

Sample Property - Anchorage, Alaska

Home Inspection Report

PREPARED FOR:

Sample Client

INSPECTED BY:

Robert Landers / Home Inspections Plus



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HOME INSPECTION REPORT

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Interior

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ATTACHMENTS

Inspection Details

INSPECTOR 1

Robert Landers
Home Inspections Plus

Private inspector contact details removed

Client information removed for sample report

Agent information removed for sample report

Agent information removed for sample report

PROPERTY

Square feet	1708
Year built	1995
Bedrooms	3
Type	Single Family Reside
Garage	2
Bathrooms	2

ADDITIONAL INFO

 Inspection date	Jul 16th, 2026
• Others Present	Buyer
• Property Occupied	Vacant
• Building Type	Single Family
• Weather	Sunny
• Temperature	65 °F
• Year Built	1995
• Water Source	City
• Sewage/Disposal	City

Definitions

- **Inspected**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- **Maintenance**
The Item or component requires regular maintenance for continued optimal performance.
- **Recommendation**
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

DESCRIPTION: Asphalt

COMMENTS:

Asphalt Driveway Cracking

The asphalt driveway exhibits multiple cracks and signs of deterioration. If left unsealed, moisture can enter the cracks, leading to additional damage from freeze-thaw cycles and normal wear. Recommend cleaning and sealing the cracks as needed and monitoring the driveway for continued deterioration. More extensive repairs or resurfacing may be needed as the driveway continues to age.

 Requires Attention



1.2 WALKS

DESCRIPTION: Asphalt

1.3 STEPS/STOOPS

DESCRIPTION: Wood

COMMENTS:

Riser Height Incorrect

Stair riser heights are inconsistent and exceed the allowable variation. Building standards generally limit riser height to 7¾ inches maximum, with no more than 3/8 inch variation between the tallest and shortest risers within a flight of stairs. Uneven risers create a tripping hazard. Recommend correction by a qualified contractor to improve safety.



1.4 PORCH/PATIO

DESCRIPTION: Treated wood

1.5 DECK/BALCONY

DESCRIPTION: Treated wood

COMMENTS:

Gaps At Deck Joist Penetrations

Visible gaps were noted where deck joists penetrate the exterior wall cladding. These openings may allow moisture intrusion into the wall assembly if not properly flashed and sealed. Recommend evaluation and sealing/flushing of these penetrations as needed by a qualified contractor to help prevent water intrusion.

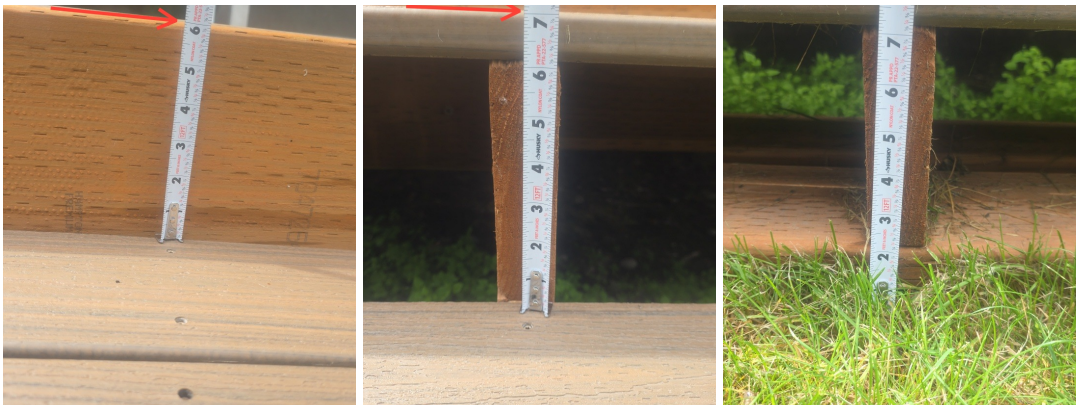
 Requires Attention



Riser Height Incorrect

Stair riser height was excessive and/or inconsistent at rear deck. Stair risers should not exceed 7 3/4 inches in height, and the greatest riser height should not exceed the smallest by more than 3/8 inch within the flight of stairs. Uneven or excessive riser heights can create a trip and fall hazard. Recommend correction by a qualified contractor.

 Safety



Deteriorated Wood At Deck Framing

Wood deterioration/rot was noted along the lower edge of existing deck framing. Newer framing appears to have been installed alongside portions of the older framing, with deteriorated material remaining within the deck structure. The full extent of deterioration and condition of concealed surfaces could not be determined during the visual inspection. Recommend further evaluation and repair/replacement of deteriorated framing by a qualified contractor.

 Requires Attention



1.6 GRADING/DRAINAGE

DESCRIPTION: Minor slope

1.7 FENCES/RETAINING WALLS

DESCRIPTION: Wood

2. Exterior

2.1 TYPE

DESCRIPTION: Wood

TRIM: Wood

MEDIA:



COMMENTS:

Unsealed Openings

There are a couple of pipes that are unsealed where it enters the home. Have a qualified professional seal pipes to prevent moisture intrusion.

 Requires Attention



Paint Worn/ Cracking

The paint is worn/ cracking in numerous areas which could allow moisture intrusion and deterioration. Have qualified professional repaint walls as needed for wood protection/ moisture intrusion prevention.

 Requires Attention



2.2 SOFFITS/FASCIA

DESCRIPTION: Wood

2.3 WINDOWS

DESCRIPTION: Vinyl

2.4 EXTERIOR DOORS

DESCRIPTION: Fiberglass

2.5 HOSE BIBS

DESCRIPTION: Frost Free Anti-Siphon

MEDIA:



2.6 GAS METER

DESCRIPTION: Side of house

MEDIA:



2.7 DOOR BELL

DESCRIPTION: Smart

COMMENTS:

Inoperative

The doorbell did not function. Have qualified professional repair as needed to restore doorbell to operational.

 Requires Attention



2.8 ELECTRICAL

DESCRIPTION: GFCI, 120v

COMMENTS:

In-use Cover Missing

Current Codes require exterior receptacles to have in-use covers. Have qualified professional install in-use cover for all exterior receptacles.



3. Roof

3.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: On roof

MATERIAL: Asphalt shingle

MEDIA:





COMMENTS:

Biological Growth Present On Roof

Biological growth (moss and/or lichen) was observed on portions of the roof covering. Over time, biological growth can retain moisture, accelerate deterioration of asphalt shingles, and reduce the roof's expected service life. The roof should be cleaned using methods approved for asphalt shingles (avoid pressure washing), and monitored for further deterioration. Repair or replacement of damaged shingles should be performed as needed by a qualified roofing contractor.

 Requires Attention



Roofing At/ Near End Of Life

The roofing appears to be at or near the end of its estimated life expectancy as it appears to be the original roof. Have qualified roofing professional replace roofing to prevent leaks/ moisture intrusion.

 Recommendation



Moss Present

Moss is present on roof and can cause damage to shingles and underlying structure. Have moss removed by qualified professional.

 Requires Attention

3.2 GUTTERS

DESCRIPTION: Metal

3.3 FLASHING

DESCRIPTION: Metal

3.4 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Metal

3.5 PLUMBING VENTS

DESCRIPTION: ABS

3.6 CHIMNEY

DESCRIPTION: Metal pipe

MEDIA:



4. Garage

4.1 TYPE

DESCRIPTION: Attached

4.2 GARAGE DOORS

DESCRIPTION: Insulated aluminum

4.3 DOOR OPENER

DESCRIPTION: Genie

MEDIA:



4.4 SERVICE DOORS

DESCRIPTION: Wood, Fire rated

4.5 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

4.6 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

4.7 FIREWALL

DESCRIPTION: Drywall

COMMENTS:

Missing Firestop At ABS Pipe Penetration

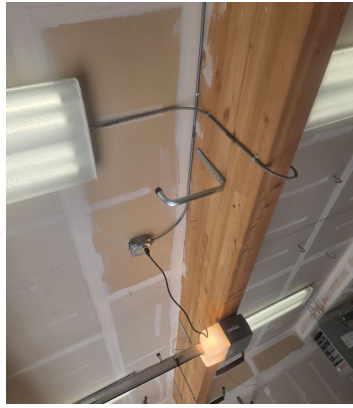
A combustible ABS pipe penetrates the garage-to-house separation wall without an approved firestop assembly. Proper firestopping is required to help maintain the fire-resistance rating of the garage separation and slow the spread of fire and smoke. Recommend installation of a code-compliant firestop system (typically an intumescent firestop collar or other approved assembly) by a qualified contractor.



Unsealed Firewall Penetrations

Unsealed penetrations were observed in the garage firewall/fire separation assembly. Open penetrations can compromise the effectiveness of the fire barrier. Recommend sealing openings as needed to improve fire separation integrity.





5. Structure

5.1 TYPE

DESCRIPTION: Wood frame

5.2 FOUNDATION

DESCRIPTION: Poured

5.3 BEAMS

DESCRIPTION: Solid wood

5.4 FLOOR/SLAB

DESCRIPTION: Wood

5.5 JOISTS/TRUSSES

DESCRIPTION: 2 x 10

5.6 BEARING WALLS

DESCRIPTION: Wood frame, Block

5.7 SUBFLOOR

DESCRIPTION: Plywood

6. Electrical

6.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 220 VAC, 100 amps

GROUND: Plumbing and rod in ground

MEDIA:

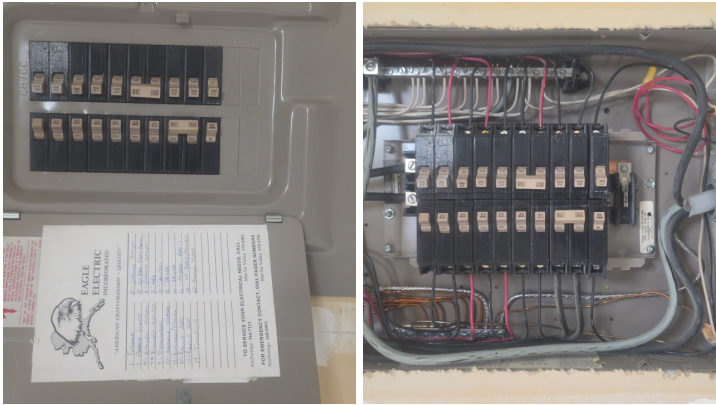


6.2 MAIN PANEL

DESCRIPTION: Cutler-Hammer

CAPACITY: 100 amps

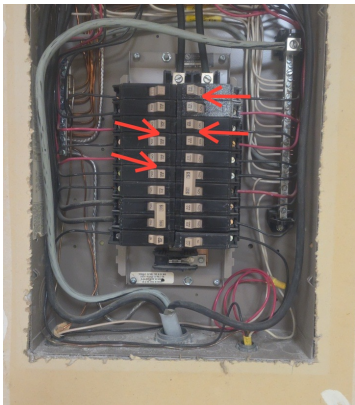
MEDIA:



COMMENTS:

Shared Neutral Circuits

Shared Neutral Circuits were noted in the panel. Shared neutral circuits can create a shock hazard if the associated breakers are not properly tied together, as one circuit may remain energized while work is being performed on the other. Have qualified professional install approved handle ties or replace with proper 2 pole breaker as needed.



6.3 GFCI/AFCI

DESCRIPTION: AFCI not present

6.4 BRANCH CIRCUITS

DESCRIPTION: Copper

7. Plumbing

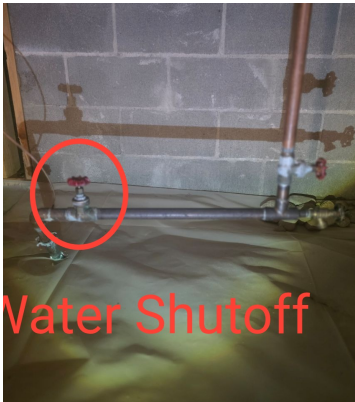
7.1 SERVICE LINE

DESCRIPTION: Copper

7.2 MAIN WATER SHUTOFF

DESCRIPTION: Crawlspace

MEDIA:



7.3 WATER LINES

DESCRIPTION: Copper

7.4 DRAIN PIPES

DESCRIPTION: ABS

7.5 VENT PIPES

DESCRIPTION: ABS

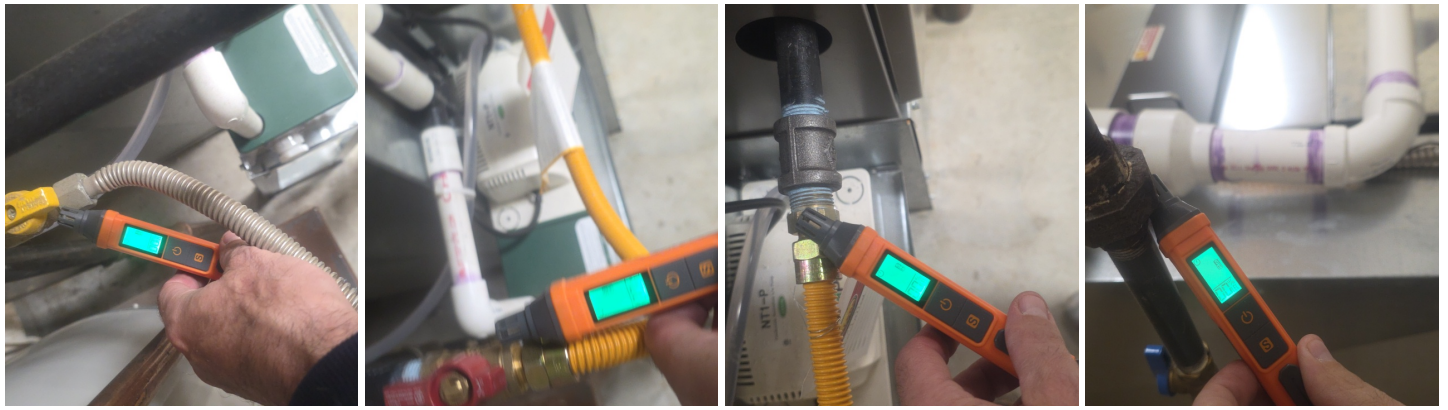
7.6 FUEL SERVICE LINES

DESCRIPTION: Cast iron

INFORMATION:

Gas lines were checked with leak detector tool. No leaks were detected.

MEDIA:



7.7 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: Bradford White

CAPACITY: 75 gal

FUEL: Natural gas

LOCATION: Garage

MEDIA:



COMMENTS:

Seismic Blocking Missing

Required seismic blocking was not installed above the water heater. In seismic areas, upper blocking helps limit movement of the water heater during an earthquake and reduces the risk of damage to the water heater and connected plumbing. Recommend installation of approved seismic blocking by a qualified contractor.

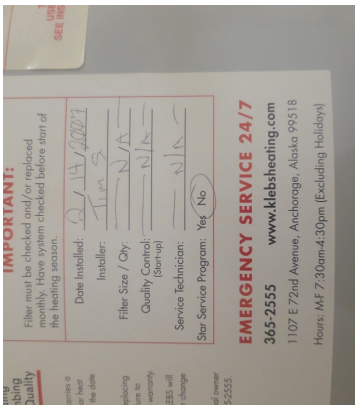
 Requires Attention



Over Life Expectancy

The water heater is over 10 yrs old which puts it past the general life expectancy of a hot water heater. Have qualified plumbing professional replace water heater or budget for replacement as needed.

☒ Recommendation



8. Attic

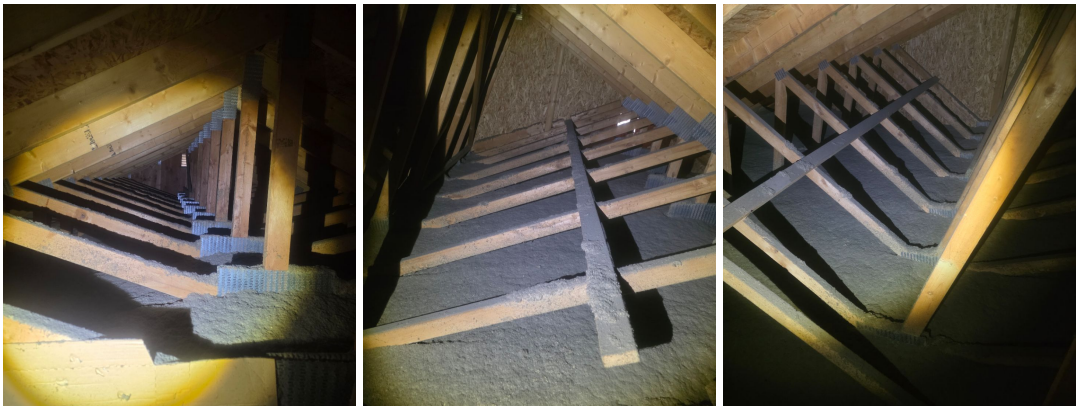
8.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

ATTIC ACCESS: Hatch

UNABLE TO INSPECT: 20%

MEDIA:



8.2 ROOF FRAMING

DESCRIPTION: Truss

8.3 INSULATION

DESCRIPTION: Blown in

DEPTH: 12 inches

COMMENTS:

Insulation Missing Over Exhaust Fan

Insulation was missing over the bathroom exhaust fan housing in the attic. This can increase heat loss, reduce energy efficiency, and may contribute to condensation around the fan assembly during cold weather. Recommend installing insulation over and around the fan housing as appropriate, while maintaining required clearances if the fan is not insulation-contact (IC) rated. Installation should follow the manufacturer's instructions.

 Requires Attention



Exposed Insulation Facing

Faced fiberglass insulation with exposed kraft paper backing was observed. The insulation facing is labeled as not intended to be left exposed, as the paper facing is combustible. Exposed faced insulation may present a potential fire hazard in accessible areas. Recommend covering exposed insulation with an approved thermal barrier or further evaluation/correction by a qualified contractor.



At hatch

Insulation Touching Flue Pipe

A minimum of 1 inch of clearance is required between metal flue pipes and combustible materials like wood, insulation, and drywall.

Have a qualified contractor install a heat shield to space the insulation back from the flue pipe at least 1". Unless its determined to be the abandoned flue for the crawlspace units no longer in use.



8.4 VENTILATION

DESCRIPTION: Ridge, Soffit

COMMENTS:

Duct Needs Sealed

There are a ducts in the attic that dont appear to be properly sealed to the roof cap surface resulting in warm air leaking into attic and microbial growth. Have qualified professional seal ducting as needed and clean and seal microbial growth.

 Requires Attention



8.5 MOISTURE PENETRATION

DESCRIPTION: None noted

8.6 ELECTRICAL

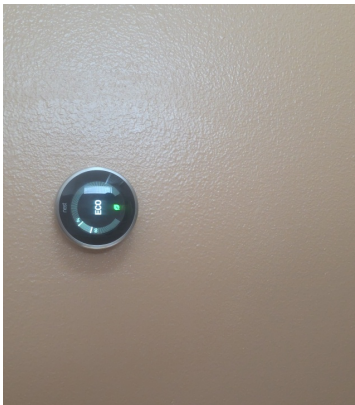
DESCRIPTION: No Light

9. Heating/Cooling

9.1 THERMOSTAT(S)

DESCRIPTION: Smart

MEDIA:



9.2 HEATING SYSTEM

DESCRIPTION: Forced air

MANUFACTURER: Lennox

FUEL TYPE: Natural gas

MEDIA:



COMMENTS:

Recent Service Tag Missing

There was no service tag indicating its been maintained or serviced recently. Recommend having a qualified plumbing contractor service and inspect the unit and perform any repairs needed.

☒ Recommendation



9.3 DISTRIBUTION

DESCRIPTION: Metal duct

COMMENTS:

Duct Tape

Duct tape was observed at heating duct connections. Conventional duct tape commonly fails with age and temperature changes. Have qualified professional remove duct tape and repair/seal with appropriate UL-rated HVAC materials.

 Requires Attention



9.4 BLOWER FAN/FILTERS

DESCRIPTION: Disposable filter

MEDIA:



10. Bathroom

10.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

10.2 COUNTER/CABINET

DESCRIPTION: Laminate, Wood

COMMENTS:

Signs Of Previous Leak Noted

Evidence of previous water intrusion was observed within the cabinet. The source of the leak was not active at the time of inspection; however, damage to cabinet materials was noted. Recommend repairing or replacing damaged materials as needed and monitoring for signs of continued leakage.

☒ Recommendation



10.3 SINK/BASIN

DESCRIPTION: Single

COMMENTS:

Stopper Inoperative

The stopped at the sink is Inoperative. Have qualified professional repair as needed to restore proper operation.



10.4 FAUCETS/TRAPS

DESCRIPTION: Moen

MEDIA:



10.5 TOILETS

DESCRIPTION: Kohler

INFORMATION:

Toilet bases were checked with a moisture meter. Only the leak noted was detected.

MEDIA:

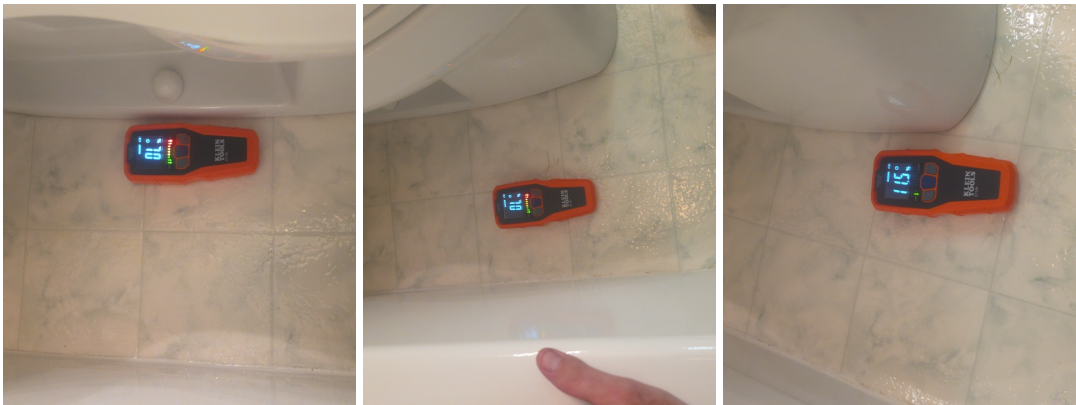


COMMENTS:

Elevated Moisture Levels At Toilet Base

Elevated moisture levels were detected in the flooring adjacent to the toilet during the inspection. The source of the moisture could not be conclusively determined at the time of inspection; however, readings may indicate leakage at the toilet wax ring, supply connection, condensation, or prior water intrusion. Recommend further evaluation and repairs as needed by a qualified plumbing contractor. Damaged materials should be replaced after the moisture source has been corrected.

 Requires Attention



10.6 TUB/SHOWER/SURROUND

DESCRIPTION: Metal tub, Tile surround

MEDIA:



COMMENTS:

Cracked/ Loose Tile Grout At Tub Surround

A hairline crack was observed in the tile grout at the top edge of the bathtub surround near the outside corner. Cracked or loose tile and grout can allow moisture intrusion, potentially leading to deterioration of underlying materials over time. Recommend replacing the damaged tile grout or sealing the crack as appropriate and maintaining the surrounding caulk to help prevent water intrusion.

 Requires Attention



Jetted Tub Lacks Service Panel

No service access panel was identified for the jetted bathtub. The pump and associated components should be readily accessible for maintenance and repair. Recommend installation of a service access panel by a qualified contractor to provide proper access to the equipment.

 Requires Attention



Moisture Detected Behind Shower Walls

Moisture was detected behind the shower tile using a moisture meter, indicating moisture intrusion behind the finished surface. The extent of concealed damage could not be determined during this visual inspection. Recommend evaluation by a qualified contractor and repair as needed, which may include removal of tile and replacement of any damaged materials.

 Requires Attention



Tub Spout Caulk

The caulking at the tub spout is degraded. Have qualified professional re-caulk the tub spout to prevent moisture intrusion.

 Requires Attention



Lower Bathroom

10.7 VENTILATION

DESCRIPTION: Electric fan

11. Interior

11.1 ELECTRICAL

DESCRIPTION: 110 volts

11.2 CEILING

DESCRIPTION: Texture paint

11.3 WALLS

DESCRIPTION: Textured paint

11.4 FLOOR

DESCRIPTION: Carpet, Laminate, Vinyl

11.5 DOORS

DESCRIPTION: Hollow wood

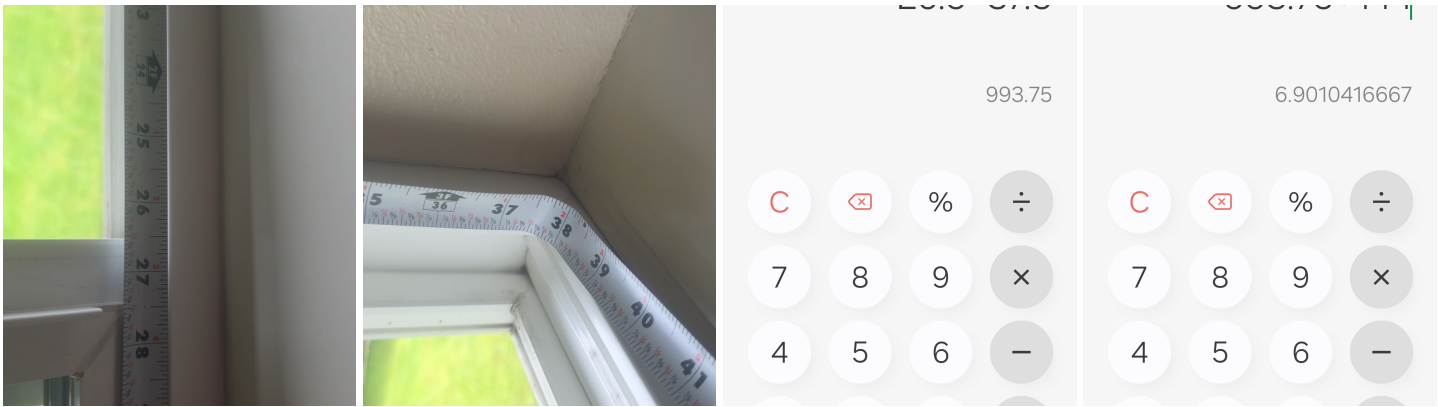
11.6 WINDOWS

DESCRIPTION: Vinyl

INFORMATION:

Bedroom windows were checked for egress and meet the requirements.

MEDIA:



11.7 SMOKE DETECTOR

DESCRIPTION: Battery operated

COMMENTS:

Smoke Detectors Missing

At least one smoke detector is missing. Have qualified contractor install smoke alarms to meet current requirements.

Note: MOA Policy R.18 requires interconnection of battery operated types.



11.8 CARBON MONOXIDE DETECTOR

DESCRIPTION: Hard wired with battery back up

11.9 STAIRS

DESCRIPTION: Carpet

12. Kitchen

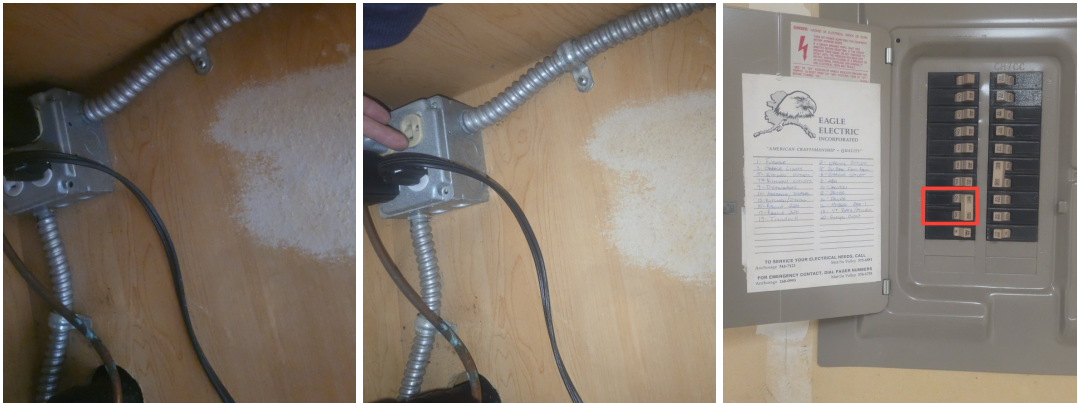
12.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

COMMENTS:

Gfci Protection Missing

Current codes require gfci protection for all 120 and 240v receptacles in a kitchen including the range receptacle. Have qualified professional ensure all 120v and 240v receptacles in the kitchen are gfci protected.
Note 3-wire 240v cords and receptacles need to be replaced with 4-wire for proper seperation of ground and neutral conductors.



12.2 COUNTERTOPS

DESCRIPTION: Laminate

COMMENTS:

Caulking Worn/ Cracking

The caulking is worn and cracking. Have qualified professional remove and replace caulking at backsplash to prevent moisture intrusion.

 Requires Attention



12.3 CABINETS

DESCRIPTION: Wood

COMMENTS:

Signs Of Previous Leaks

There are signs of previous leaks in the cabinet below the sink. Have qualified professional ensure leak free operation and repair under sink area as needed.

 Recommendation



12.4 SINK

DESCRIPTION: Double, Porcelain

12.5 PLUMBING/FIXTURES

Rob's Services

DESCRIPTION: Chrome

MEDIA:



12.6 DISPOSAL

DESCRIPTION: InSinkErator

MEDIA:



12.7 DISHWASHER

DESCRIPTION: Bosch

MEDIA:



12.8 RANGE/OVEN

DESCRIPTION: Whirlpool

FUEL SOURCE: Electric

MEDIA:



COMMENTS:

Anti-tip Missing

The anti-tip bracket is missing. Have qualified professional install anti-tip bracket for child safety.





12.9 MICROWAVE

DESCRIPTION: Whirlpool

MEDIA:



12.10 REFRIGERATOR

DESCRIPTION: Kenmore

MEDIA:



13. Laundry

13.1 LOCATION

DESCRIPTION: First floor

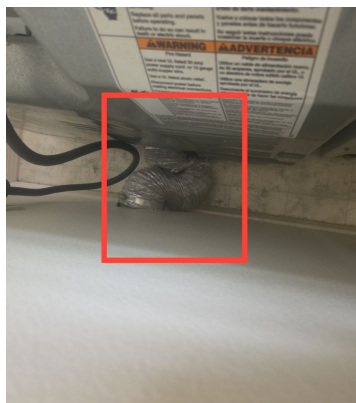
13.2 DRYER VENT

DESCRIPTION: Plastic flex

COMMENTS:

Dryer Vent Duct Restricted

The flexible dryer exhaust duct was excessively kinked/compressed behind the dryer, restricting airflow. Restricted dryer exhaust can reduce dryer performance, increase lint accumulation, and create a potential fire hazard. Recommend replacing the flexible duct with a properly installed rigid or semi-rigid metal transition duct and ensuring the exhaust path is free of excessive bends or kinks.



13.3 WASHER HOSE BIB

DESCRIPTION: Rotary

COMMENTS:

Rubber Washing Machine Supply Hoses

Rubber washing machine supply hoses were installed. Rubber hoses are more prone to deterioration and failure over time than steel braided hoses, which can result in signifi-

cant water damage if a hose ruptures. Recommend replacing the existing rubber hoses with quality steel braided supply hoses as a preventative maintenance upgrade.

 Recommendation



13.4 WASHER DRAIN

DESCRIPTION: Wall mounted drain

13.5 ELECTRICAL

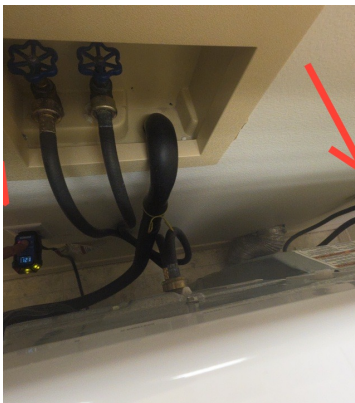
DESCRIPTION: 110 volts

COMMENTS:

GFCI Protection Required

All 120v and 240v receptacles in laundry areas are required to be gfcı protected. Recommend having qualified professional install gfcı protection for all 120 and 240v receptacles in laundry area. (3 prong receptacles and cords will need replaced with 4 wire for separation of grounding/ neutral conductors as required.)

 Safety



13.6 FLOOR DRAIN/PAN

DESCRIPTION: Not visible

14. Crawl Space

14.1 METHOD OF INSPECTION

DESCRIPTION: In the crawl space

14.2 VAPOR BARRIER

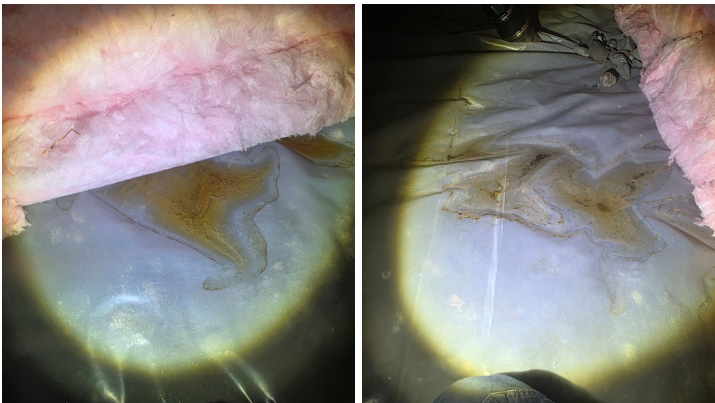
DESCRIPTION: Under entire home

COMMENTS:

Moisture Present At Crawlspace Vapor Barrier

Standing water and staining were observed on top of the crawlspace vapor barrier. The source of the moisture could not be determined during the inspection. A qualified contractor should further evaluate the crawlspace to identify and correct the source of the moisture. After repairs are completed, any standing water should be removed, and the crawlspace should be monitored to verify the issue has been resolved. Continued moisture intrusion can contribute to wood decay, mold growth, and other moisture-related damage.

 Requires Attention



Not Sealed

The vapor barrier is not sealed to the foundation wall and penetrations as required. Recommend adhering vapor barrier to foundation walls with acoustical sealant and tape any holes, seams and penetrations.

 Requires Attention



14.3 SUMP PUMP

DESCRIPTION: Not Present

15. Fireplace/Wood stove

15.1 TYPE

DESCRIPTION: Gas

COMMENTS:

Fireplace Damper Inoperative

The fireplace damper was missing its operating handle and did not remain in the closed position during inspection. A properly functioning damper is necessary to control air-flow, improve energy efficiency, and help ensure safe fireplace operation. Recommend a Level 2 chimney inspection and repair or replacement of the damper assembly by a qualified chimney professional prior to using the fireplace.

 Requires Attention



15.2 FIREPLACE/CONSTRUCTION

DESCRIPTION: Prefab

15.3 DAMPER/FLUE

DESCRIPTION: Metal

Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

- **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

1. Grounds

1.1 DRIVEWAY

COMMENTS:

Asphalt Driveway Cracking

The asphalt driveway exhibits multiple cracks and signs of deterioration. If left unsealed, moisture can enter the cracks, leading to additional damage from freeze-thaw cycles and normal wear. Recommend cleaning and sealing the cracks as needed and monitoring the driveway for continued deterioration. More extensive repairs or resurfacing may be needed as the driveway continues to age.

 Requires Attention



1.3 STEPS/STOOPS

COMMENTS:

Riser Height Incorrect

Stair riser heights are inconsistent and exceed the allowable variation. Building standards generally limit riser height to 7¾ inches maximum, with no more than 3/8 inch variation between the tallest and shortest risers within a flight of stairs. Uneven risers create a tripping hazard. Recommend correction by a qualified contractor to improve safety.



1.5 DECK/BALCONY

COMMENTS:

Gaps At Deck Joist Penetrations

Visible gaps were noted where deck joists penetrate the exterior wall cladding. These openings may allow moisture intrusion into the wall assembly if not properly flashed and sealed. Recommend evaluation and sealing/flushing of these penetrations as needed by a qualified contractor to help prevent water intrusion.



Riser Height Incorrect

Stair riser height was excessive and/or inconsistent at rear deck. Stair risers should not exceed 7 3/4 inches in height, and the greatest riser height should not exceed the smallest by more than 3/8 inch within the flight of stairs. Uneven or excessive riser heights can create a trip and fall hazard. Recommend correction by a qualified contractor.



Deteriorated Wood At Deck Framing

Wood deterioration/rot was noted along the lower edge of existing deck framing. Newer framing appears to have been installed alongside portions of the older framing, with deteriorated material remaining within the deck structure. The full extent of deterioration and condition of concealed surfaces could not be determined during the visual inspection. Recommend further evaluation and repair/replacement of deteriorated framing by a qualified contractor.



2. Exterior

2.1 TYPE

COMMENTS:

Unsealed Openings

There are a couple of pipes that are unsealed where it enters the home. Have a qualified professional seal pipes to prevent moisture intrusion.

 Requires Attention



Paint Worn/ Cracking

The paint is worn/ cracking in numerous areas which could allow moisture intrusion and deterioration. Have qualified professional repaint walls as needed for wood protection/ moisture intrusion prevention.

 Requires Attention



2.7 DOOR BELL

COMMENTS:

Inoperative

The doorbell did not function. Have qualified professional repair as needed to restore doorbell to operational.

 Requires Attention



2.8 ELECTRICAL

COMMENTS:

In-use Cover Missing

Current Codes require exterior receptacles to have in-use covers. Have qualified professional install in-use cover for all exterior receptacles.



3. Roof

3.1 TYPE

COMMENTS:

Biological Growth Present On Roof

Biological growth (moss and/or lichen) was observed on portions of the roof covering. Over time, biological growth can retain moisture, accelerate deterioration of asphalt shingles, and reduce the roof's expected service life. The roof should be cleaned using methods approved for asphalt shingles (avoid pressure washing), and monitored for

further deterioration. Repair or replacement of damaged shingles should be performed as needed by a qualified roofing contractor.

 Requires Attention



Moss Present

Moss is present on roof and can cause damage to shingles and underlying structure. Have moss removed by qualified professional.

 Requires Attention

4. Garage

4.7 FIREWALL

COMMENTS:

Missing Firestop At ABS Pipe Penetration

A combustible ABS pipe penetrates the garage-to-house separation wall without an approved firestop assembly. Proper firestopping is required to help maintain the fire-resistance rating of the garage separation and slow the spread of fire and smoke. Recommend installation of a code-compliant firestop system (typically an intumescent firestop collar or other approved assembly) by a qualified contractor.

 Safety



Unsealed Firewall Penetrations

Unsealed penetrations were observed in the garage firewall/fire separation assembly. Open penetrations can compromise the effectiveness of the fire barrier. Recommend sealing openings as needed to improve fire separation integrity.



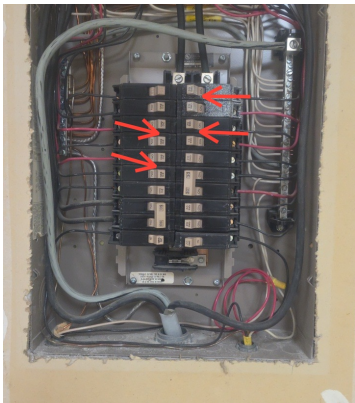
6. Electrical

6.2 MAIN PANEL

COMMENTS:

Shared Neutral Circuits

Shared Neutral Circuits were noted in the panel. Shared neutral circuits can create a shock hazard if the associated breakers are not properly tied together, as one circuit may remain energized while work is being performed on the other. Have qualified professional install approved handle ties or replace with proper 2 pole breaker as needed.



7. Plumbing

7.7 WATER HEATER

COMMENTS:

Seismic Blocking Missing

Required seismic blocking was not installed above the water heater. In seismic areas, upper blocking helps limit movement of the water heater during an earthquake and reduces the risk of damage to the water heater and connected plumbing. Recommend installation of approved seismic blocking by a qualified contractor.



8. Attic

8.3 INSULATION

COMMENTS:

Insulation Missing Over Exhaust Fan

Insulation was missing over the bathroom exhaust fan housing in the attic. This can increase heat loss, reduce energy efficiency, and may contribute to condensation around the fan assembly during cold weather. Recommend installing insulation over and around the fan housing as appropriate, while maintaining required clearances if the fan is not insulation-contact (IC) rated. Installation should follow the manufacturer's instructions.

 Requires Attention



Exposed Insulation Facing

Faced fiberglass insulation with exposed kraft paper backing was observed. The insulation facing is labeled as not intended to be left exposed, as the paper facing is combustible. Exposed faced insulation may present a potential fire hazard in accessible areas. Recommend covering exposed insulation with an approved thermal barrier or further evaluation/correction by a qualified contractor.

 Safety



At hatch

Insulation Touching Flue Pipe

A minimum of 1 inch of clearance is required between metal flue pipes and combustible materials like wood, insulation, and drywall.
Have a qualified contractor install a heat shield to space the insulation back from the flue pipe at least 1". Unless its determined to be the abandoned flue for the crawlspace units no longer in use.

 Safety



8.4 VENTILATION

COMMENTS:

Duct Needs Sealed

There are a ducts in the attic that dont appear to be properly sealed to the roof cap surface resulting in warm air leaking into attic and microbial growth. Have qualified professional seal ducting as needed and clean and seal microbial growth.

 Requires Attention



9. Heating/Cooling

9.3 DISTRIBUTION

COMMENTS:

Duct Tape

Duct tape was observed at heating duct connections. Conventional duct tape commonly fails with age and temperature changes. Have qualified professional remove duct tape and repair/seal with appropriate UL-rated HVAC materials.

 Requires Attention



10. Bathroom

10.3 SINK/BASIN

COMMENTS:

Stopper Inoperative

The stopped at the sink is Inoperative. Have qualified professional repair as needed to restore proper operation.

 Requires Attention



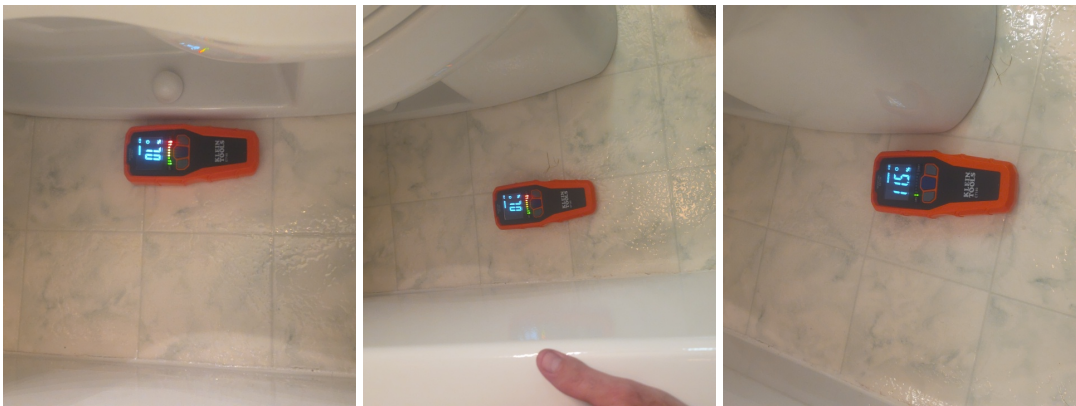
10.5 TOILETS

COMMENTS:

Elevated Moisture Levels At Toilet Base

Elevated moisture levels were detected in the flooring adjacent to the toilet during the inspection. The source of the moisture could not be conclusively determined at the time of inspection; however, readings may indicate leakage at the toilet wax ring, supply connection, condensation, or prior water intrusion. Recommend further evaluation and repairs as needed by a qualified plumbing contractor. Damaged materials should be replaced after the moisture source has been corrected.

 Requires Attention



10.6 TUB/SHOWER/SURROUND

COMMENTS:

Cracked/ Loose Tile Grout At Tub Surround

A hairline crack was observed in the tile grout at the top edge of the bathtub surround near the outside corner. Cracked or loose tile and grout can allow moisture intrusion, potentially leading to deterioration of underlying materials over time. Recommend replacing the damaged tile grout or sealing the crack as appropriate and maintaining the surrounding caulk to help prevent water intrusion.

 Requires Attention



Jetted Tub Lacks Service Panel

No service access panel was identified for the jetted bathtub. The pump and associated components should be readily accessible for maintenance and repair. Recommend installation of a service access panel by a qualified contractor to provide proper access to the equipment.

 Requires Attention



Moisture Detected Behind Shower Walls

Moisture was detected behind the shower tile using a moisture meter, indicating moisture intrusion behind the finished surface. The extent of concealed damage could not be determined during this visual inspection. Recommend evaluation by a qualified contractor and repair as needed, which may include removal of tile and replacement of any damaged materials.

 Requires Attention



Tub Spout Caulk

The caulking at the tub spout is degraded. Have qualified professional re-caulk the tub spout to prevent moisture intrusion.

 Requires Attention



Lower Bathroom

11. Interior

11.7 SMOKE DETECTOR

COMMENTS:

Smoke Detectors Missing

At least one smoke detector is missing. Have qualified contractor install smoke alarms to meet current requirements.

Note: MOA Policy R.18 requires interconnection of battery operated types.



12. Kitchen

12.1 ELECTRICAL

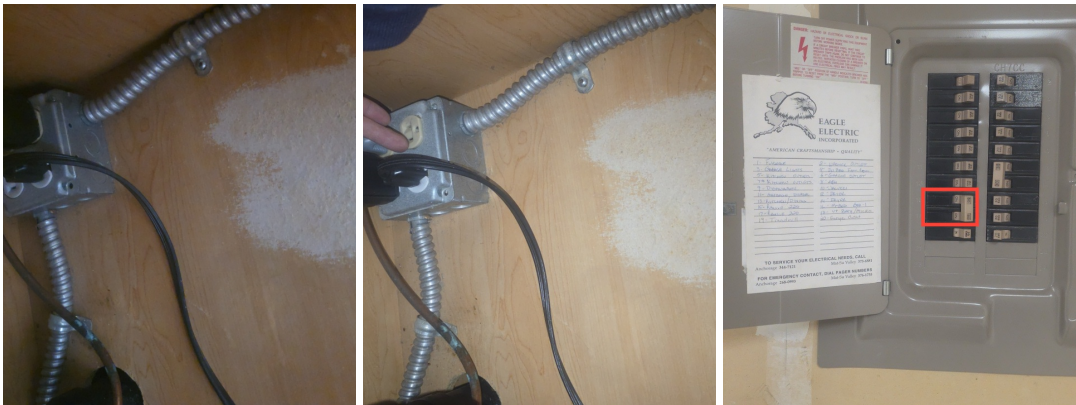
COMMENTS:

Gfci Protection Missing

Current codes require gfci protection for all 120 and 240v receptacles in a kitchen including the range receptacle. Have qualified professional ensure all 120v and 240v receptacles in the kitchen are gfci protected.

Note 3-wire 240v cords and receptacles need to be replaced with 4-wire for proper separation of ground and neutral conductors.





12.2 COUNTERTOPS

COMMENTS:

Caulking Worn/ Cracking

The caulking is worn and cracking. Have qualified professional remove and replace caulking at backsplash to prevent moisture intrusion.

 Requires Attention



12.8 RANGE/OVEN

COMMENTS:

Anti-tip Missing

The anti-tip bracket is missing. Have qualified professional install anti-tip bracket for child safety.

 Safety



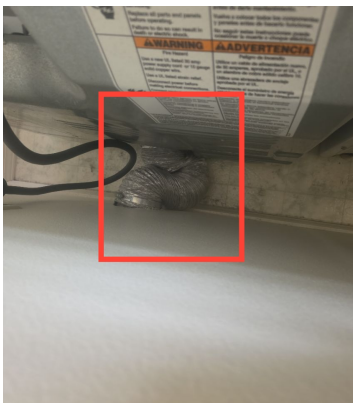
13. Laundry

13.2 DRYER VENT

COMMENTS:

Dryer Vent Duct Restricted

The flexible dryer exhaust duct was excessively kinked/compressed behind the dryer, restricting airflow. Restricted dryer exhaust can reduce dryer performance, increase lint accumulation, and create a potential fire hazard. Recommend replacing the flexible duct with a properly installed rigid or semi-rigid metal transition duct and ensuring the exhaust path is free of excessive bends or kinks.

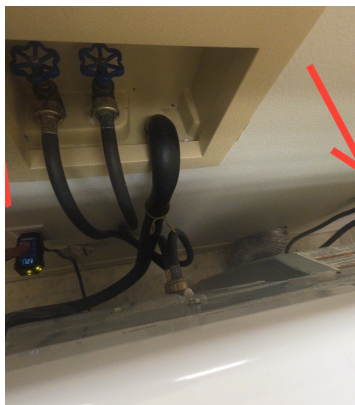


13.5 ELECTRICAL

COMMENTS:

GFCI Protection Required

All 120v and 240v receptacles in laundry areas are required to be gfcı protected. Recommend having qualified professional install gfcı protection for all 120 and 240v receptacles in laundry area. (3 prong receptacles and cords will need replaced with 4 wire for separation of grounding/ neutral conductors as required.)



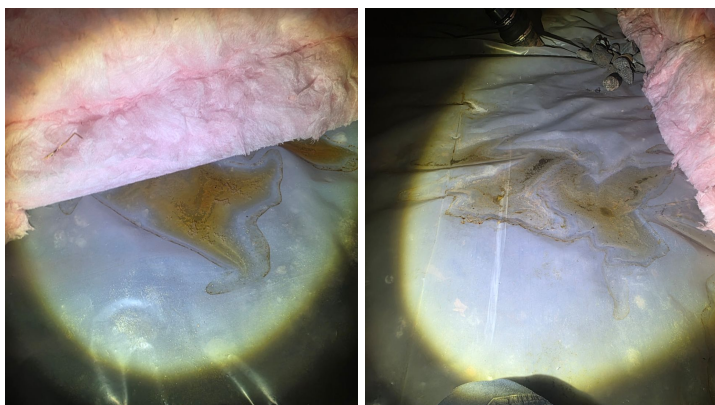
14. Crawl Space

14.2 VAPOR BARRIER

COMMENTS:

Moisture Present At Crawlspace Vapor Barrier

Standing water and staining were observed on top of the crawlspace vapor barrier. The source of the moisture could not be determined during the inspection. A qualified contractor should further evaluate the crawlspace to identify and correct the source of the moisture. After repairs are completed, any standing water should be removed, and the crawlspace should be monitored to verify the issue has been resolved. Continued moisture intrusion can contribute to wood decay, mold growth, and other moisture-related damage.



Not Sealed

The vapor barrier is not sealed to the foundation wall and penetrations as required. Recommend adhering vapor barrier to foundation walls with acoustical sealant and tape any holes, seams and penetrations.

 Requires Attention



15. Fireplace/Wood stove

15.1 TYPE

COMMENTS:

Fireplace Damper Inoperative

The fireplace damper was missing its operating handle and did not remain in the closed position during inspection. A properly functioning damper is necessary to control air-flow, improve energy efficiency, and help ensure safe fireplace operation. Recommend a Level 2 chimney inspection and repair or replacement of the damper assembly by a qualified chimney professional prior to using the fireplace.

 Requires Attention

