

Home Inspection Report



Inspected By: Steve Rodgers

Prepared For:
Inspected On Fri, Mar 13, 2026 at 11:00 AM

Absolute Property Inspections, LLC
(954) 348-1337
www.absoluteinspectionsbysteve.com

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

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

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Inspector Signature

SLR II

Inspector License

HI 16527

Photo of Each Side of Home



Property Type

Single Family

Stories

One

Year Built

1989

Approximate Age

37 Years

Age Based On

Property Appraiser

Bedrooms/Baths

3Bedroom/2Bathroom

Door Faces

South

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Cool

Soil Condition

Damp

Utilities On During Inspection

Electric Service, Water Service



People Present

Client, Owner

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory



Vegetation

Growing Against Structure, Generally Maintained

Condition: Marginal





Comment 1
Monitor Condition

Preventative Maintenance: To protect the building envelope, all vegetation should be kept clear of the structure. Plants touching the house hold moisture against the stucco and roof, which can lead to Wood Decay and Insect Infestation. Regular pruning is required to maintain proper air circulation around the home's exterior.

Retaining Walls

Concrete

Condition: Satisfactory



Driveway

Stamped Concrete

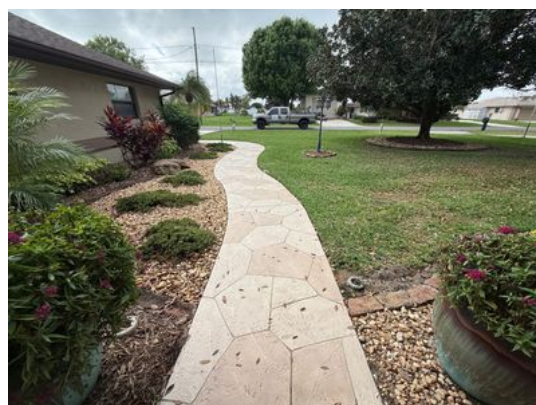
Condition: Satisfactory



Walkways

Stamped Concrete

Condition: Marginal





Comment 2
Safety Concern

Safety Warning: Pedestrians typically scan ahead rather than directly at their feet. Vertical edges as low as 3/8 inch have been identified as primary causes of falls. To maintain a safe walking surface, all vertical offsets must be addressed.

Patios/Decks

Stamped Concrete

Condition: Satisfactory



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab on Grade

Foundation Material

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration

Not Present

Prior Waterproofing

Not Present

Floor Structure

Concrete Slab

Condition: Satisfactory

Wall Structure

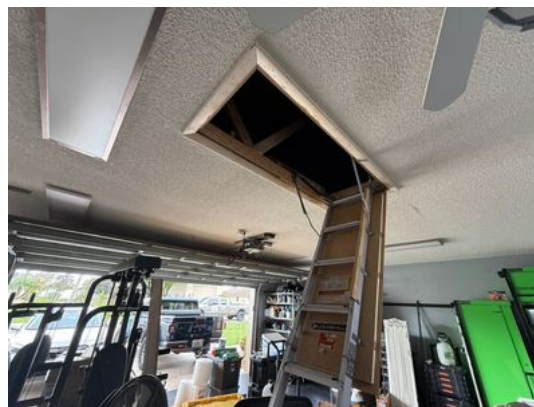
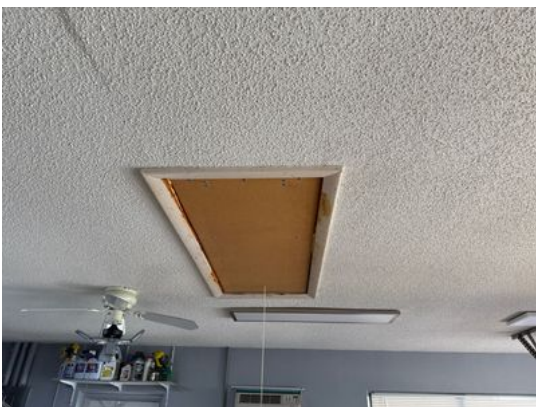
Full Masonry

Condition: Satisfactory

Attic

Attic Entry

Garage, Bedroom Closet





Roof Framing Type

Wood Trusses

Condition: Satisfactory



Roof Deck Material

Plywood

Condition: Satisfactory



Vent Risers

PVC

Condition: Satisfactory



Insulation

Blown In Fiberglass

Condition: Satisfactory



Roof To Wall Attachment

Clips

Condition: Satisfactory



Secondary Water Resistance

Not Present

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Stucco, T-111 Wood Siding

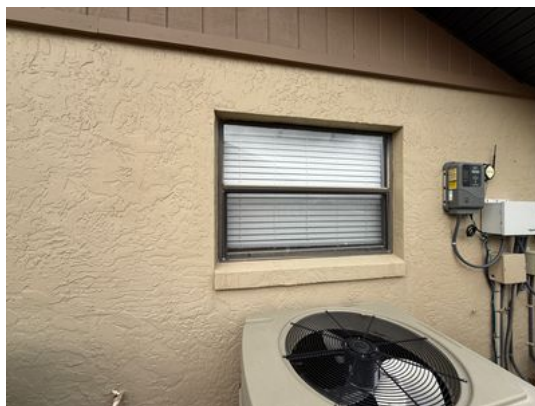
Condition: Satisfactory



Windows

Aluminum

Condition: Repair or Replace





Comment 3

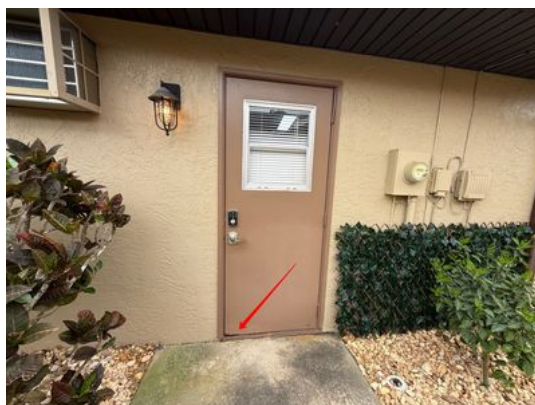
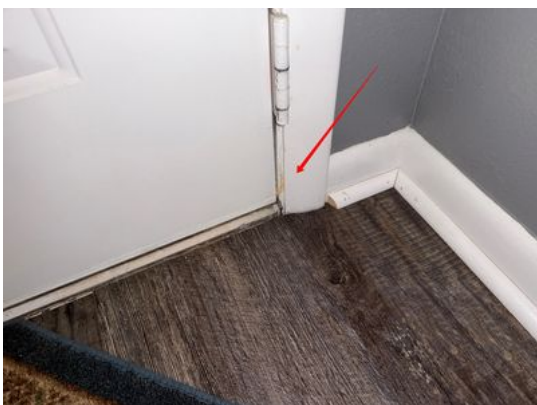
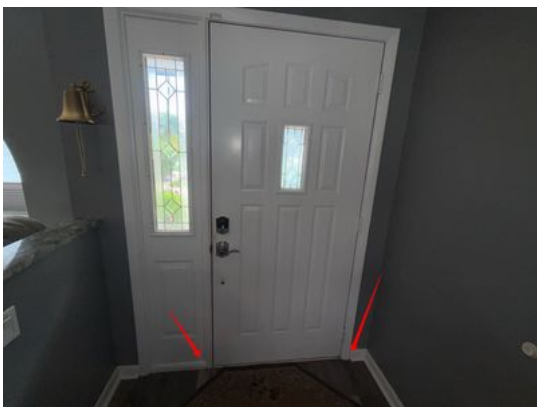
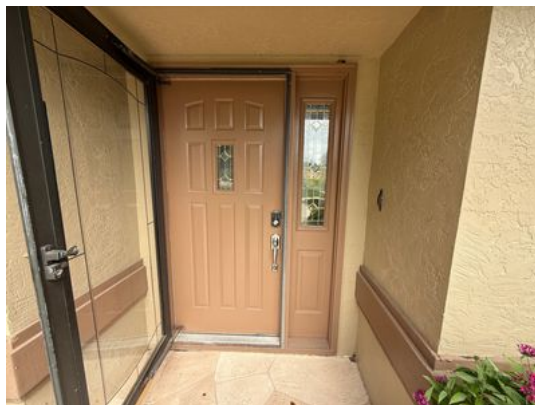
Repair or Replacement Needed

Functional Note: Window screens are considered a Standard Component of the window assembly. During the inspection, it was noted that some screens are either missing or in disrepair. This is a common maintenance item that should be addressed to allow for bug-free ventilation of the home.

Entry Doors

Steel, Sliding Glass Door

Condition: Marginal





Comment 4

Repair or Replacement Needed

Soft, spongy, or "crumbly" wood (wood rot) observed at the base of the exterior door jamb. The door jamb is a critical structural element that supports the weight of the door and provides security. Recommend removal and replacement of the rotted sections using Pressure-Treated Lumber or a composite material. Ensure all joints are properly Caulked and Sealed after repair to prevent recurrence. Visible rust and corrosion observed at the bottom edge and corners of the exterior steel door. If left untreated, rust will eventually "eat through" the metal, compromising the door's structural integrity and security. A qualified technician should remove the rust, treat the metal with a Rust-Preventative Primer, and repaint. Severe pitting may require a Metal Filler (Bondo) or door replacement if the core is compromised. The sliding glass doors require excessive force to operate and exhibits a "grinding" sensation. A difficult-to-open door can be a hazard during an emergency egress. Clean and vacuum the tracks first. If operation does not improve, a Specialized Door Repair Professional should replace the rollers with new Stainless-Steel or Ball-Bearing Rollers and align the door.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground



Main Disconnect Location

Service Panel



Service Panel Location

Garage

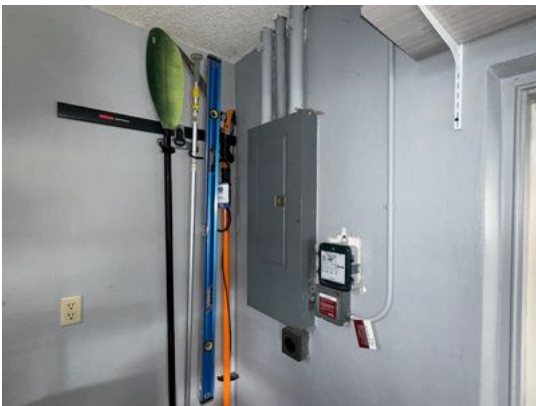


Photo Inside Electrical Panel

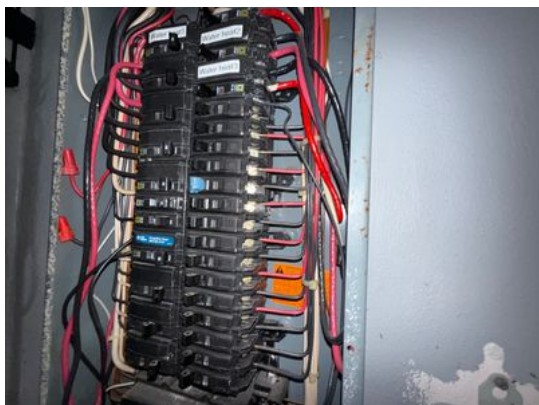
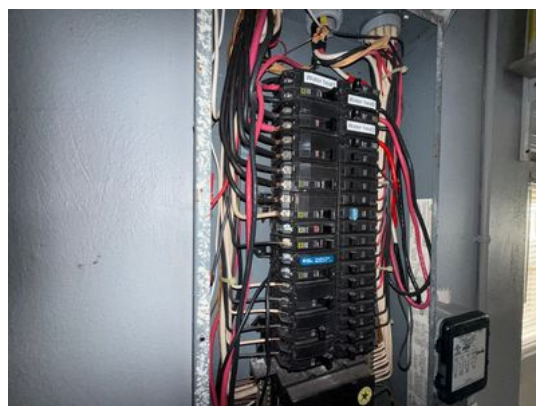
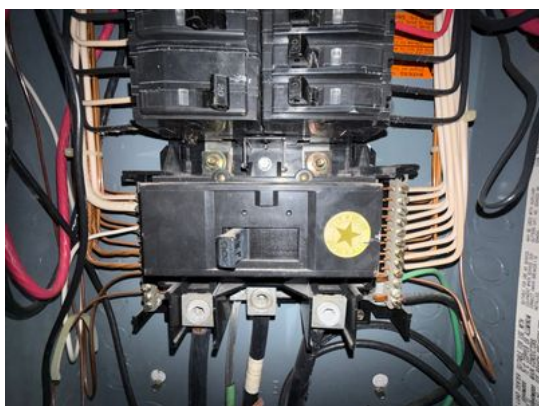
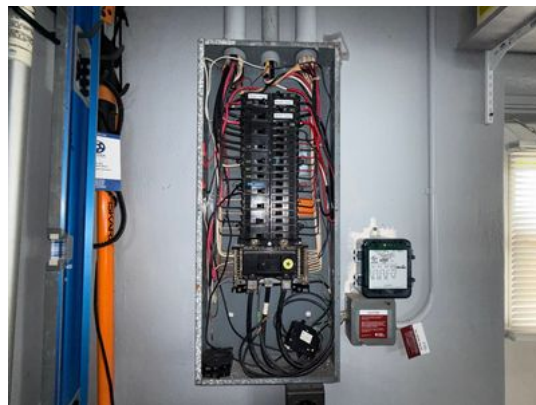
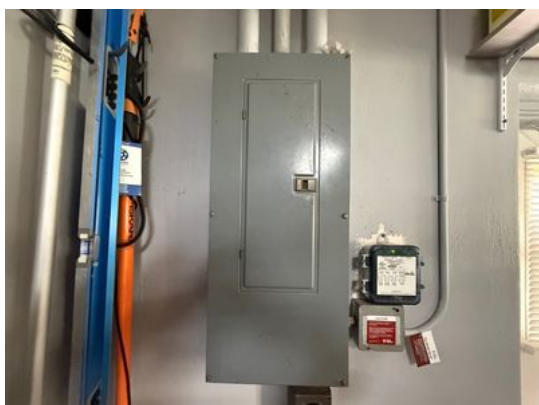


Photo Outside of Electrical Panel



Service Panel Manufacturer

Square D

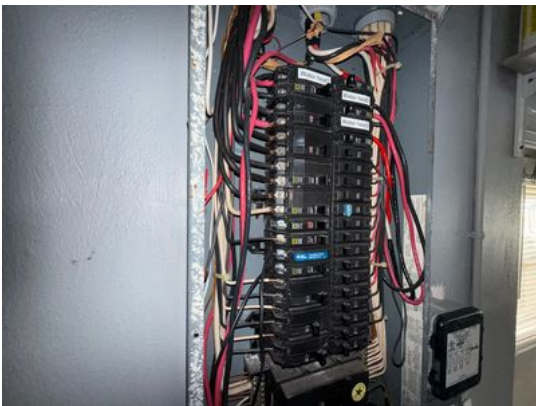
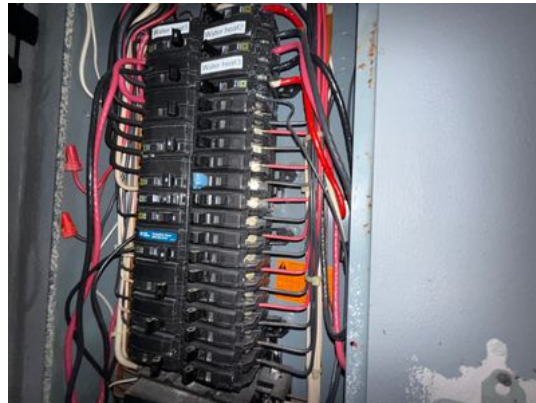
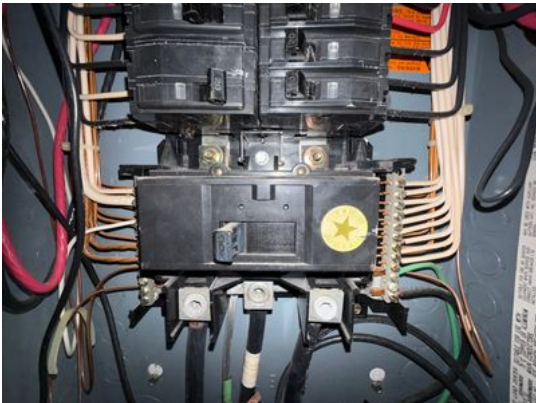
Condition: Satisfactory



Main Panel Type

Circuit breaker

Condition: Satisfactory

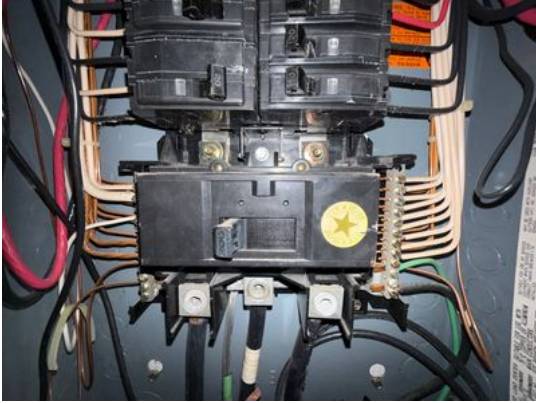


Electrical Cont.

Service Line Material

Copper

Condition: Satisfactory

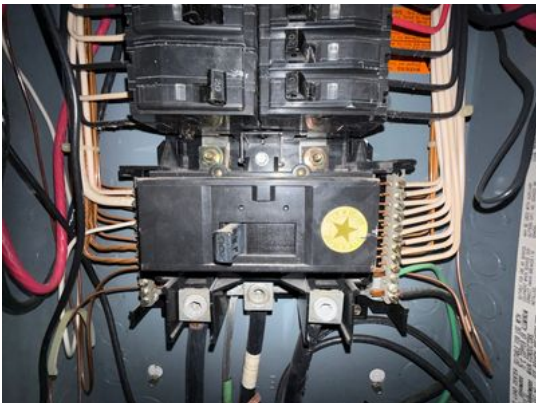


Service Voltage

240 volts

Service Amperage

200 amps



Amperage Sufficient for Current Usage

Yes

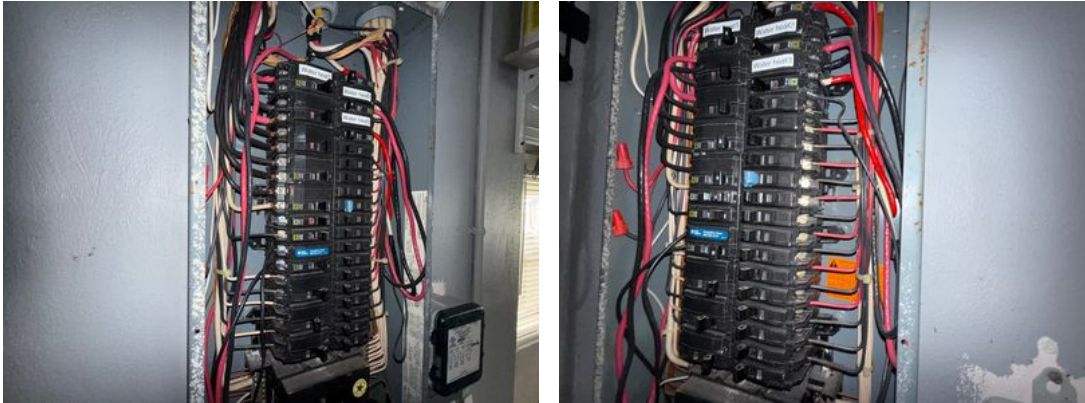
Service Panel Ground

Ground Rod

Branch Circuit Wiring

Non-Metallic Shielded Copper, Stranded Copper

Condition: Satisfactory



Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Not Present

Smoke Detectors

9 volt Battery Type

Condition: Satisfactory



Comment 5

Safety Concern

Smoke alarms were found to be missing from one or more required locations, specifically the Master Bedroom. Early detection of smoke is critical for safe egress during a fire. Missing alarms significantly increase the risk of injury or death, particularly during sleeping hours. Immediate Action Required. Install new smoke alarms in all required locations for maximum protection. 10-Year Rule: All smoke alarms should be replaced every 10 years from the date of manufacture, as sensors degrade over time.

Age of Electrical Panel

37 Years

Last Year Panel Updated

1989

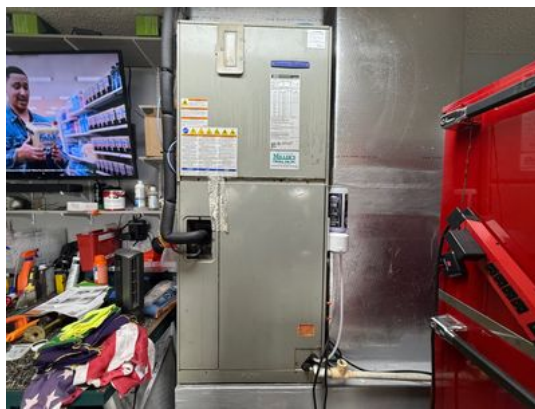
Electrical Hazards Present

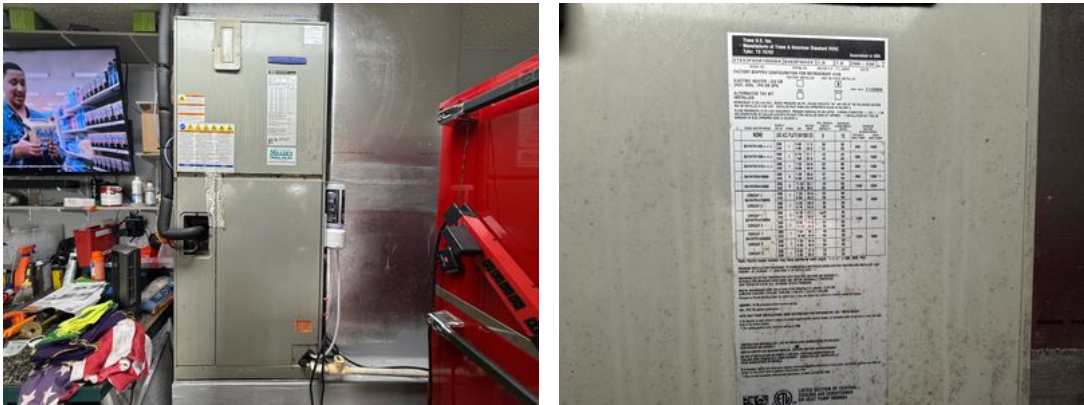
Not Present

General Condition of Electrical System

Satisfactory

HVAC System Type
Central Split System





HVAC in Good Working Order

Yes

Date of Last Service/Inspection

March 13, 2026

Age of System

17 Years

Year Last Updated

2009

Wood Burning Stove Or Gas Furnace Not Professionally Installed

Not Present

Space Heater Used As Primary Heat Source

Not Present

Is Source Portable

Not Present

Signs Of Condensate Drain Blockage

No

HVAC Comments

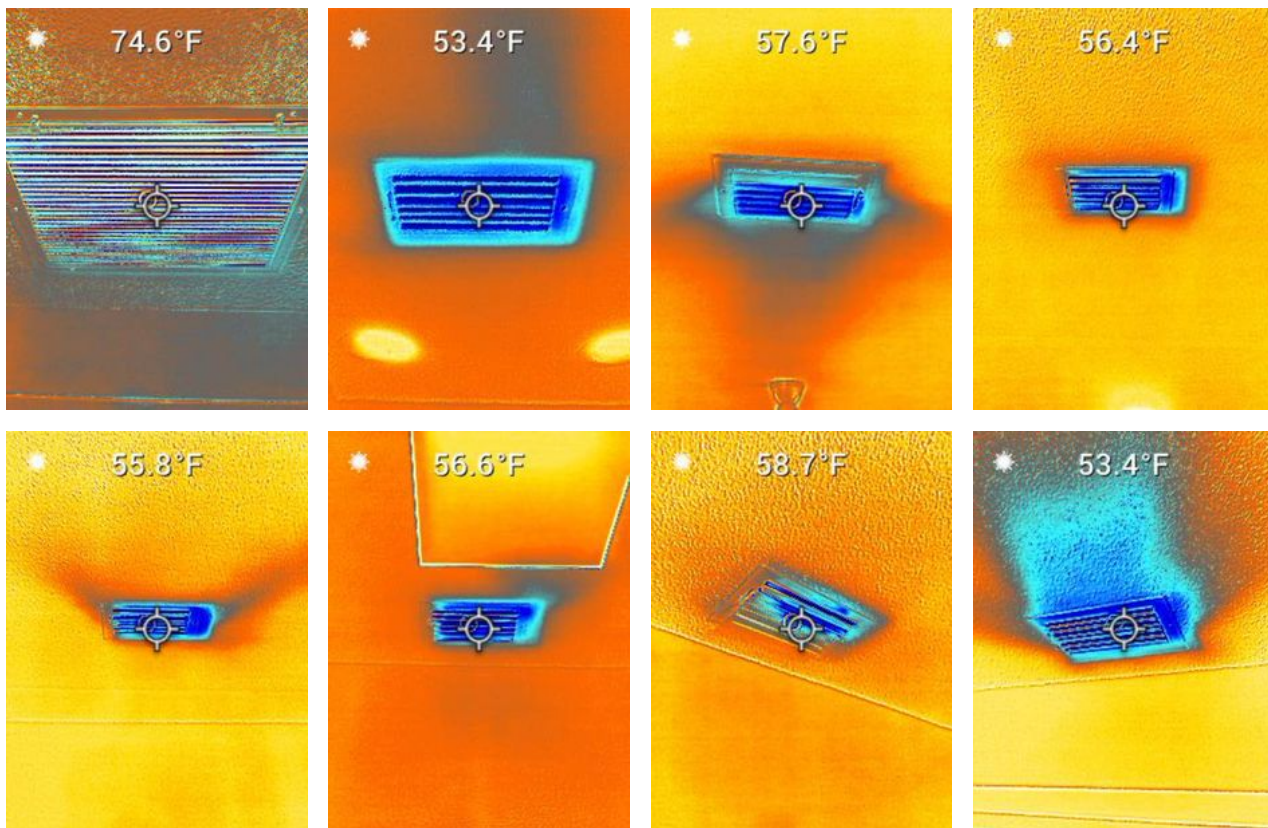
**Comment 6
Information**

HVAC Permit #09110287

PERMIT INFORMATION			
Permit Number		ISSUE DATE	C:\14-17-20-140-0000-0140
Permit Type		ISSUE DATE	11-24-2009
Property Address		Status	Closed
Detailed Main Reviews Inspections Fees Contractors All			
PERMIT INFORMATION			
Application Date	11-24-2009	Operator	Operator
Issued Date	11-24-2009	Operator	Operator
Master Number		Project Number	
C.O. Number		Operator	
C.O. Issued			
C-454 Type	000	Usage Class	PL
Applied Value	5000	Units	0
Calculated Value	0	Contractor ID	000-01
PROPERTY ON PERMIT			
STRAP #00	C:\14-17-20-140-0000-0140		
Unit			
Address			
City/State/Zip			
OWNER ON PERMIT			
Name			
Address			
City/State/Zip			
Type	Private		
APPLICANT			
Name			
Address			
City/State/Zip			
Type			
MISCELLANEOUS INFORMATION / NOTES			
SERVICE CHANGEOUT, 1.5 TON 19 SEER SPLIT SYSTEM HEAT PUMP/COOLING ONLY			

**Comment 7
Information**

Temperature Differential +/- 18.62 Degrees



Comment 8
Information

HVAC Supply Air Filter Intake



Comment 9
Repair or Replacement Needed

Deficiency: Dry-Rotted Suction Line Insulation

Location: Exterior [Condensing Unit/Heat Pump]

Description: The thermal insulation on the refrigerant suction line is dry-rotted, crumbling, or missing in several sections.

Severity: Low (Maintenance). This is a common aging issue but should be addressed to maintain system performance.

Implication:

Reduced Efficiency: Without adequate insulation, the cold refrigerant line absorbs ambient heat from the outdoor air. This forces the compressor to work harder to achieve the desired cooling, potentially increasing energy bills by up to 20%–30%.

Condensation & Corrosion: The uninsulated cold pipe will "sweat" in humid conditions. This moisture can lead to localized corrosion at the service valves or drip onto the building's foundation, contributing to long-term moisture issues.

System Lifespan: Increased operational strain on the compressor can shorten the overall life expectancy of the unit.

Recommendation: Recommend a Licensed HVAC Professional or qualified technician remove the failed material and install new UV-Resistant, Closed-Cell Insulation.



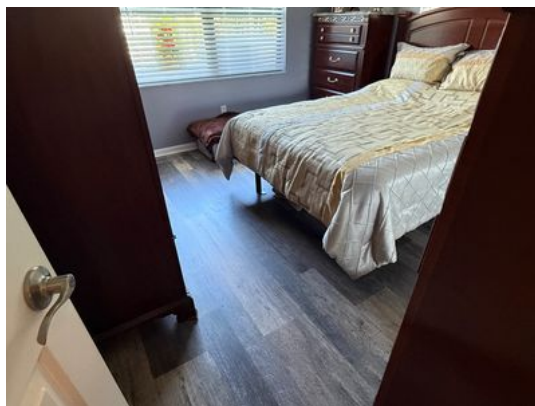
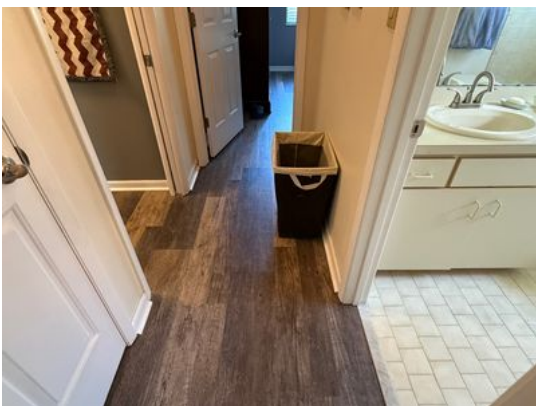
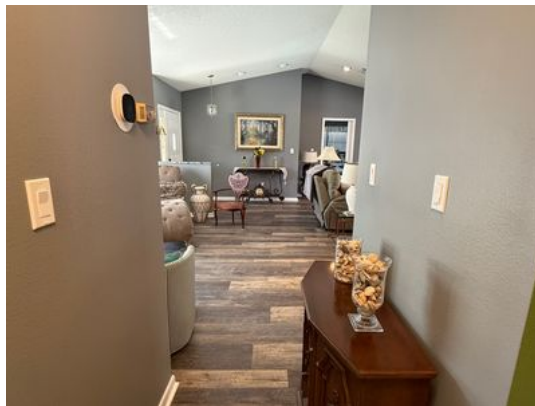
Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Luxury Vinyl

Condition: Satisfactory

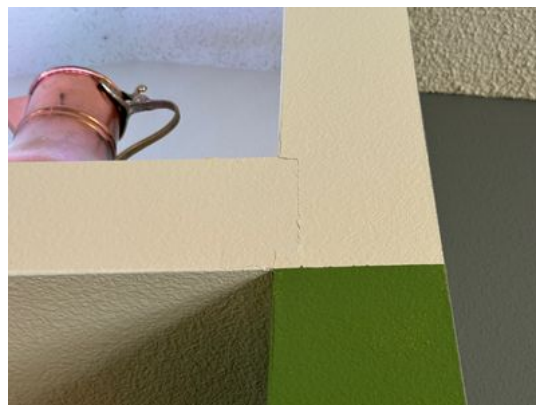
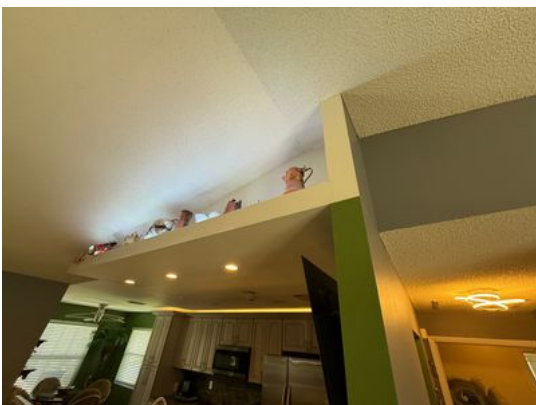
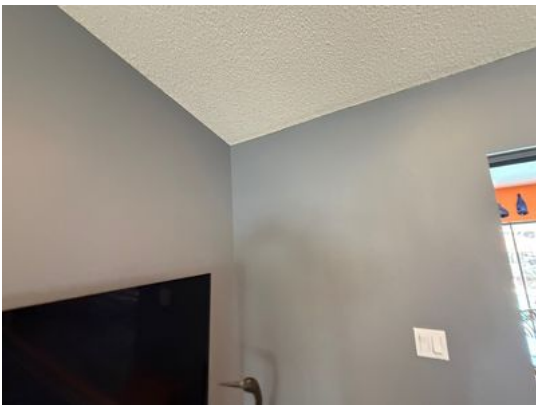
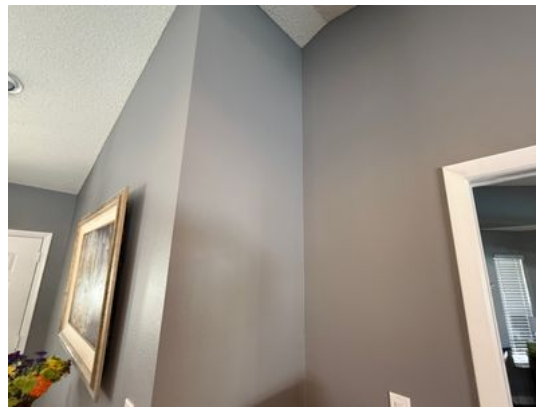




Walls

Painted Texture Drywall

Condition: Marginal





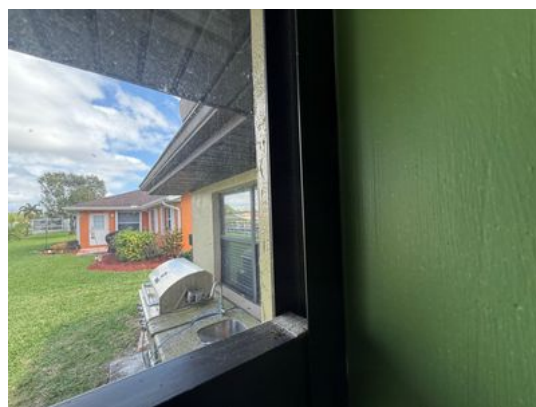
Comment 10
Information

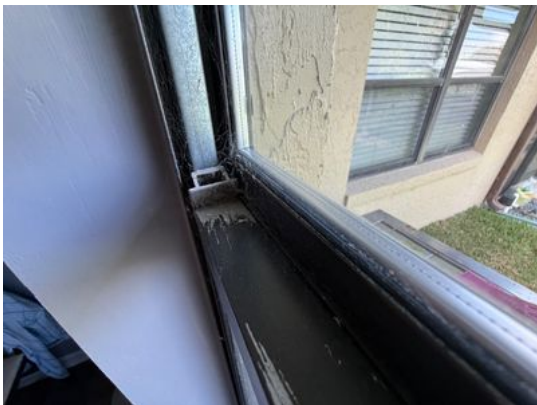
Minor scuffs, small nail holes, and slight abrasions consistent with the aging of the home and previous occupancy were observed throughout the interior. These imperfections are non-structural and do not indicate underlying moisture or movement issues. They are considered an aesthetic maintenance item for the next occupant. Recommend a routine "patch and paint" project. This involves filling small holes with a lightweight joint compound or spackle, sanding smooth, and applying a matching finish coat of paint.

Window Types

Single Hung

Condition: Repair or Replace





Comment 11
Safety Concern

Broken Window Balancers (Single Hung). Several aluminum single-hung windows are difficult to open, and once raised, they fail to remain in the open position. Visible damage to the internal balance springs was noted. A window that won't stay open is a violation of life-safety standards for emergency escape. If the sash falls unexpectedly, it could cause severe injury to hands or fingers (the "guillotine effect"). Excessive force required to open windows can lead to damage to the window frame or glass over time. Recommend immediate repair by a Qualified Window Technician. This typically involves replacing the spiral balancers within the window tracks. For safety, do not attempt to prop these windows open with external objects. Modern building codes require that windows in Sleeping Rooms be easily operable from the interior without the use of tools, keys, or special knowledge. The observed failure of the window balancers renders these units non-compliant and poses a risk during an emergency evacuation.

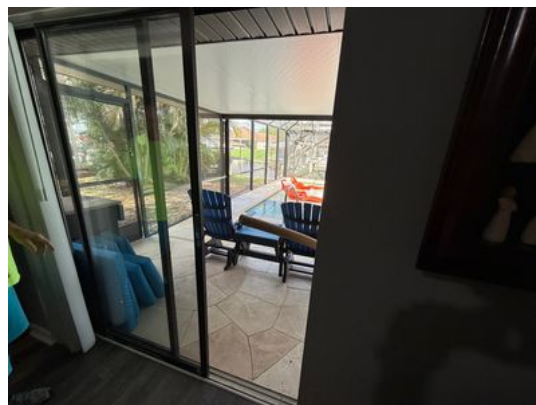
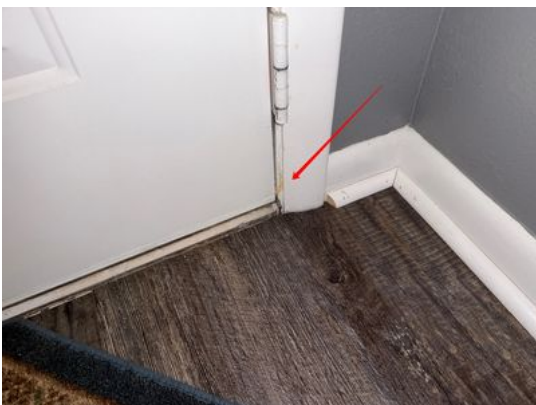
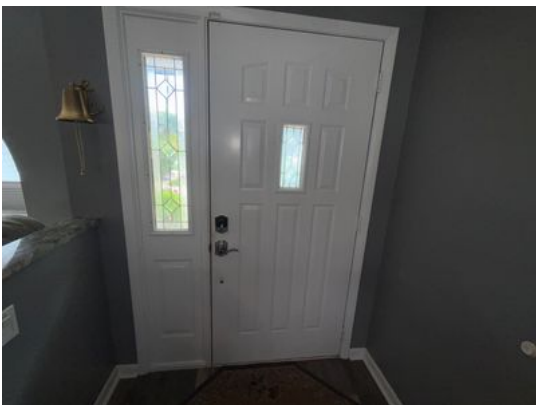
Window Materials

Aluminum, Not Impact

Entry Door Types

Sliding, Hinged

Condition: Marginal







Comment 12

Repair or Replacement Needed

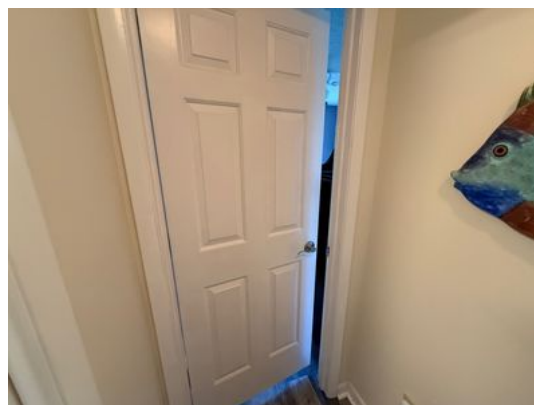
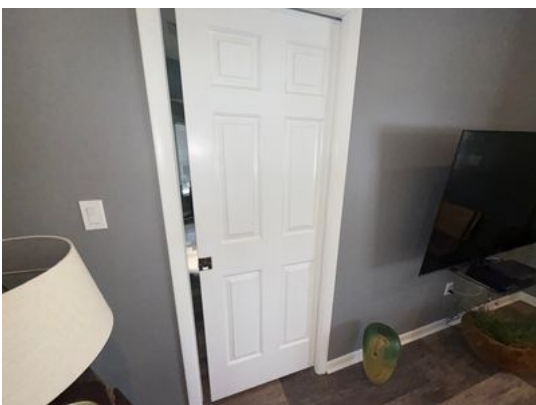
Soft, spongy, or "crumbly" wood (wood rot) observed at the base of the exterior door jamb. The door jamb is a critical structural element that supports the weight of the door and provides security. Recommend removal and replacement of the rotted sections using Pressure-Treated Lumber or a composite material. Ensure all joints are properly Caulked and Sealed after repair to prevent recurrence. Visible rust and corrosion observed at the bottom edge and corners of the exterior steel door. If left untreated, rust will eventually "eat through" the metal, compromising the door's structural integrity and security. A qualified technician should remove the rust, treat the metal with a Rust-Preventative Primer, and repaint. Severe pitting may require a Metal Filler (Bondo) or door replacement if the core is compromised. The sliding glass doors require excessive force to operate and exhibits a "grinding" sensation. A difficult-to-open door can be a hazard during an emergency egress. Clean and vacuum the tracks first. If operation does not improve, a Specialized Door Repair Professional should replace the rollers with new Stainless-Steel or Ball-Bearing Rollers and align the door.

Entry Door Materials

Aluminum, Steel, Not Impact

Interior Door Materials

Wood

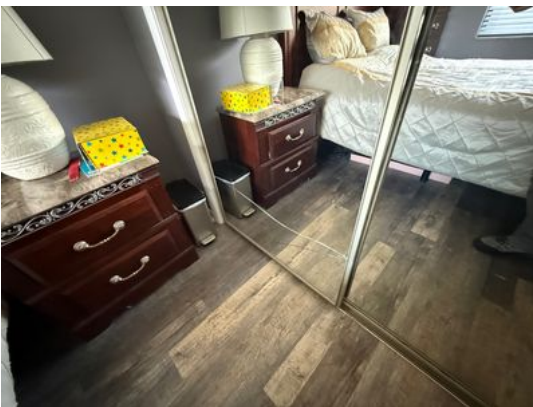




Interior Comments

Comment 13
Safety Concern

Cracked or Broken Mirror Closet Door. The mirrored surface of the sliding closet door is fractured, with [e.g., a single long crack or multiple radiating splinters] observed. Unlike safety glass, standard mirror glass creates dangerous shards when broken. A cracked mirror loses its structural integrity. Further vibration from opening or closing the door can cause the glass to suddenly fall out of its frame and shatter. Immediate replacement is recommended. The damaged door should be handled with extreme caution and replaced by a qualified glass and mirror professional. Replacement with a tempered safety glass mirror is advised to prevent future hazards



Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public



Supply Pipe Material

Copper

Condition: Satisfactory

Location of Main Water Shutoff

Exterior



Sewer System

Septic System

Waste Pipe Material

PVC

Condition: Satisfactory

Indication of Prior Leak

Not Present

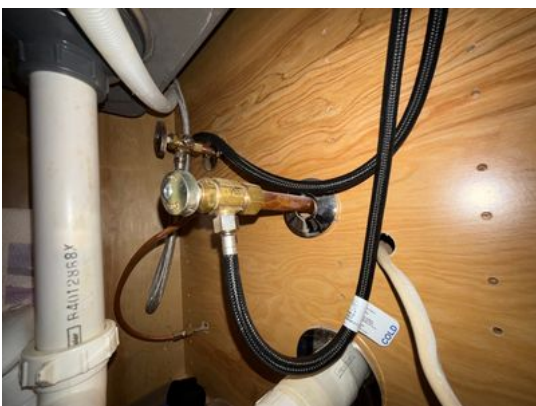
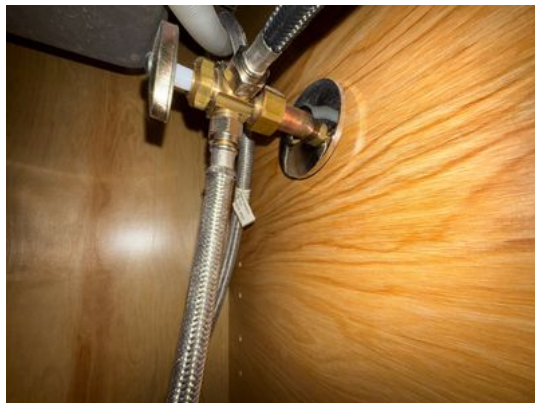
Indication of Active Leak

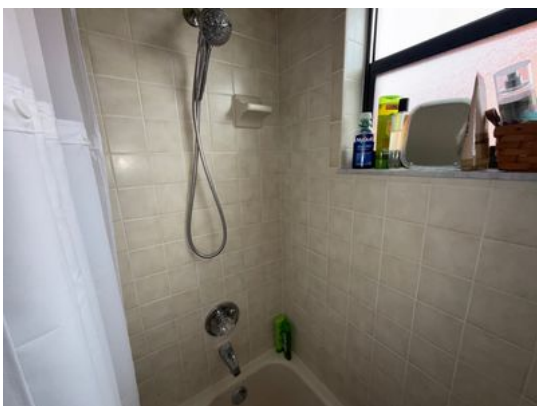
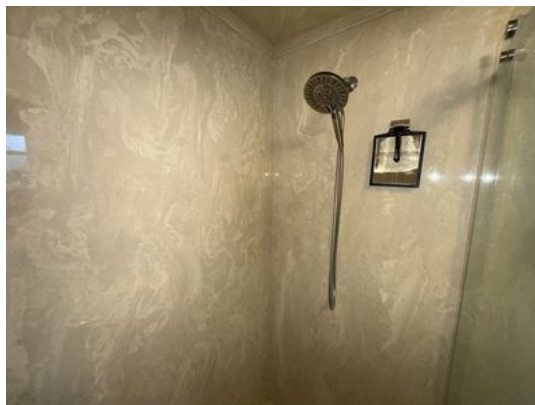
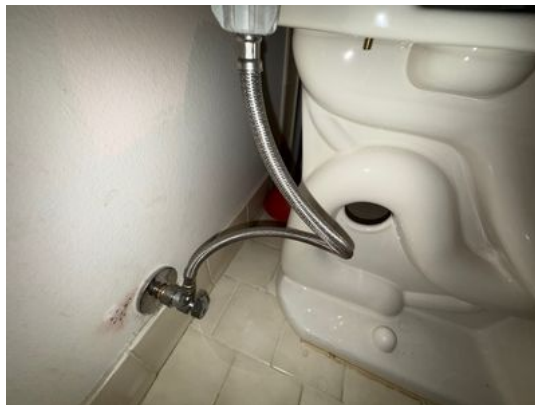
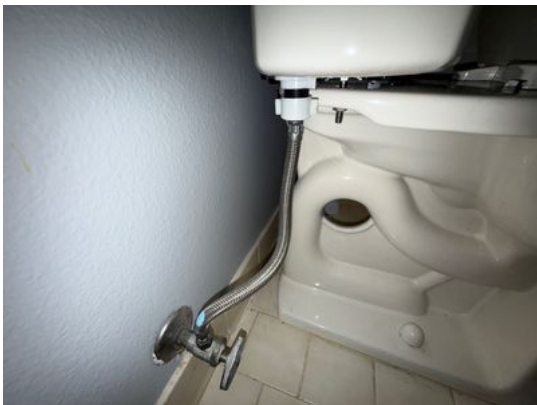
Not Present

Age of Piping

Original to home

Photos of Exposed Valves





Water Heater

Water Heater Location

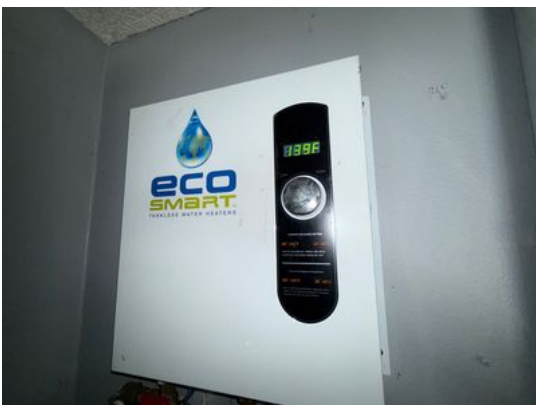
Tankless Water Heater - Garage

Photo of Water Heater



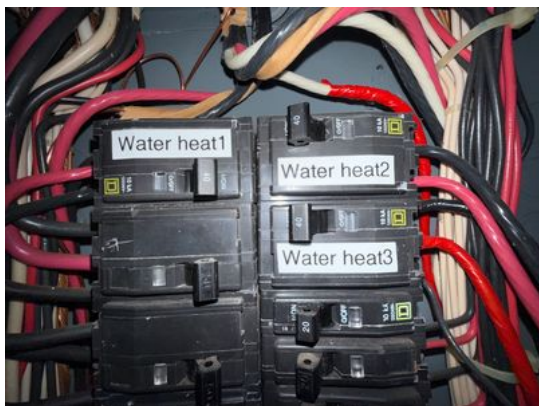
Manufacturer

Eco



Fuel

Electric



Capacity

On Demand

Approximate Age

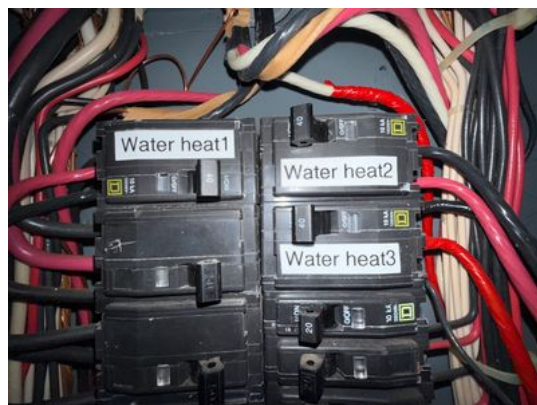
2-3 Years

Temp & Pressure Relief Valve

Not Present

Fuel Disconnect

In Same Room



Kitchen

Cabinets

Wood

Condition: Satisfactory



Countertops

Stone

Condition: Satisfactory





Sink

Double

Condition: Satisfactory



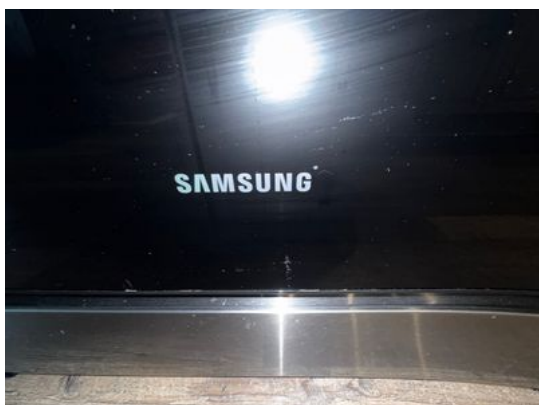
Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Samsung

Condition: Satisfactory



Kitchen Cont.

Range

Samsung

Condition: Satisfactory



Refrigerator

Samsung

Condition: Satisfactory





Dishwasher

Bosch

Condition: Satisfactory



Kitchen Cont.

Microwave

Whirlpool

Condition: Satisfactory



Disposal

Badger

Condition: Satisfactory

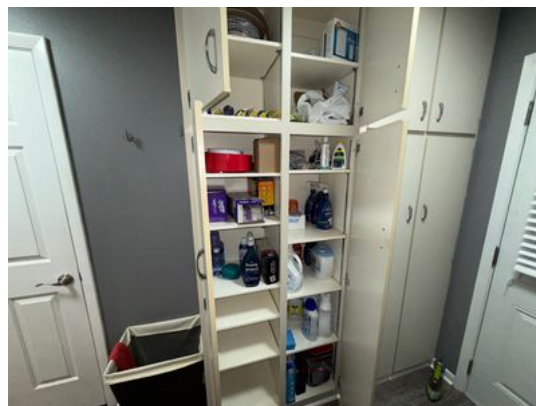


Laundry

Built In Cabinets

Yes

Condition: Marginal



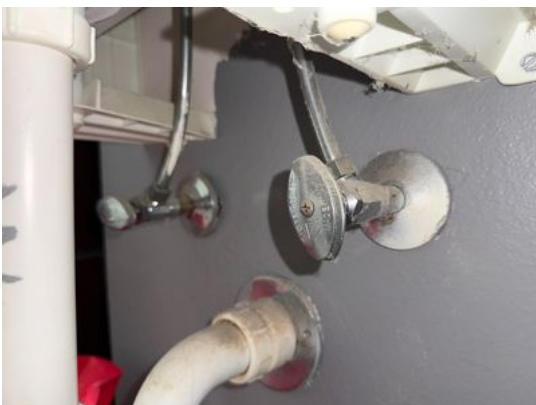
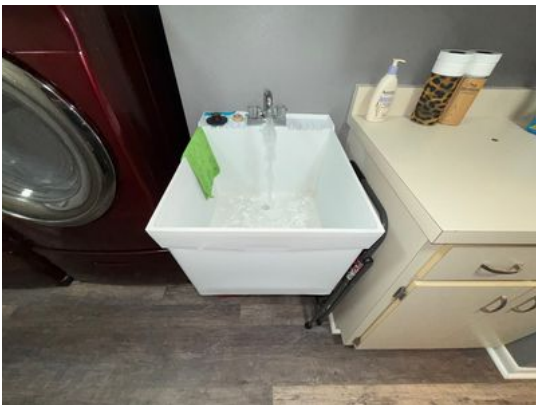
**Comment 14
Information**

General Cabinetry Wear (Laundry Room). Minor scuffs, small nicks in the laminate/wood finish, and light surface staining consistent with typical household laundry use. These findings are aesthetic in nature and do not affect the structural capacity of the cabinets. Recommend routine maintenance, including cleaning with mild detergent, tightening loose hinges, and applying touch-up paint or laminate adhesive where minor peeling is present. Loose Hinges / Misaligned Doors. Common in laundry rooms where cabinets are frequently opened or vibration from the washing machine occurs. Tighten all hinge adjustment screws to restore proper door reveal and closure.

Laundry Sink

Yes

Condition: Satisfactory



Dryer Venting

To Exterior

Condition: Satisfactory

Laundry Cont.

Laundry Hook Ups

Yes

Condition: Satisfactory



Washer

Samsung

Condition: Satisfactory



Laundry Cont.

Dryer

Samsung

Condition: Satisfactory



Bathroom #1

Location

Master Bathroom

Bath Tub

Recirculating

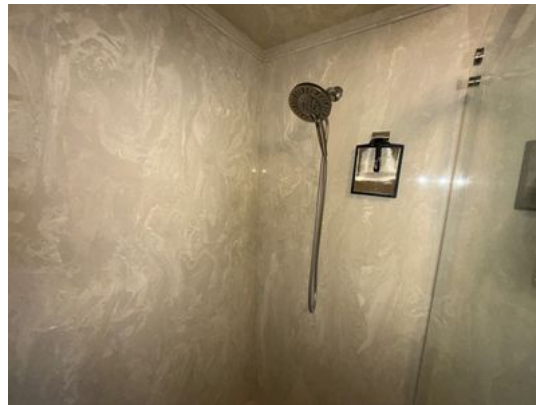
Condition: Satisfactory



Shower

Stall

Condition: Marginal





Sink(s)

Double Vanity

Condition: Marginal





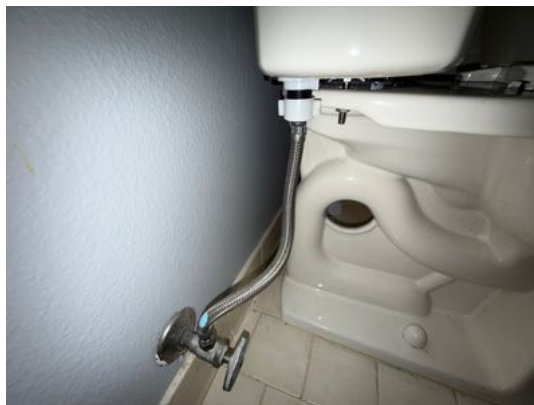
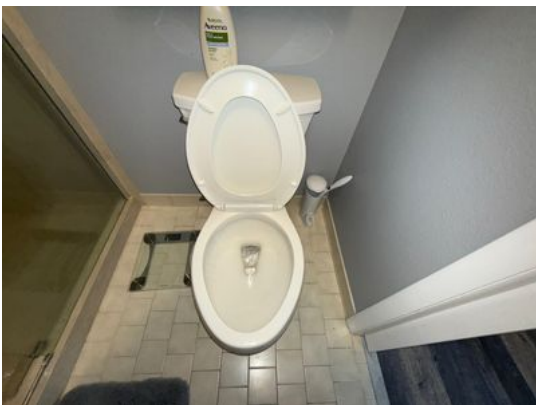
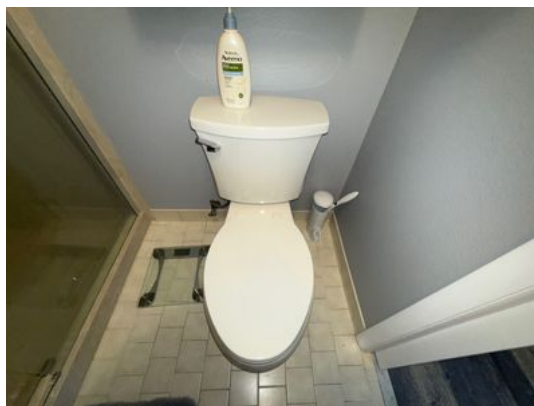
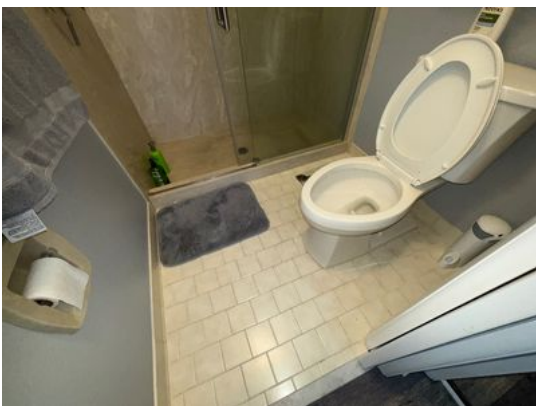
Comment 15
Information

Normal Wear & Tear (Hardware). Cabinet door handles and drawer pulls were found to be loose or wobbly. This is a typical result of regular use over time. If not tightened, loose hardware can lead to stripped screw holes or damage to the cabinet face. Tighten all mounting screws. If holes are stripped, a Qualified Handyman can use wood filler or longer screws to secure the hardware. Minor Moisture/Cleaner Damage. Localized swelling, bubbling, or finish "clouding" observed at the bottom edges of the vanity cabinet and base. This is often caused by "top-down" moisture, such as dripping hands, wet towels, or the use of Harsh Chemical Cleaners that strip the protective finish. Sand affected edges and apply a Water-Resistant Sealant or Touch-up Paint to prevent further absorption.

Toilet

Standard Tank

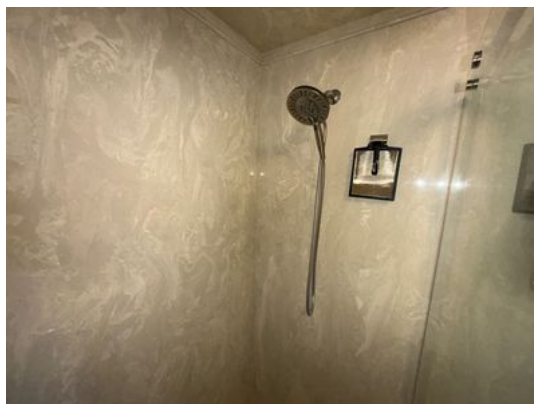
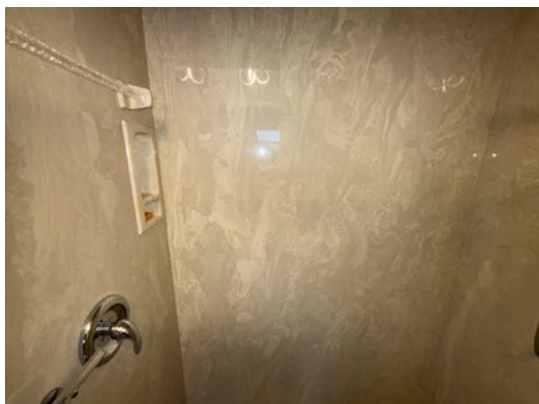
Condition: Satisfactory



Shower Walls

Manufactured Stone

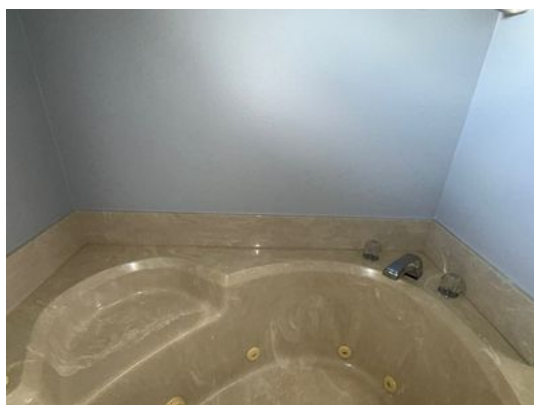
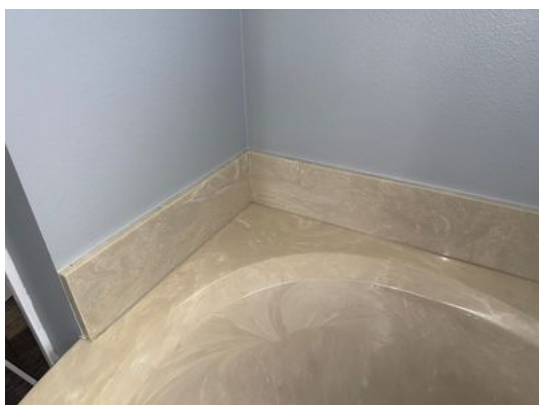
Condition: Satisfactory



Tub Surround

Manufactured Stone - Back Slash

Condition: Satisfactory

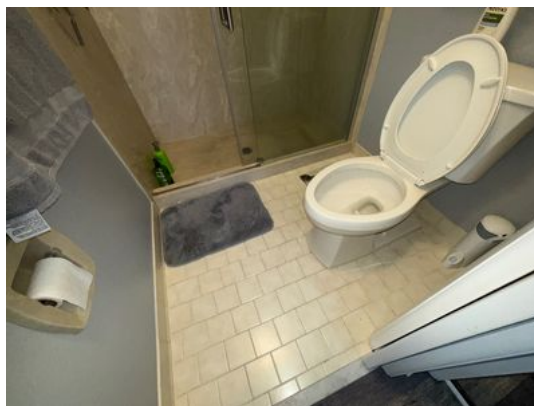
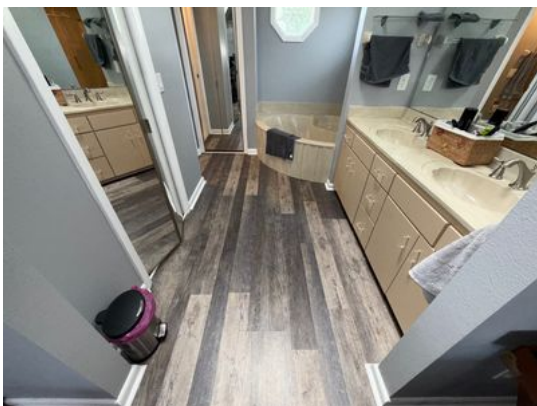


Bathrooms Cont.

Floor

Luxury Vinyl & Tile

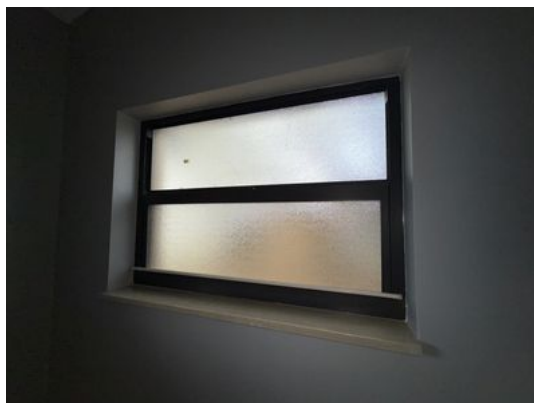
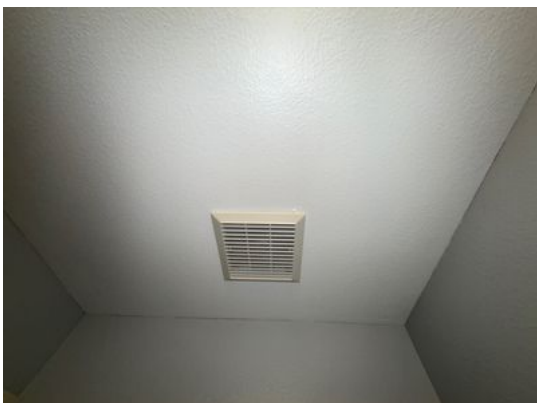
Condition: Satisfactory



Ventilation Type

Ventilator, Window

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory



Bathroom #2

Location

Hallway

Bath Tub

Alcove

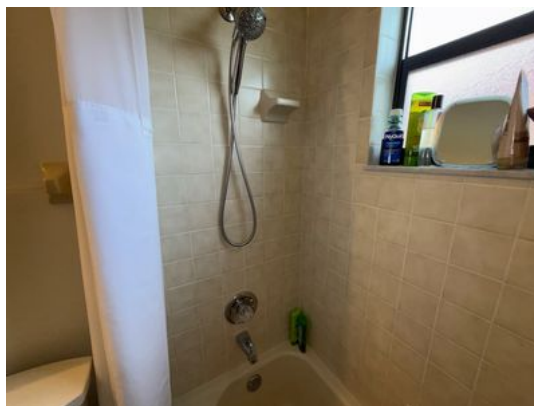
Condition: Satisfactory



Shower

In Tub

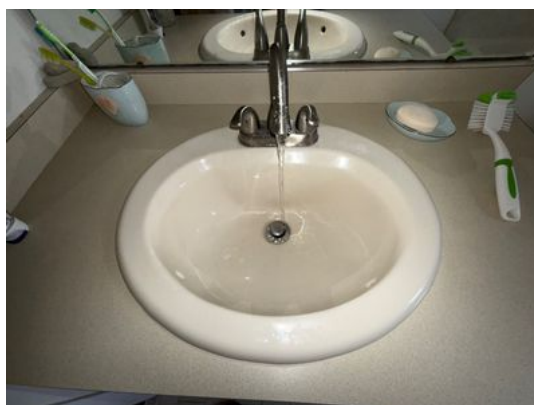
Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Marginal





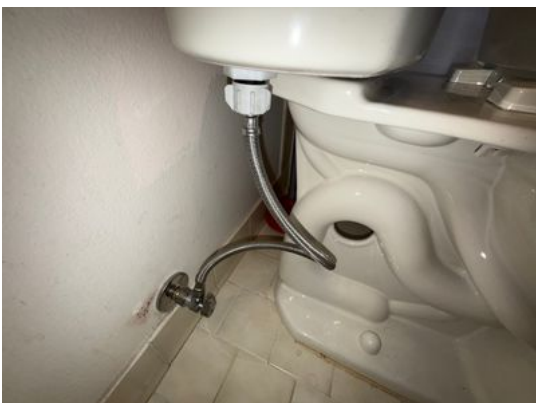
Comment 16
Information

Loose Hinges / Misaligned Doors. Tighten all hinge adjustment screws to restore proper door reveal and closure.

Toilet

Standard Tank

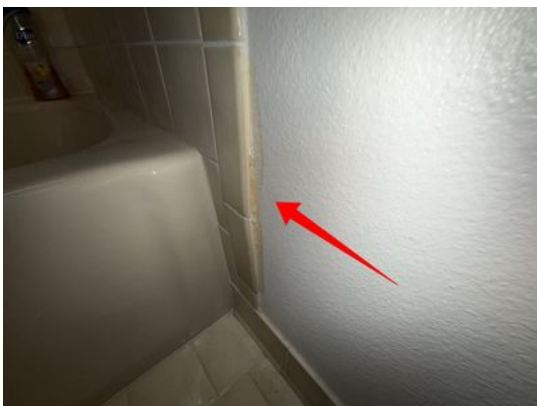
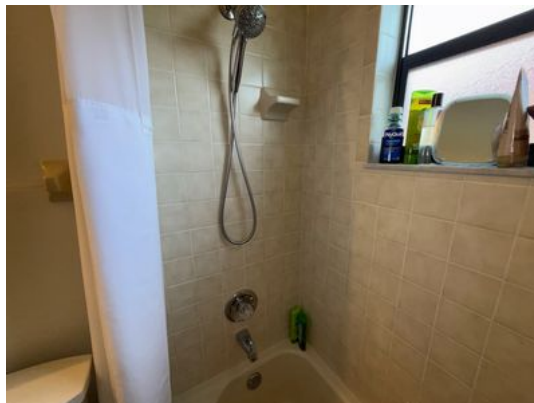
Condition: Satisfactory



Tub Surround

Tile

Condition: Marginal



Floor

Tile

Condition: Marginal



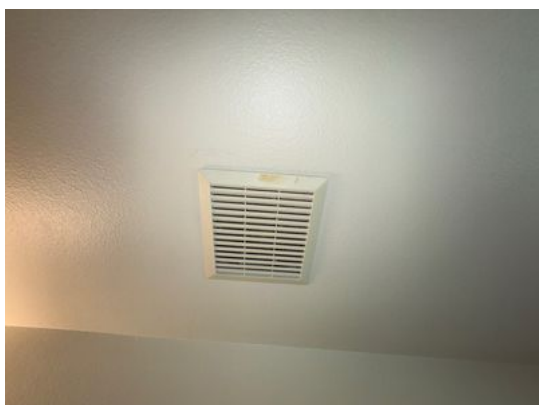
Comment 17
Information

Missing/Deteriorated Floor Grout. Several areas of the tiled floor exhibit missing, cracked, or eroded grout. The damage appears consistent with age and normal foot traffic (wear and tear). Recommend a Qualified Flooring Professional or handyman remove the loose material and regrout the affected areas. Following repair, the grout should be treated with a High-Quality Sealer to extend its service life.

Ventilation Type

Ventilator, Window

Condition: Repair or Replace



**Comment 18
Information**

All Windows have been mentioned earlier in the report.

GFCI Protection

Outlets

Condition: Satisfactory



Garage

Garage Type

Attached

Condition: Satisfactory

Garage Size

2 Car

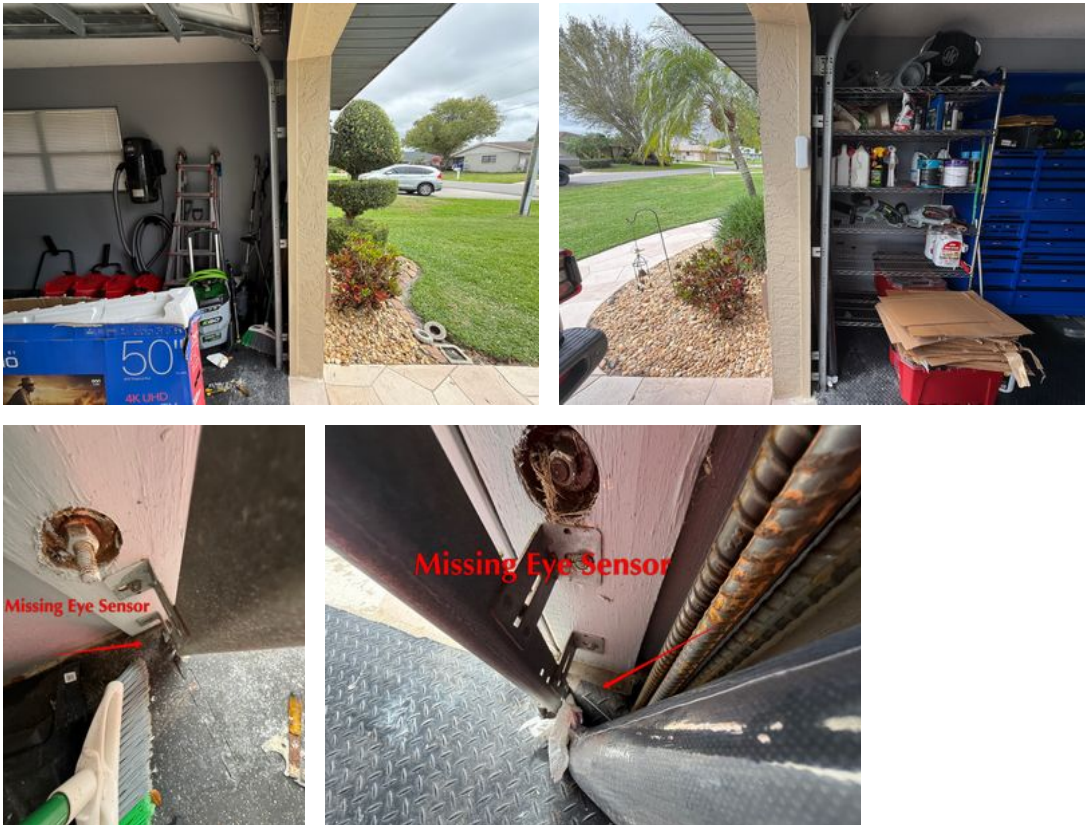


Door Opener

Screw Drive

Condition: Repair or Replace





Comment 19
Safety Concern

Missing Photo-Electric Safety Sensors (Safety Eyes). The automatic garage door operator is missing the required photo-electric safety sensors designed to detect obstructions in the door's path. Entrapment Risk: Without these sensors, the door may not automatically reverse if a person, pet, or object is underneath it during closure. This poses a significant risk of serious injury or death from crushing. Code Non-Compliance: Automatic openers manufactured or installed after January 1, 1993, must be equipped with a secondary entrapment protection system (like safety eyes) to meet UL 325 standards. Immediate Repair Required. A Qualified Garage Door Technician should be engaged to install a compatible safety sensor kit. If the existing opener is an older model (pre-1993) that cannot support sensors, the entire motor unit should be replaced with a modern, compliant system.

Opener Safety Feature

Force Sensitive

Condition: Satisfactory

Structure

Wall Structure

Masonry

Condition: Satisfactory

Ceiling Structure

Truss, Drywall

Condition: Satisfactory

Roof Structure

Truss

Condition: Satisfactory



Roof Sheathing

Plywood

Condition: Satisfactory



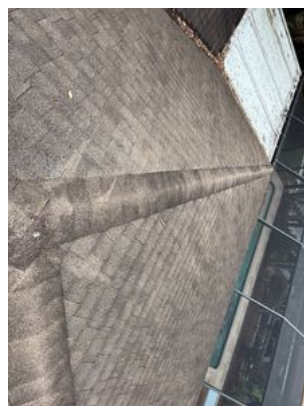
Roofing

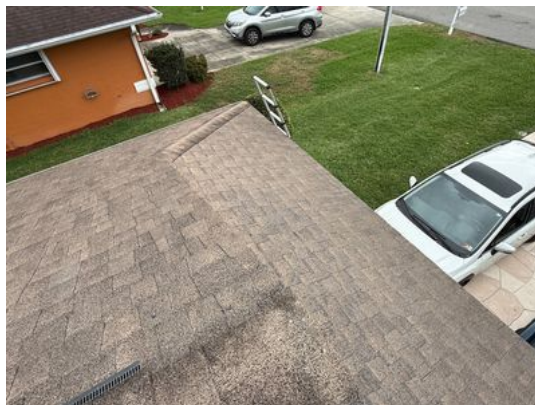
The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof/Arms Length, Drone

Photo of Each Slope





Roof Design

Gable, Hip

Roof Covering

Architectural Shingle

Condition: Satisfactory

Approximate Roof Age

8 Years

Remaining Useful Life

Estimated 12 Years

Ventilation Present

Soffit, Ridge Vents

Condition: Satisfactory



Roofing Cont.

Vent Stacks

Plastic

Condition: Satisfactory



Sky Lights

Yes

Condition: Satisfactory



Soffit and Fascia

Aluminum

Condition: Satisfactory





Gutters & Downspouts

Metal

Condition: Satisfactory



Date of Last Permit

March 28, 2018

Date of Last Update

March 28, 2018

If Roof Updated

Full replacement

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

Safety Concern

Site: Walkways

Safety Warning: Pedestrians typically scan ahead rather than directly at their feet. Vertical edges as low as 3/8 inch have been identified as primary causes of falls. To maintain a safe walking surface, all vertical offsets must be addressed.

Electrical: Smoke Detectors

Smoke alarms were found to be missing from one or more required locations, specifically the Master Bedroom. Early detection of smoke is critical for safe egress during a fire. Missing alarms significantly increase the risk of injury or death, particularly during sleeping hours. Immediate Action Required. Install new smoke alarms in all required locations for maximum protection. 10-Year Rule: All smoke alarms should be replaced every 10 years from the date of manufacture, as sensors degrade over time.

Interior: Window Types

Broken Window Balancers (Single Hung). Several aluminum single-hung windows are difficult to open, and once raised, they fail to remain in the open position. Visible damage to the internal balance springs was noted. A window that won't stay open is a violation of life-safety standards for emergency escape. If the sash falls unexpectedly, it could cause severe injury to hands or fingers (the "guillotine effect"). Excessive force required to open windows can lead to damage to the window frame or glass over time. Recommend immediate repair by a Qualified Window Technician. This typically involves replacing the spiral balancers within the window tracks. For safety, do not attempt to prop these windows open with external objects. Modern building codes require that windows in Sleeping Rooms be easily operable from the interior without the use of tools, keys, or special knowledge. The observed failure of the window balancers renders these units non-compliant and poses a risk during an emergency evacuation.

Interior

Cracked or Broken Mirror Closet Door. The mirrored surface of the sliding closet door is fractured, with [e.g., a single long crack or multiple radiating splinters] observed. Unlike safety glass, standard mirror glass creates dangerous shards when broken. A cracked mirror loses its structural integrity. Further vibration from opening or closing the door can cause the

glass to suddenly fall out of its frame and shatter. Immediate replacement is recommended. The damaged door should be handled with extreme caution and replaced by a qualified glass and mirror professional. Replacement with a tempered safety glass mirror is advised to prevent future hazards



Garage: Door Opener

Missing Photo-Electric Safety Sensors (Safety Eyes). The automatic garage door opener is missing the required photo-electric safety sensors designed to detect obstructions in the door's path. Entrapment Risk: Without these sensors, the door may not automatically reverse if a person, pet, or object is underneath it during closure. This poses a significant risk of serious injury or death from crushing. Code Non-Compliance: Automatic openers manufactured or installed after January 1, 1993, must be equipped with a secondary entrapment protection system (like safety eyes) to meet UL 325 standards. Immediate Repair Required. A Qualified Garage Door Technician should be engaged to install a compatible safety sensor kit. If the existing opener is an older model (pre-1993) that cannot support sensors, the entire motor unit should be replaced with a modern, compliant system.

Repair or Replacement Needed

Exterior: Windows

Functional Note: Window screens are considered a Standard Component of the window assembly. During the inspection, it was noted that some screens are either missing or in disrepair. This is a common maintenance item that should be addressed to allow for bug-free ventilation of the home.

Exterior: Entry Doors

Soft, spongy, or "crumbly" wood (wood rot) observed at the base of the exterior door jamb. The door jamb is a critical structural element that supports the weight of the door and provides security. Recommend removal and replacement of the rotted sections using Pressure-Treated Lumber or a composite material. Ensure all joints are properly Caulked and Sealed after repair to prevent recurrence. Visible rust and corrosion observed at the bottom edge and corners of the exterior steel door. If left untreated, rust will eventually "eat through" the metal, compromising the door's structural integrity and security. A qualified technician should remove the rust, treat the metal with a Rust-Preventative Primer, and repaint. Severe pitting may require a Metal Filler (Bondo) or door replacement if the core is compromised. The sliding glass

doors require excessive force to operate and exhibits a "grinding" sensation. A difficult-to-open door can be a hazard during an emergency egress. Clean and vacuum the tracks first. If operation does not improve, a Specialized Door Repair Professional should replace the rollers with new Stainless-Steel or Ball-Bearing Rollers and align the door.

HVAC

Deficiency: Dry-Rotted Suction Line Insulation

Location: Exterior [Condensing Unit/Heat Pump]

Description: The thermal insulation on the refrigerant suction line is dry-rotted, crumbling, or missing in several sections.

Severity: Low (Maintenance). This is a common aging issue but should be addressed to maintain system performance.

Implication:

Reduced Efficiency: Without adequate insulation, the cold refrigerant line absorbs ambient heat from the outdoor air. This forces the compressor to work harder to achieve the desired cooling, potentially increasing energy bills by up to 20%–30%.

Condensation & Corrosion: The uninsulated cold pipe will "sweat" in humid conditions. This moisture can lead to localized corrosion at the service valves or drip onto the building's foundation, contributing to long-term moisture issues.

System Lifespan: Increased operational strain on the compressor can shorten the overall life expectancy of the unit.

Recommendation: Recommend a Licensed HVAC Professional or qualified technician remove the failed material and install new UV-Resistant, Closed-Cell Insulation.



Interior: Entry Door Types

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