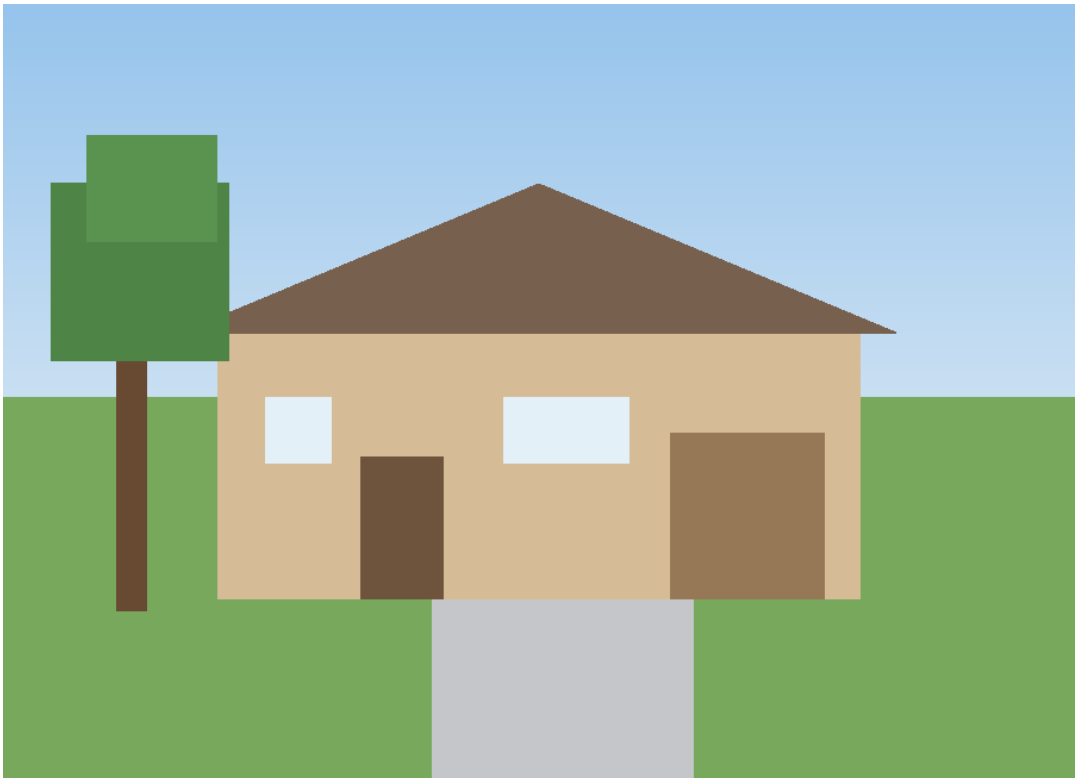
Struct IQ

Confidential - Property Inspection Report - Confidential



742 Evergreen Terrace

Inspection prepared for: Jordan Buyer
Real Estate Agent: Dana Realtor - Keller Williams

Date of Inspection: 6/6/2025 Time: 9:30 AM
Age of Home: 1978 (47 years) Size: 2,100 SqFt
Weather: Partly Cloudy
The utilities were on at the time of the inspection.

Inspector: Struct IQ Certified Inspector
License #HI-12345
Struct IQ - AI inspection reports
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Jun 6, 2025

Dear Jordan,

Thank you for choosing Struct IQ to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide to the overall condition of the home and is not intended to reflect the value of the property or the advisability of purchase.

We inspect the readily accessible, visually observable, installed systems and components of the home in substantial compliance with the applicable Standard of Practice, except as noted in the limitations within this report. Not all improvements will be identified, and unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

The report is a snapshot of the home on the date and time of the inspection. If conditions change, we are available to revisit the property and update the report. Should you have any questions, please don't hesitate to contact us.

Sincerely,
Struct IQ Certified Inspector
License #HI-12345

Table of Contents

Report Summary

This report documents 6 items observed during the inspection, including 1 safety concern and 2 major items. The home is generally well maintained; the items below are prioritized by severity. Address the safety and major items before closing.

SIGNIFICANT FINDINGS

MAJOR Roofing - Active water staining was observed on the north bedroom ceiling, with discoloration and a soft, friable surface consistent with ongoing moisture intrusion from failed flashing above.

MAJOR Roofing - Several missing and lifted shingles were identified on the south slope, exposing the underlayment to weather and increasing the risk of leaks.

SAFETY Electrical System - A double-tapped breaker was observed in the main service panel (two conductors under a single breaker not rated for it), and the kitchen counter receptacles lacked GFCI protection.

1. Roofing

This section describes the roof covering, drainage, flashings, and penetrations, and reports the method used to inspect the roof.

METHOD OF EVALUATION

The roof was inspected from ground level and from accessible eaves and edges, using binoculars where appropriate.

THE INSPECTOR INSPECTS

- Roof covering materials
- Roof drainage systems (gutters and downspouts)
- Flashings at penetrations and transitions
- Skylights, chimneys, and other roof penetrations
- Signs of leaks or abnormal condensation on building components

THE INSPECTOR DESCRIBES

- The roof-covering materials
- The method used to inspect the roofing

THE INSPECTOR IS NOT REQUIRED TO

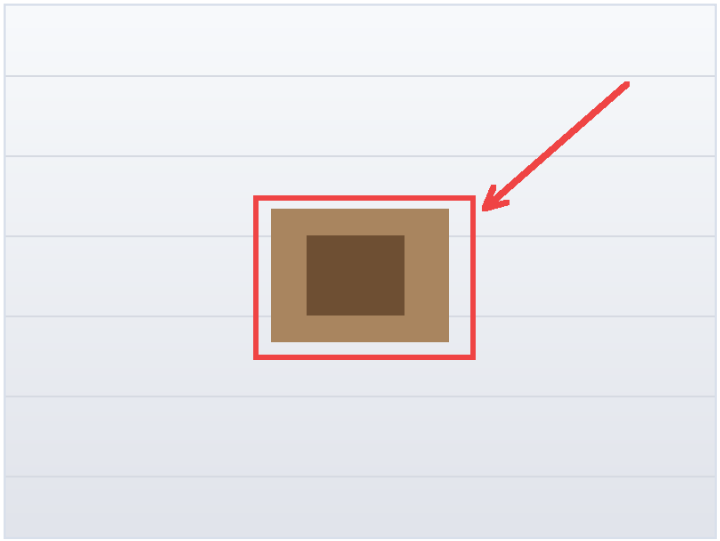
- Walk on the roof surface where doing so could be unsafe or cause damage
- Inspect attached accessories including solar systems, antennae, and lightning arrestors
- Guarantee or certify that the roof is free of leaks

OBSERVATIONS

1.1 MAJOR Moisture / water intrusion

Active water staining was observed on the north bedroom ceiling, with discoloration and a soft, friable surface consistent with ongoing moisture intrusion from failed flashing above.

Recommendation: Recommend evaluation and repair by a qualified roofing contractor prior to closing.

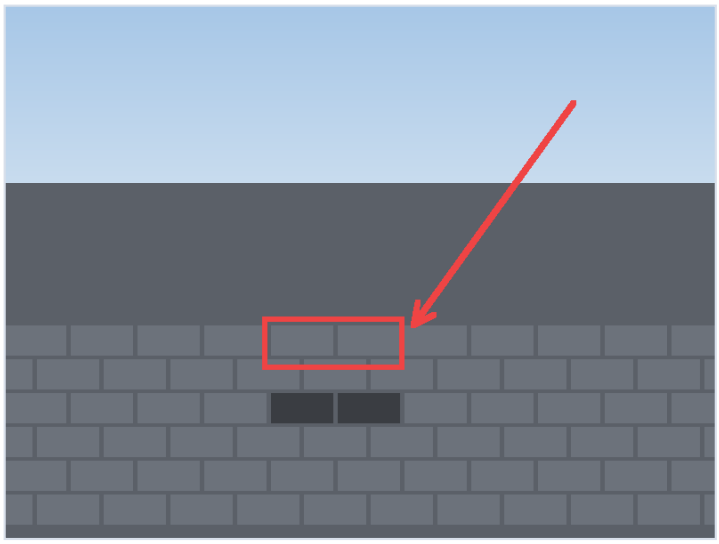


1.2 MAJOR Missing component

Several missing and lifted shingles were identified on the south slope, exposing the underlayment to weather

and increasing the risk of leaks.

Recommendation: Recommend repair by a qualified roofing contractor.



LIMITATIONS

- We do not certify roofs as leak-proof. Leakage can develop at any time depending on rain intensity, wind direction, and other factors.
- The underside of the roof sheathing cannot be fully inspected; evidence of prior leaks may be hidden by interior finishes.

2. Exterior

This section describes the exterior wall coverings and trim and the components attached to the building, along with grading and drainage that may affect it.

METHOD OF EVALUATION

The exterior was inspected from ground level by walking the accessible perimeter of the building.

THE INSPECTOR INSPECTS

- Exterior wall coverings, flashing, and trim
- All exterior doors
- Attached decks, balconies, stoops, steps, porches, and their railings
- Eaves, soffits, and fascias accessible from ground level
- Adjacent walkways, patios, and driveways
- Vegetation, grading, surface drainage, and retaining walls likely to adversely affect the building

THE INSPECTOR IS NOT REQUIRED TO

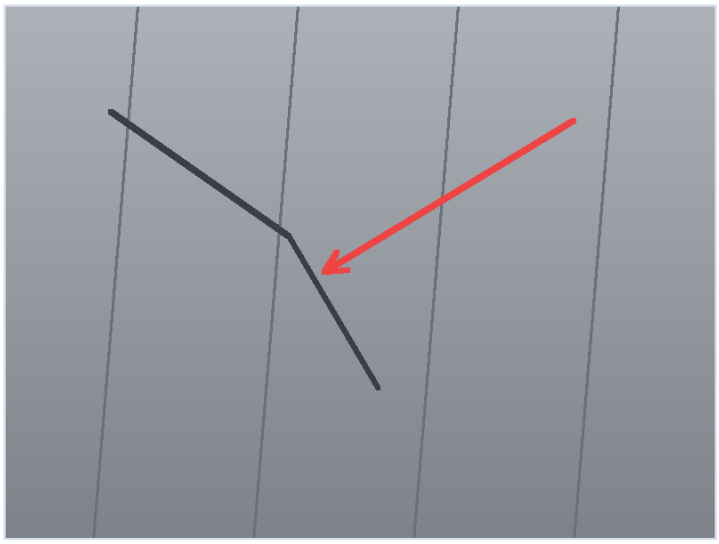
- Inspect screening, shutters, awnings, storm windows/doors, and similar seasonal accessories
- Inspect fences or detached structures
- Evaluate geological, soil, or hydrological conditions
- Inspect recreational facilities
- Determine the presence of safety glazing

OBSERVATIONS

2.1 MINOR Cracking

Settlement cracking was observed across the driveway slab. The cracking appears cosmetic at this time with no significant displacement.

Recommendation: Recommend sealing to prevent water intrusion; monitor for movement.



LIMITATIONS

- Inspection does not include geological, geotechnical, or hydrological conditions, nor fences or detached structures unless noted.

3. Electrical System

This section describes the service equipment, panels, and a representative number of devices, and reports the service characteristics.

METHOD OF EVALUATION

The service equipment and accessible panels were opened and inspected, and a representative number of devices were operated.

THE INSPECTOR INSPECTS

- Service entrance conductors and service equipment
- Main and distribution panels
- Overcurrent protection devices (breakers/fuses)
- Grounding and bonding
- A representative number of switches, receptacles, and fixtures
- GFCI and AFCI protection
- Smoke and carbon-monoxide alarms

THE INSPECTOR DESCRIBES

- The amperage and voltage rating of the service
- The wiring methods observed

THE INSPECTOR IS NOT REQUIRED TO

- Operate every switch, receptacle, or fixture
- Inspect low-voltage systems, alarms, or ancillary wiring
- Perform load calculations
- Dismantle equipment or remove covers where unsafe

OBSERVATIONS

3.1 SAFETY Electrical deficiency

A double-tapped breaker was observed in the main service panel (two conductors under a single breaker not rated for it), and the kitchen counter receptacles lacked GFCI protection.

Recommendation: This is a potential safety concern. Recommend correction by a licensed electrician.

LIMITATIONS

- Inspection does not include low-voltage systems, alarms, or load-calculation. Not every receptacle, switch, or fixture is operated.

4. Plumbing System

This section describes the water supply, drainage, fixtures, and water-heating equipment, and reports functional flow and drainage.

METHOD OF EVALUATION

Fixtures were operated and functional flow and drainage were observed at accessible locations.

THE INSPECTOR INSPECTS

- Interior water supply and distribution piping
- Fixtures and faucets
- Drain, waste, and vent systems
- Water-heating equipment and its venting
- Fuel storage and distribution where present
- Functional flow and drainage

THE INSPECTOR DESCRIBES

- Whether the water supply is public or private, where determinable
- The water-heater capacity and energy source

THE INSPECTOR IS NOT REQUIRED TO

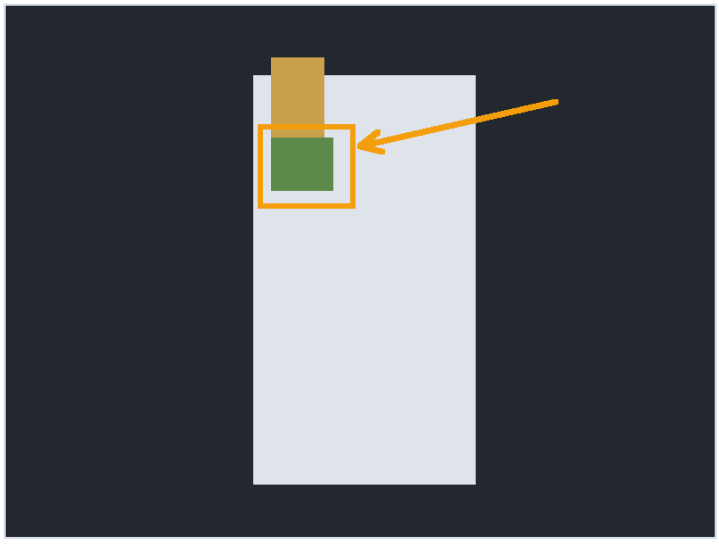
- Inspect private water or septic systems
- Test water quality
- Operate shut-off or supply valves
- Inspect concealed or underground piping

OBSERVATIONS

4.1 MINOR Corrosion

Minor corrosion and mineral deposits were noted at the water-heater supply fittings. No active leak was present at the time of inspection.

Recommendation: Recommend monitoring; service by a licensed plumber if it progresses.



LIMITATIONS

- Inspection does not include private water/septic systems, water quality, or concealed piping. Shut-off and supply valves are not operated.

5. Heating & Cooling

This section describes the permanently installed heating and cooling equipment, operated using normal controls.

METHOD OF EVALUATION

Heating and cooling systems were operated using the normal thermostat controls, weather permitting.

THE INSPECTOR INSPECTS

- Permanently installed heating equipment
- Permanently installed cooling equipment
- Normal operating controls and thermostats
- Visible distribution components (registers, ductwork, radiators)
- Venting and combustion-air provisions

THE INSPECTOR DESCRIBES

- The energy source
- The heating and cooling methods

THE INSPECTOR IS NOT REQUIRED TO

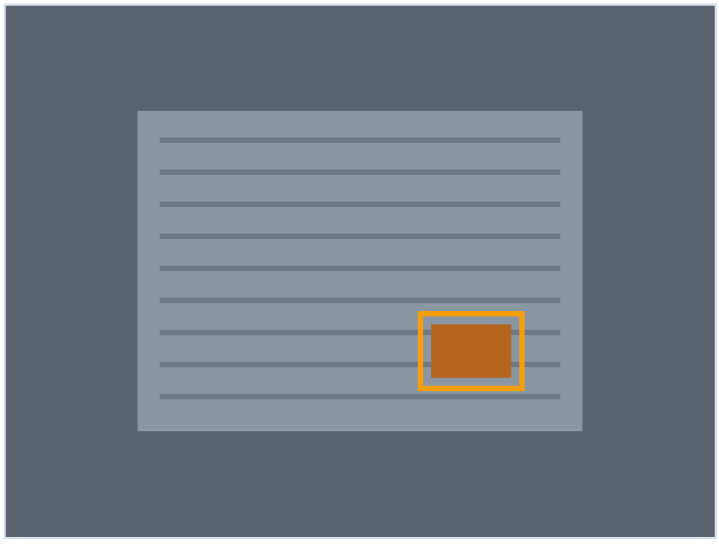
- Inspect heat exchangers or concealed components
- Operate cooling when outdoor temperature could damage equipment
- Evaluate the adequacy or uniformity of distribution
- Inspect humidifiers, electronic air filters, or solar systems

OBSERVATIONS

5.1 MAINTENANCE General observation

The condenser unit is near the end of its typical service life and shows surface corrosion; the filter was heavily soiled.

Recommendation: Replace the filter and budget for eventual system replacement.



LIMITATIONS

- Heat exchangers and concealed components are not inspected. Cooling is not tested when ambient temperature could damage the equipment.

Maintenance Tips

General guidance to help you protect your investment. These tips are not specific findings from this inspection.

HVAC filters
Replace forced-air furnace and air-handler filters every 1-3 months. Clogged filters reduce efficiency, strain the blower, and shorten equipment life.

Service the HVAC
Have heating and cooling systems professionally serviced annually - heating in the fall, cooling in the spring - to catch small problems before they become failures.

Grading & drainage
Keep soil sloped away from the foundation and downspouts discharging at least 4-6 feet from the house. The most common cause of wet basements and crawlspaces is surface water.

Gutters
Clean gutters and downspouts at least twice a year, and more often under trees. Overflowing gutters dump water against the foundation and rot fascia and soffits.

Caulk & seal
Inspect and renew exterior caulking and paint yearly, and re-caulk tubs, showers, and countertops as grout lines fail. Sealing keeps water out of walls and substrates.

Test safety devices
Test smoke and carbon-monoxide alarms monthly and replace batteries yearly; replace the alarms themselves every 10 years. Test GFCI and AFCI devices monthly using their built-in test buttons.

Water heater
Drain a few gallons from the water heater annually to flush sediment, and verify the temperature/pressure relief valve and its discharge pipe are unobstructed.

Plumbing leaks
Periodically check under sinks, around toilets, and at supply lines for moisture or corrosion. Know where the main water shut-off is so you can act fast in an emergency.

Dryer vent
Clean the clothes-dryer exhaust duct annually. Lint buildup is a common, preventable cause of house fires and also lengthens drying times.

Trees & vegetation
Trim branches and shrubs back from the roof and siding. Vegetation in contact with the house traps moisture, damages finishes, and provides a path for pests.

Roof & flashing
Visually check the roof after major storms for displaced or damaged shingles, and watch ceilings below for new stains. Address flashing and penetration leaks promptly.

Crawlspace & attic
Look in the attic and crawlspace seasonally for signs of leaks, pests, or compromised insulation and ventilation. Early discovery prevents costly hidden damage.

Glossary

Plain-language definitions of terms used in this report.

AFCI
Arc-Fault Circuit Interrupter - a breaker that detects dangerous arcing in wiring and shuts the circuit off to help prevent electrical fires.

GFCI
Ground-Fault Circuit Interrupter - a device that cuts power within milliseconds when current leaks to ground, protecting against shock near water.

Flashing
Thin sheet material installed to direct water away from joints and penetrations such as chimneys, valleys, and wall-to-roof intersections.

Grading
The slope of the soil around the home. Positive grading slopes away from the foundation so surface water drains off rather than toward the house.

Efflorescence
A white, powdery mineral deposit left on masonry as water passes through and evaporates - an indicator that moisture is or was present.

Weep hole
A small gap left in masonry veneer or window frames to let trapped water drain out and the wall cavity to breathe.

Soffit / Fascia
The soffit is the underside of a roof overhang; the fascia is the vertical board at the roof edge that often carries the gutter.

Vapor retarder
A material that slows the movement of moisture through walls, floors, or ceilings to limit condensation within building assemblies.

Double-tap
Two conductors landed under a single breaker terminal not rated for it - a connection that can loosen and overheat.

TPR valve
Temperature/Pressure Relief valve - a safety valve on a water heater that opens to relieve excessive temperature or pressure.

P-trap
The U-shaped section of drain pipe that holds water to block sewer gases from entering the living space.

Bonding
Connecting metal parts (pipes, equipment) together and to ground so they stay at the same electrical potential, reducing shock risk.

Ridge / Soffit vent
Paired intake (soffit) and exhaust (ridge) vents that let an attic breathe, controlling heat and moisture buildup.

Settlement
Downward movement of a structure as soils consolidate. Minor settlement is normal; ongoing or differential settlement can be a concern.