • KY Home Inspector License #305346 • Call/Text 270-681-0756

Congratulations

Congratulations — and welcome to your new home.

Thank you for trusting Peirson Home Inspections with the biggest purchase of your life. This report is yours for the long haul — refer back to it anytime, and if a finding ever needs a second explanation, just call or text 270-681-0756. You talk to your inspector here, not an office.

The checklist above is yours to keep — stick it on the fridge. And if you'd rather never track it yourself: my free seasonal reminder list sends six short emails a year telling you exactly what to check and when. Sign up in ten seconds at peirsoninspections.com (or scan the code above).

One last thing that genuinely helps a veteran-owned small business: if this inspection served you well, a Google review means the world — it takes one minute right here: https://share.google/IaFerhwc0A6zOVHst

It was a privilege to look out for you. I'm still in your corner. · Your inspector

STANDARDS OF PRACTICE

Inspection Details

Exterior Siding, Flashing & Trim
The inspector shall inspect the exterior wall-covering materials, flashing and trim; exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; eaves, soffits and fascia; a representative number of windows; and vegetation, surface drainage, retaining walls and grading where these conditions may adversely affect the structure through moisture intrusion. The inspector shall describe the type of exterior wall-covering material observed and shall report improper spacing between intermediate balusters, spindles or rails when present.

The inspection is limited to components that are visible and readily accessible. The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting; inspect concealed or inaccessible components, including window and door flashing; evaluate geological, geotechnical, hydrological or soil conditions; inspect recreational facilities, playground equipment, seawalls, breakwalls or docks; evaluate erosion-control or earth-stabilization systems; determine the presence of safety glazing; inspect underground utilities or other underground components; inspect wells or springs; inspect solar, wind or geothermal systems; inspect swimming pools or spas; inspect wastewater treatment systems, septic systems or cesspools; inspect irrigation or sprinkler systems, drainfields or dry wells; or determine the integrity of multiple-pane window glazing or thermal window seals.

Roof
The inspector shall inspect the roof-covering materials; gutters and downspouts; vents, flashing, skylights, chimneys, and other roof penetrations; and the general roof structure where visible from readily accessible panels, doors, or stairs. The roof inspection may be performed from ground level, the eaves, or other readily accessible locations as determined appropriate and safe by the inspector. The inspector shall describe the type of roof-covering material and report observed indications of active roof leakage as in need of correction.

The inspection is limited to visible and readily accessible components and conditions present at the time of inspection. The inspector is not required to walk on any roof surface; predict the remaining service life of the roof; inspect underground downspout drainage or diverter piping; remove snow, ice, debris, or other materials that obstruct observation; move insulation; inspect antennas, satellite dishes, lightning-protection systems, de-icing equipment, or similar attachments; access roof areas considered unsafe or where access could cause damage; perform water testing; warrant or certify the roof; or confirm the proper fastening or installation of roof-covering materials.

Main Electrical
The inspector shall inspect the electrical service drop; overhead service conductors and their attachment points; service head, gooseneck, and drip loops; service mast, conduit, and raceways; electric meter and meter base; service-entrance conductors; main service disconnect; panelboards and overcurrent protection devices, including circuit breakers and fuses; and visible service grounding and bonding components. The inspector shall also inspect a representative number of switches, lighting fixtures, and receptacles. Where possible, receptacles observed and deemed to be AFCI-protected shall be tested using the AFCI test button, and observed GFCI receptacles and circuit breakers shall be tested using a GFCI tester where possible. Smoke and carbon-monoxide detectors shall also be inspected. The inspector shall describe the labeled amperage rating of the main service disconnect, when available, and the type of wiring observed.

The inspector shall report observed deficiencies including damaged or deteriorated service-entrance conductor insulation, improper drip loops or vertical clearances, unused openings in electrical panels, readily visible solid-conductor aluminum branch-circuit wiring, and tested receptacles exhibiting conditions such as no power, incorrect polarity, missing covers, improper or nonfunctional GFCI protection, evidence of arcing or excessive heat, improper grounding, or insecure mounting. The absence of smoke detectors shall also be reported as in need of correction.

The inspection is limited to visible and readily accessible electrical components. The inspector is not required to insert tools, probes, or devices into electrical panels or fixtures; operate systems or circuits that are shut down or de-energized; remove panelboard covers or dead fronts; operate or reset overcurrent or overload protection devices; or operate or test smoke or carbon-monoxide alarms. The inspector is not required to inspect or test security, fire-alarm, warning, or signaling systems; determine service amperage or voltage when not visibly labeled; inspect ancillary wiring, remote-control devices, low-voltage systems, electrical de-icing equipment, swimming-pool wiring, time-controlled devices, or exterior lighting; verify the service grounding system; inspect private or emergency electrical sources such as generators, wind systems, photovoltaic systems, batteries, or electrical-storage facilities; inspect lightning or spark arrestors; perform voltage-drop calculations; or determine the accuracy of electrical-panel or circuit labeling.

Attic, Insulation & Ventilation
The inspector shall inspect insulation and ventilation in readily accessible unfinished spaces, including attics, crawlspaces, and foundation areas, as well as mechanical exhaust systems serving kitchens, bathrooms, and laundry areas. The

inspector shall describe the type of insulation observed and the approximate average depth of insulation at the unfinished attic floor or roof structure where accessible. The general absence of insulation or ventilation in unfinished spaces shall be reported as in need of correction.

The inspection is limited to visible and readily accessible components and areas. The inspector is not required to enter attics or other unfinished spaces that are not readily accessible or where entry could cause damage or, in the inspector's judgment, present a safety hazard. The inspector is not required to move, touch, or disturb insulation or vapor retarders; damage finishes or weather seals around access panels or covers; determine the composition or R-value of insulation; activate thermostatically controlled fans; identify materials used to insulate or wrap pipes, ducts, jackets, boilers, or wiring; or determine the adequacy of ventilation.

Plumbing
The inspector shall inspect the main water supply shut-off valve; main fuel supply shut-off valve; water-heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water-supply system and fixtures by running water; toilets by flushing; sinks, tubs, and showers for functional drainage; visible drain, waste, and vent components; and drainage sump pumps where the float is readily accessible.

The inspector shall describe whether the water supply appears to be public or private based on observed evidence; the location of the main water and fuel supply shut-off valves; the location of any observed fuel-storage system; and the labeled capacity of the water-heating equipment. The inspector shall report observed deficiencies in functional water flow when multiple fixtures are operated simultaneously; improper installation of hot and cold water faucets; missing or non-operational mechanical drain stops where installed; and toilets that are damaged, loose at the floor, leaking, or have non-operational tank components.

The inspection is limited to visible and readily accessible plumbing components. The inspector is not required to ignite pilot flames; determine the capacity, temperature, age, life expectancy, or adequacy of water-heating equipment; inspect the interior of flues or chimneys, combustion-air systems, water softeners or filtration systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn irrigation systems, or fire-sprinkler systems; determine exact water flow, volume, pressure, temperature, adequacy, quality, potability, or reliability; open sealed plumbing access panels; inspect washing machines or their connections; or operate valves.

The inspector is also not required to test shower pans, tub or shower surrounds, enclosures, or functional overflow protection for leakage; determine compliance with conservation, energy, or building standards; determine proper design or sizing of water, waste, venting components, fixtures, or piping; determine the effectiveness of anti-siphon, backflow-prevention, or drain-stop devices; determine whether sufficient plumbing cleanouts are provided; evaluate fuel-storage tanks or supply systems; inspect wastewater-treatment or water-treatment systems; inspect water-storage tanks, pressure pumps, or bladder tanks; evaluate hot-water wait times or test water-heater elements; determine the adequacy of combustion air; operate or test safety controls, manual shutoff valves, TPR valves, control valves, or check valves; inspect ancillary systems such as solar water heating or hot-water circulation systems; determine the existence or condition of polybutylene piping; or inspect or test for gas or fuel leaks.

Water Heater
The inspector shall inspect the main water supply shut-off valve; main fuel supply shut-off valve; water-heating equipment, including its energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; interior water-supply piping, fixtures, and faucets by running water; toilets by flushing; sinks, tubs, and showers for functional drainage; visible drain, waste, and vent components; and drainage sump pumps where the float is readily accessible.

The inspector shall describe whether the water supply appears to be public or private based on observed evidence; the location of the main water supply shut-off valve and main fuel supply shut-off valve; the location of any observed fuel-storage system; and the labeled capacity of the water-heating equipment. The inspector shall report observed deficiencies in functional water flow when multiple fixtures are operated simultaneously; deficiencies in the installation of hot and cold water faucets; missing or non-operational mechanical drain stops where installed; and toilets that are damaged, loose at the floor, leaking, or have non-operational tank components.

The inspection is limited to visible and readily accessible plumbing components. The inspector is not required to ignite pilot flames; determine the capacity, temperature, age, life expectancy, or adequacy of water-heating equipment; inspect the interior of flues or chimneys, combustion-air systems, water softeners or filtration systems, well pumps or tanks, safety or shutoff valves, floor drains, lawn sprinkler systems, or fire-sprinkler systems; determine exact water flow rate, volume, pressure, temperature, adequacy, quality, potability, or reliability; open sealed plumbing access panels; inspect clothes washing machines or their connections; or operate valves.

The inspector is also not required to test shower pans, tub or shower surrounds or enclosures for leakage or functional overflow protection; evaluate compliance with conservation, energy, or building standards; determine the proper design or sizing of water, waste, or vent components, fixtures, or piping; determine the effectiveness of anti-siphon, backflow-prevention, or drain-stop devices; determine whether sufficient cleanouts are provided; evaluate fuel-storage tanks or supply systems; inspect wastewater-treatment or water-treatment systems; inspect water-storage tanks, pressure pumps, or bladder tanks; evaluate hot-water wait times or test water-heater elements; determine the adequacy of combustion air; operate or test safety controls, manual shutoff valves, TPR valves, control valves, or check valves; examine ancillary

systems such as solar water heating or hot-water circulation systems; determine the existence or condition of polybutylene plumbing; or inspect or test for gas or fuel leaks.

Cooling Equipment 1
The inspector shall inspect the permanently installed cooling system using normal operating controls. The inspector shall describe the location of the cooling-system thermostat and the method of cooling. Any cooling system that does not operate or is inaccessible at the time of inspection shall be reported as in need of correction.

The inspection is limited to visible, readily accessible components and normal operating conditions. The inspector is not required to determine the uniformity, temperature, airflow, balance, distribution, size, capacity, BTU rating, or supply adequacy of the cooling system. Portable window units, through-wall units, and electronic air filters are not required to be inspected.

The inspector is not required to operate cooling equipment when the exterior temperature is below 65°F or when other conditions are not conducive to safe operation or could potentially damage the equipment. The inspector is also not required to determine thermostat calibration, cooling anticipation, automatic setbacks, or clock functions; measure electrical current; examine refrigerant fluids or gases; or determine the presence of refrigerant leakage.

Cooling Equipment 2
The inspector shall inspect the permanently installed cooling system using normal operating controls. The inspector shall describe the location of the cooling-system thermostat and the method of cooling. Any cooling system that does not operate or is inaccessible at the time of inspection shall be reported as in need of correction.

The inspection is limited to visible, readily accessible components and normal operating conditions. The inspector is not required to determine the uniformity, temperature, airflow, balance, distribution, size, capacity, BTU rating, or supply adequacy of the cooling system. Portable window units, through-wall units, and electronic air filters are not required to be inspected.

The inspector is not required to operate cooling equipment when the exterior temperature is below 65°F or when other conditions are not conducive to safe operation or could potentially damage the equipment. The inspector is also not required to determine thermostat calibration, cooling anticipation, automatic setbacks, or clock functions; measure electrical current; examine refrigerant fluids or gases; or determine the presence of refrigerant leakage.

Air Handler Equipment 1
The inspector shall inspect the permanently installed heating system using normal operating controls. The inspector shall describe the location of the heating-system thermostat, the energy source, and the method of heating. Any heating system that does not operate or is inaccessible at the time of inspection shall be reported as in need of correction.

The inspection is limited to visible, readily accessible components and normal operating conditions. The inspector is not required to inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion-air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar-heating systems. Fuel tanks and underground or concealed fuel-supply systems are also outside the required scope of inspection.

The inspector is not required to determine the uniformity, temperature, airflow, balance, distribution, size, capacity, BTU rating, or supply adequacy of the heating system; light or ignite pilot flames; operate heating or heat-pump systems when ambient temperatures or other conditions are not conducive to safe operation or could potentially damage the equipment; override electronic thermostats; evaluate fuel quality; or verify thermostat calibration, heat anticipation, automatic setbacks, timers, programs, or clock functions.

Air Handler Equipment 2
The inspector shall inspect the permanently installed heating system using normal operating controls. The inspector shall describe the location of the heating-system thermostat, the energy source, and the method of heating. Any heating system that does not operate or is inaccessible at the time of inspection shall be reported as in need of correction.

The inspection is limited to visible, readily accessible components and normal operating conditions. The inspector is not required to inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion-air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar-heating systems. Fuel tanks and underground or concealed fuel-supply systems are also outside the required scope of inspection.

The inspector is not required to determine the uniformity, temperature, airflow, balance, distribution, size, capacity, BTU rating, or supply adequacy of the heating system; light or ignite pilot flames; operate heating or heat-pump systems when ambient temperatures or other conditions are not conducive to safe operation or could potentially damage the equipment; override electronic thermostats; evaluate fuel quality; or verify thermostat calibration, heat anticipation, automatic setbacks, timers, programs, or clock functions.

Interior, Windows and Doors
The inspector shall inspect a representative number of readily accessible doors and windows by opening and closing them; visible floors, walls, and ceilings; stairs, steps, landings, stairways, and ramps; railings, guards, and handrails; and garage

vehicle doors and installed garage door openers using normal operating controls. The inspector shall describe whether a garage vehicle door is manually operated or equipped with an automatic garage door opener.

The inspector shall report observed improper spacing between intermediate balusters, spindles, and rails at stairs, guards, and railings; photoelectric garage-door safety sensors that do not operate properly; and windows that are obviously fogged or exhibit other visible evidence of failed seals.

The inspection is limited to visible and readily accessible components. The inspector is not required to inspect paint, wallpaper, window treatments, or other finish treatments; floor coverings or carpeting; central vacuum systems; safety glazing; security systems or components; or evaluate the fastening of islands, countertops, cabinets, sink tops, or fixtures. The inspector is not required to move furniture, stored items, carpets, rugs, or other coverings to inspect concealed floor structures; move suspended-ceiling tiles; inspect or move household appliances; or inspect or operate equipment located in the garage unless otherwise required by the Standards of Practice.

The inspector is not required to verify or certify pressure-activated garage-door auto-reverse or related safety features; operate or evaluate security-bar release mechanisms; operate systems, appliances, or components requiring special keys, codes, combinations, or devices; inspect remote controls; inspect appliances or items that are not permanently installed; or identify concealed or otherwise undiscovered compromises in fire-separation assemblies.

The inspector is also not required to operate or evaluate self-cleaning oven cycles, tilt guards or latches, signal lights, microwave ovens or microwave leakage, saunas, steam-generating equipment, kilns, toasters, ice makers, coffee makers, can openers, bread warmers, blenders, instant hot-water dispensers, or other small or ancillary appliances or devices. Elevators, pools, spas, and fountains are outside the required scope, including determining the adequacy of spa or whirlpool jets, water force or bubble effects, or the structural integrity or leakage of pools and spas.

Chimney & Fireplace
The inspector shall inspect the readily accessible and visible portions of fireplaces and chimneys; lintels above fireplace openings; manually operable damper doors by opening and closing them when readily accessible; and accessible cleanout doors and frames. The inspector shall describe the type of fireplace observed.

The inspector shall report observed evidence of joint separation; damage or deterioration of the hearth, hearth extension, or fire chambers; manually operated dampers that do not properly open or close; the absence of a smoke detector in the same room as the fireplace; the absence of a carbon-monoxide detector in the same room as the fireplace; and cleanout doors or components that are not constructed of metal, precast cement, or other non-combustible material.

The inspection is limited to visible and readily accessible components. The inspector is not required to inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors, screens, seals, gaskets, or mantels; determine whether chimney sweeping is necessary; operate gas fireplace inserts; light pilot flames; determine the appropriateness of an installation; inspect automatic fuel-fed devices, combustion-air or make-up-air systems, or heat-distribution assists; ignite or extinguish fires; determine the adequacy or characteristics of draft; move fireplace inserts, stoves, or firebox contents; perform smoke testing; dismantle or remove components; or perform an NFPA-style, Phase I, or other specialized fireplace and chimney inspection.

Kitchen
The kitchen inspection includes readily accessible components that fall within the applicable InterNACHI Standards of Practice. This includes visible floors, walls and ceilings; representative doors and windows; accessible plumbing fixtures and components; functional water flow and drainage at the kitchen sink; a representative number of electrical receptacles, switches and lighting fixtures; observed GFCI protection where applicable and testable; and installed mechanical kitchen exhaust systems.

The inspection is limited to visible and readily accessible components. The inspector is not required to move furniture, stored items, appliances or other belongings to access concealed components; evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures; inspect concealed plumbing or electrical components; or inspect household appliances.

Appliances, including refrigerators, ranges, ovens, microwaves, dishwashers, garbage disposals, ice makers and other household or ancillary appliances, are outside the required scope of the InterNACHI Standards of Practice. When appliances are operated or observed as part of the inspection, this is provided as an additional courtesy and is limited to basic operation using normal controls. The inspection does not determine appliance performance, efficiency, remaining service life, or future reliability.

Decks, Balconies, and Porches
The inspector shall inspect the readily accessible and visible exterior components of the property, including exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; eaves, soffits and fascia; a representative number of windows; and vegetation, surface drainage, retaining walls and grading where these conditions may adversely affect the structure due to moisture intrusion. The inspector shall describe the type of exterior wall-covering material observed and report improper spacing between intermediate balusters, spindles or rails as in need of correction.

The inspection is limited to visible and readily accessible components. The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting; inspect components that are not visible or readily accessible from the ground, including window and door flashing; or identify or evaluate geological, geotechnical, hydrological or soil conditions.

The inspector is also not required to inspect recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities or other underground components; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater-treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; or determine the integrity of multiple-pane window glazing or thermal window seals.

Trees, Vegetation, and Grading
The inspector shall inspect the readily accessible and visible exterior components of the property, including exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; eaves, soffits and fascia; a representative number of windows; and vegetation, surface drainage, retaining walls and grading where these conditions may adversely affect the structure due to moisture intrusion. The inspector shall describe the type of exterior wall-covering material observed and report improper spacing between intermediate balusters, spindles or rails as in need of correction.

The inspection is limited to visible and readily accessible components. The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting; inspect components that are not visible or readily accessible from the ground, including window and door flashing; or identify or evaluate geological, geotechnical, hydrological or soil conditions.

The inspector is also not required to inspect recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities or other underground components; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater-treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; or determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation & Structure
The inspector shall inspect the readily accessible and visible portions of the foundation, basement, crawlspace, and structural components of the home. The inspector shall describe the type of foundation and identify the location of access to the under-floor or crawlspace area.

The inspector shall report observed indications of wood in contact with or near the soil; evidence of active water penetration; indications of possible foundation or structural movement, including drywall cracks, masonry cracks, out-of-square door frames, or unlevel floors; and observed cutting, notching, or boring of structural framing members that, in the inspector’s professional judgment, may present a structural or safety concern.

The inspection is limited to visible and readily accessible components. The inspector is not required to enter a crawlspace that is not readily accessible or where entry could cause damage or present a safety hazard; move stored items, debris, insulation, or other obstructions to gain access; or operate sump pumps when the float or operating mechanism is inaccessible.

The inspector is not required to identify or determine the size, spacing, span, location, or adequacy of foundation bolting, bracing, floor joists, joist spans, or structural support systems. The inspection does not constitute an engineering or architectural evaluation, and the inspector is not required to determine or certify the adequacy of any structural system or component.

Thank You
Peirson Construction and Remodeling would like to thank you and your family for trusting our family, at this very important time in your life. Any questions please don't hesitate to call us.