



Hunt Home Inspection, LLC
(314) 324-6237
www.jhunthomeinspections.com

Home Inspection Report

1438 Plaza Pl
Wentzville, MO 63385

Inspected By: John Hunt ASHI Certified #
266271

Prepared For: Vasilios Sahinidis
Inspected On Thu, Jun 11, 2026 at 9:00 AM

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General Summary Advisory:

(1). This report is the exclusive property of Hunt Home Inspections and our client. Hunt Home Inspection is not responsible for misinterpretation by 3rd parties. The report is not transferable. The inspection was performed according to InterNACHI Standards of Practice, which is available prior to the inspection and publicly available at www.InterNACHI.org/sop.

(2). An epoxy inspection of a crack in a poured concrete foundation would typically be needed for the following 7 reasons: (1) The crack is approximately 1/4 inch wide or larger, or (2) Large displacement between the side of a crack (when the side of the cracks are no longer on the same plane) is apparent, or (3) The shape of the crack indicates movement of the foundation, or (4) The location of the crack is in critical area (such as under a support beam), or (5) The crack runs along the foundation wall horizontally and shows a bulge in the plane of the wall, or (6) There is water penetration through the crack, (7) There are signs of prior water penetration through the crack, it has leaked in the past, and may leak again in the future.

(3). Indoor Air Quality Consultant: An air quality consultant measures air pollution and air quality at different sites and writes reports on the results. They use the results to determine if pollution levels will cause harm to human health or ecological habitats.

(4). "The City Inspector Passed It" - In some instances a contractor or builder may argue against an issue/defect I list in my report stating something along the lines of "The city inspector passed it" or "The city inspector didn't say anything". Here is a line from local code books that puts those types of comments to rest: Sec. 18-21. - Inspections. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter or of any other ordinances. Inspections presuming to give authority to violate or cancel the provisions of this chapter or any other ordinances shall not be valid.

(5). "Qualified Contractor" means any general contractor, licensed professional, qualified service provider, HVAC technician, structural engineer, plumbing contractor, electrical contractor, and any derivative thereof; hired to perform any repairs in relation to this inspection report. Moreover, if a service contractor is hired to perform services in relation to this report, the client should notify the service contractor that any other issues found while performing repairs should be communicated in the form of an amended estimate of repairs.

(6). "Knob and Tube Wiring" is not inherently dangerous. The dangers from this system arise from its age, improper modifications, and situations where building insulation envelops the wires. It has no ground wire and thus cannot service any three-pronged appliances. While it is considered obsolete, there is no code that requires its complete removal. It is treated differently in different jurisdictions. In some areas, it must be removed at all accessible locations, while others don't, but inspect it for safety reasons. It is not permitted in any new construction.

(7). Manufacturers of solid aluminum wiring may provide particular installation and connection instructions. This inspection did not verify the solid aluminum wiring was installed in accordance with the manufacturer's instructions and electrical safety requirements. Pre-1972 aluminum wire has documented problems known to cause circuit failures and fires. Some insurance companies may not insure residences with solid aluminum wiring.

Some insurance companies may have special conditions, requirements, and additional costs for insuring homes with solid aluminum wiring. The client is encouraged to investigate the concerns related to aluminum wiring and insurance for homes and buildings with solid aluminum wiring.

(8). Re-inspections are highly recommended when the inspector is hindered from visually inspecting or accessing an area. Re-inspections are highly recommended when repairs or replacements in regard to defects are recommended. Re-inspection services cost \$225.00. For a commercial quote please call the office at 314-324-6247.

(9). "Air Conditioning Refrigerant" labeled R22 has been banned due to its high ozone-depleting potential. R22 leaks are highly toxic and can damage the environment and people's health. The use of R22 freon in air conditioning units has been restricted & banned from being used in any new products.

(10). "Overcharged Electrical Circuits" an overloaded electrical circuit potentially occurs when a circuit is being used for more than it can handle. This can happen for a number of reasons, including: motor operated appliances not on dedicated circuits, not having enough outlets, loose or corroded wires, and use of multi-tap electrical adapters.

(11). "Potentially Uninsurable" A home can become uninsurable if it's deemed uninhabitable or if the repairs required to make it liveable (due to water and/or structural damage; fire, safety and/or health hazard or other peril).

Report Summary

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.

1. Defect(Take Action) means, something had a flaw or defect that prevents it from working properly. This item is a priority and needs to be addressed. Evaluations by other qualified tradesman may lead to the discovery of additional defects.

2. Safety Concern(Take Action) means, something that directly affects the safety and/or health of the occupants of the home. Evaluations by other qualified tradesman may lead to the discovery of additional defects.

3. Deferred Maintenance means, the item is in need of service maintenance or evaluation by a handyman. This issue typically does not require a licensed tradesman. Evaluations by other qualified tradesman may lead to the discovery of additional defects.

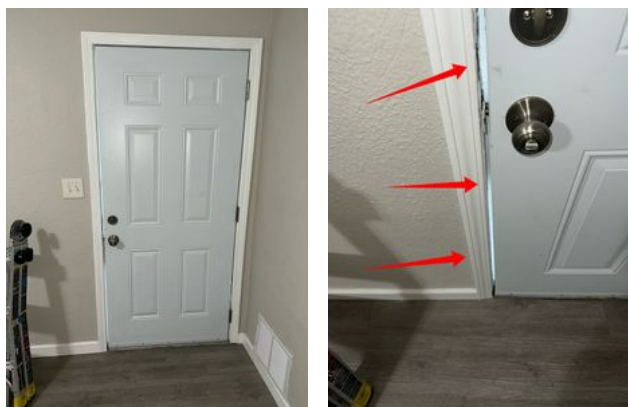
4. Information means, the issue is being brought to your attention to either consider upgrading or continue monitoring this situation for any further deterioration. Evaluations by other qualified tradesman may lead to the discovery of additional defects.

5. Recommend Upgrade means typically replacing an appliance, replacing a building system or replacing building materials that are outdated. The outdated items may work as original intended by the manufacturer. (2) Evaluations by other qualified tradesman may lead to the discovery of additional defects.

Defect(Take Action)

Exterior: 2.1 Doors:

We observed at the front door missing weatherstripping. Recommend repairs by a qualified contractor.



Exterior: 2.4 Porch, Fencing, Sheds, Decks and Exterior Stairway:

We observed wood columns do not have posts brackets and are in contact with wood. This may cause the wood to absorb water rapidly and deteriorate. Recommend repairs by a general contractor.



Exterior: 2.4 Porch, Fencing, Sheds, Decks and Exterior Stairway:

We observed at the side of the home the fencing is damaged. Recommend repairs by a qualified contractor.



Exterior: 2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls):

We observed this walkway and step is a trip hazard. Recommend repairs by a qualified contractor.



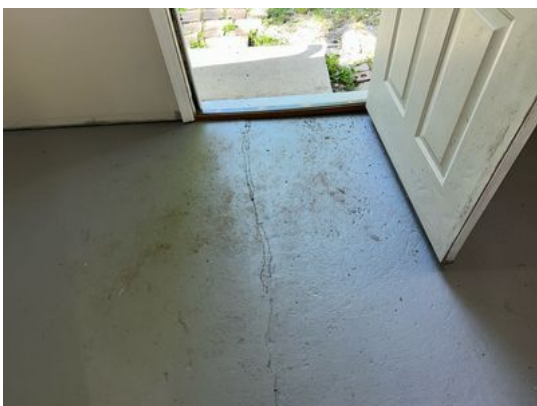
Interior: 4.0 Ceiling, Doors, Floors, and Walls:

We observed the bedroom door is installed improperly. Recommend repairs by a qualified contractor.



Interior: 4.0 Ceiling, Doors, Floors, and Walls:

We observed this area may allow water penetration. This may be due to no storm door. Recommend evaluation by a qualified contractor.



Interior: 4.0 Ceiling, Doors, Floors, and Walls:

We observed in the middle bedroom this closet door is jammed. Recommend repairs by a qualified contractor.



Interior: 4.0 Ceiling, Doors, Floors, and Walls:

We observed the bathroom door is improperly installed. Recommend repairs by a qualified contractor.



Electrical: 6.0 General Electrical System Conditions, Panels and Meters

We observed the electrical water heater electrical conduit is damaged. The unit may not be properly grounded. Recommend evaluation by an electrical contractor.



Electrical: 6.5 Grounding Electrical Conductors:

We observed the grounding electrical conductor is not properly secured. Recommend repairs by an electrical contractor.



Plumbing: 7.0 Plumbing Water Supply, Distribution System And Drain Fixtures:

We observed at the front of the home the water spigot is not properly secured. Recommend repairs by a plumbing contractor.



Plumbing: 7.0 Plumbing Water Supply, Distribution System And Drain Fixtures:

During our inspection of the hallway bathroom, we have observed that the mechanical stop, which allows the sink to be filled with water, is either missing or broken. This can lead to difficulties in using the sink and may result in water wastage.



Plumbing: 7.0 Plumbing Water Supply, Distribution System And Drain Fixtures:

We observed in the bathtub, the mechanical stop is not properly installed. This may hinder your ability to fill the tub. Recommend repairs by a plumbing contractor.



Plumbing: 7.1 Plumbing Drain, Waste And Vent Systems:

Based on our observation, we noticed that in the bathroom, there is a plastic flex plumbing drain. It is important to note that this type of drain may allow debris buildup and potentially lead to clogging issues. Recommend repairs by a plumbing contractor.



Heating/Central Air Conditioning: 8.3 Flues and Vents (for gas water heater or heat systems)

We observed the exhaust flue has prior signs of water penetration. Recommend evaluation by a qualified contractor.



Safety Concern(Take Action)

General Report

The subject property is in need of, or has recently undergone sufficient remodeling and/or renovation so as to warrant the issuing of building permits by the local municipality. This inspection does not warrant that these permits were issued, that the subject property was inspected by the local municipal authorities or that the tradesmen were properly licensed, insured or qualified to do the work. It is strongly recommended that the client, and their attorney, obtain copies of all building permits issued for this work, copies of all municipal building code authority approvals and copies of all contractor and/or sub-contractor invoices from the seller prior to closing. This documentation should include any and all license numbers and insurance certifications of contractors and subcontractors involved in the work and the closing documents should include all warranties for the work.

Electrical: 6.0 General Electrical System Conditions, Panels and Meters

During our inspection of the electrical panel, we have observed that the ledger, which labels each breaker, is not sufficiently done. It is important to have clear and accurate labeling for each breaker, indicating the corresponding appliance or device on the circuit. This helps in identifying and troubleshooting electrical issues, as well as ensuring the safe operation of the electrical system. Recommend repairs by an electrical contractor.



Plumbing: 7.3 Fuel Storage and Distribution Systems

We observed the building has a gas utility. Recommend a gas inspection by a qualified contractor.

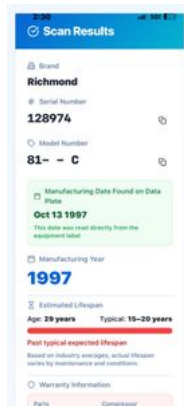


Deferred Maintenance

Plumbing: 7.6 Maintenance Schedule (water tank service maint. recommended)

Based on our observation, we noticed that the water tank is working as intended. However, there are no records etc., (maintenance stickers) indicating that the water heater has been receiving annual service maintenance. Recommend annual service maintenance be performed before closing by a plumbing contractor.

Water heater maintenance consists of flushing the unit, checking and changing the anode rod if needed, inspecting for rust or leaks, and testing the thermostat and valves. The flush is the most important step of water heater maintenance, and something you do not want to skip.



Heating/Central Air Conditioning: 8.5 Cooling and Air Handler Equipment

Based on our observation, we noticed that the AC system is working as intended. However, we did not find any records, etc., (maintenance stickers) indicating whether or not the unit has been receiving annual service maintenance as recommended by the manufacturer. To ensure the optimal performance and longevity of the AC system, we recommend scheduling annual service maintenance by a qualified HVAC technician; before finalizing the purchase of the real estate.





Heating/Central Air Conditioning: 8.6 Maintenance Schedule (HVAC service maint. recommended)

Our observations indicate that the furnace is functioning properly. However, we did not find any maintenance records or stickers to confirm whether the unit has been receiving the recommended annual service maintenance. Additionally, to ensure the home is equipped with the right size HVAC system, we recommend scheduling an annual service maintenance appointment with a qualified HVAC technician before finalizing the property purchase.





If you're reading this report but did not hire me, Hunt Home Inspections, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have need corrected or improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call me directly at (314) 324-6237 to discuss the report you're reading for this property so that we can arrange a re-inspection. Thank you!

Acceptable = I visually observed the item, component, or unit and if no other comments were made the unit appeared to be functioning as intended.

Not Inspected = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present = This item, component or unit is not installed in this home or building to the best of my knowledge.

“Service Maintenance Needed”, means at the time of the inspection the components are functional but needs annual cleaning, servicing, or maintenance.

“Repair or Replace means the item, components or unit is not functioning as intended, or needs further inspection by a qualified professional contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.”

“Recommend Upgrade” means the item, components or unit is outdated, has a manufacturer recall or not being maintained in accordance with the manufacturer’s recommendations

Commercial Building Inspector (ccpia.org)

Certified Master Building Inspector

Illinois Home Inspector

License# 450.012770

Expiration: 11/30/2026

203(k) Certified HUD Consultant

Certified Loss Control Consultant

Method Of Inspection:

Visually look at readily accessible systems and components safely, using normal operating controls, and accessing readily accessible panels and areas in accordance with the applicable Standards Of Practice

Type Of Inspection:

Residential Building (4-Units or Less)

Standards Of Practice:

(InterNachi) International Association of certified Home Inspectors

In Attendance:

Inspector Only

Type Of Building:

Single Family (1 story)

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Sunny

Approximate Age Of Building:

Over 50 years

Ground/Soil Surface Condition:

Dry

Utilities on and Operational:

Gas, Electric, Water

Rain In Last 3 days:

Yes

Recommended Annual Inspections:

Gas Inspection, Mold Inspection, Radon Testing, Sewer Lateral Inspection, Full Pest Inspection

Fire Extinguishers:

Not Present

General Report Comments

Comment 1

Safety Concern(Take Action)

The subject property is in need of, or has recently undergone sufficient remodeling and/or renovation so as to warrant the issuing of building permits by the local municipality. This inspection does not warrant that these permits were issued, that the subject property was inspected by the local municipal authorities or that the tradesmen were properly licensed, insured or qualified to do the work. It is strongly recommended that the client, and their attorney, obtain copies of all building permits issued for this work, copies of all municipal building code authority approvals and copies of all contractor and/or sub-contractor invoices from the seller prior to closing. This documentation should include any and all license numbers and insurance certifications of contractors and subcontractors involved in the work and the closing documents should include all warranties for the work.

Thermography, or thermal imaging, is a non-invasive, painless, and radiation-free method that employs infrared cameras to detect temperature variations across various surfaces. HHI assesses water intrusion in basements through a two-step verification process utilizing thermal imaging and a moisture meter, excluding concrete walls. In basements with unfinished concrete walls, signs of water penetration are typically identified by previous water stains, the active presence of moisture, or efflorescence. A standard wood moisture meter will not accurately measure moisture levels and a dedicated concrete meter is needed for reliable results. HHI does not use a dedicated concrete meter.

Specific prediction of future performance or the occurrence of isolated leaks is not possible. Service life of composite roofing shingles can range from 12 to 17 years depending on sun exposure, quality of shingles and other variables. We can't determine Insurability of the roof by homeowner insurance. Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, is slippery or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.

Method Of Inspection:

Walked Roof, Top of Ladder, Ground, Attic

Roof Style:

Gable

Drainage System Description:

Gutters and downspouts

Limitations:

None

Primary Roof-Covering Type:

Architectural Fiberglass Asphalt Shingles

Age of Roof (estimated):

0-5 Years

Skylights:

None

Roof Certification:

Highly Recommended

1.1 Roof Covering:

Acceptable

1.2 Flashing (head, cricket, apron, drip edge, etc.):

Acceptable

1.3 Skylights, Chimneys and Penetrations:

Acceptable

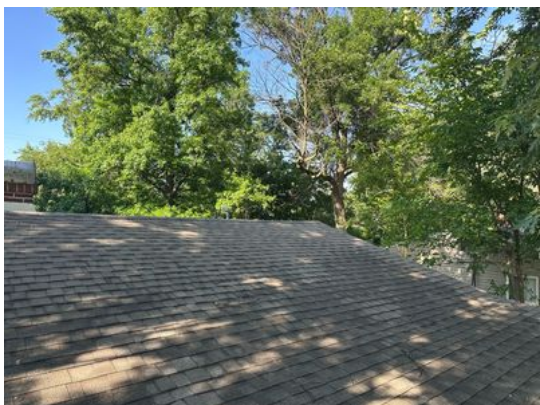
1.4 Roof Drainage System:

Acceptable

The roof inspection is a visual inspection per our inspection standards. Our best efforts were applied but it's possible that leaks could develop soon after this inspection or, possibly be present during the inspection and go undetected. Visible stains were evaluated as best as possible, as current or inactive. HHI will not be liable for future roof leaks when the visual inspection revealed no obvious defects. Determination of insurability of roof is not within the scope of our inspection.

Overview Of Roof Photos

Comment 2 Information





The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems.

Exterior Trim Material:

Vinyl

Exterior Material:

Vinyl Siding

Walking Surface Materials:

Concrete

Exterior Entry Doors:

Wood

Weep Vent/Weep Screed:

Not Present

2.0 Exterior Walls And Trim:

Acceptable

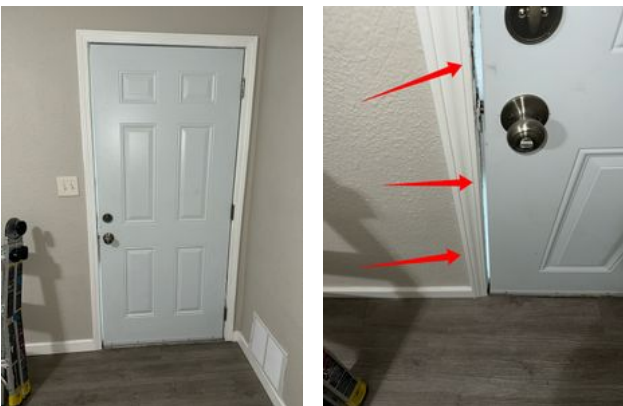
2.1 Doors:

Repair or Replace

Comment 3

Defect(Take Action)

We observed at the front door missing weatherstripping. Recommend repairs by a qualified contractor.



2.2 Windows:

Acceptable

2.3 Eaves, Soffits, & Fascia:

Acceptable

2.4 Porch, Fencing, Sheds, Decks and Exterior Stairway:

Repair or Replace

Comment 4

Defect(Take Action)

We observed wood columns do not have posts brackets and are in contact with wood. This may cause the wood to absorb water rapidly and deteriorate. Recommend repairs by a general contractor.



Comment 5

Defect(Take Action)

We observed at the side of the home the fencing is damaged. Recommend repairs by a qualified contractor.



2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls):

Repair or Replace

Comment 6

Defect(Take Action)

We observed this walkway and step is a trip hazard. Recommend repairs by a qualified contractor.



2.6 Exterior Limitations:

Not Inspected

Comment 7

Information

We observed at the rear of the home this shed. This is considered personal property and outside the scope of this inspection.



The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building. A representative sample of exterior components were inspected rather than every occurrence of components. When present, seasonal accessories, recreational facilities, outbuildings and fences are not inspected unless specifically agreed upon and documented in this report. A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions or environmental hazards.

Overview Of Exterior Photos

Comment 8 Information



If you notice condensation or cloudiness between two layers of thermal glass, you will know the window has a broken seal. Glass replacement will restore original thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Check the windows/doors carefully during your preclosing walk through. HHI will not be responsible for broken seals noticed after this inspection. Basements used for mechanical equipment only and not larger than 200 square feet need not have an emergency escape or rescue opening.

Walls and Ceilings:

Drywall

Flooring Covering Material:

Waterproof Laminate

Interior Doors:

Wood Hollow Core

Window Material:

Vinyl

Window Types:

Double Pane, Thermal Pane

Cabinets:

Solid Wood

Basement Egress (Recommend Evaluation By General Contractor)

Not Present

4.0 Ceiling, Doors, Floors, and Walls:

Repair or Replace

Comment 9

Defect(Take Action)

We observed the bedroom door is installed improperly. Recommend repairs by a qualified contractor.



Comment 10

Defect(Take Action)

We observed this area may allow water penetration. This may be due to no storm door. Recommend evaluation by a qualified contractor.



Comment 11

Defect(Take Action)

We observed in the middle bedroom this closet door is jammed. Recommend repairs by a qualified contractor.



Comment 12

Defect(Take Action)

We observed the bathroom door is improperly installed. Recommend repairs by a qualified contractor.



4.1 Windows and Skylights:

Acceptable

4.2 Cabinets, Countertops, and Closets:

Acceptable

4.3 Steps, Stairways, Balconies, and Railings:

Acceptable

4.4 Basement Area:

Not Present

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows should be inspected. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Furniture, area rugs, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, household appliances, screening, recreational facilities, paint, wallpaper, and other finish treatments are not inspected unless otherwise noted in this report. Recommend thorough review of interior areas during final walk-through inspection prior to closing.

Mold is sometimes discovered under basement carpets, behind baseboards, behind drywall and behind wallpaper on exterior walls, particularly in bathrooms, as well as at other locations. If you remove drywall, carpet, wallpaper or otherwise open-up areas, you may find mold. If you suspect or encounter a mold problem, contact an experienced environmental consultant for testing and advice on remediation options. A representative sample of the visible structural components were inspected. Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Foundation Configuration:

Slab

Foundation Materials:

Poured concrete footing

Columns or Piers:

Unable to Determine

Wall Structure:

Wood Framed, Masonry

Roof Structure:

2x6 Rafters, 2x4 Rafters

5.0 Exterior Wall Construction:

Acceptable

5.1 Foundation and Crawl spaces:

Not Inspected

5.2 Floor Structure:

Not Inspected

5.3 Columns and Piers:

Not Inspected

5.4 Roof and Attic Structure/Decking:

Acceptable

5.5 Basement Waterproofing/Dampproofed:

Not Present (Recommend Flood Insurance)

No one can predict if this basement/lower level/crawl space will ever leak and this inspection does not imply that this basement/lower level/crawl space will not leak in the future. Because most basement/lower level/crawl space water problems originate from surface drainage rather than ground water, maintaining gutters, downspouts and surface drainage is very important. Exterior water control is generally more effective than internal patching or sealing. Some basement/lower

level/crawl space leak occasionally and depending on soil conditions, this leakage sometimes leaves no evidence of stains, deposits or discoloration. Discuss any history of a damp or wet basement/ lower level/crawl space. Hunt Home Inspections will not be responsible for basement/lower level/crawl space water seepage/leakage that might occur in future.

This inspection included an operational check of randomly sampled accessible receptacles and switches. Those that were checked were found acceptable unless otherwise noted in this report. Outlets behind heavy furniture or otherwise inaccessible were not checked. Two prong outlets were not tested. We do not confirm operation of every light fixture in home or basement.

Service Panel Manufacturer:

Square D

Estimated Service Amperage:

200 amps

Type of Service:

Overhead

Service Panel Type:

Circuit Breaker Panel

Number Of Distribution panels:

Not Located

Wiring Method:

Nonmetallic sheath cable (NM)

Ground Fault Circuit Breaker (Installation Recommended):

No

Arc Fault Circuit Breaker (Installation Recommended):

No

Smoke Detectors

Present

Carbon Monoxide Detectors

Present

Electric Vehicle Charger/Capable Space/Ready:

Not Present

Surge Protection: (Recommend Installation By An Electrician)

Not Present

Terminal Safety Shields: Recommend Installation By An Electrician)

Not Present

Overcharged Electrical Circuits:

Not Inspected(Recommend an annual inspection by a licensed electrical contractor)

4-Prong Dryer Outlet:

Not Present (Recommend Upgrading to 4 Prong outlet)

6.0 General Electrical System Conditions, Panels and Meters

Repair or Replace

Comment 13

Safety Concern(Take Action)

During our inspection of the electrical panel, we have observed that the ledger, which labels each breaker, is not sufficiently done. It is important to have clear and accurate labeling for each breaker, indicating the corresponding appliance or device on the circuit. This helps in identifying and troubleshooting electrical issues, as well as ensuring the safe operation of the electrical system. Recommend repairs by an electrical contractor.



Comment 14

Defect(Take Action)

We observed the electrical water heater electrical conduit is damaged. The unit may not be properly grounded. Recommend evaluation by an electrical contractor.



6.1 Service Drop, Drip Loop, Splice and Attachment

Acceptable

6.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Acceptable

6.3 Connected Devices (Ceiling Fan, Lighting Fixture, Switches, and Receptacles)

Acceptable

6.4 AFCI/GFCI Combination Breakers

Recommend Upgrade

**Comment 15
Information**

We observed no AFCI/GFCI combination breakers in the panel. Recommend upgrading the entire panel with AFCI/GFCI combination breakers by an electrical contractor.



6.5 Grounding Electrical Conductors:

Repair or Replace

Comment 16

Defect(Take Action)

We observed the grounding electrical conductor is not properly secured. Recommend repairs by an electrical contractor.



6.6 Smoke/Carbon Monoxide Detectors:

Acceptable

Load calculation are not performed to determine service capacity adequacy. The inspection does not involve any electrical stress tests on the system to determine if a breaker trips properly. Labeling of electric circuit locations on electrical panel are not checked for accuracy. Electrical components concealed behind finished surfaces are not visible to be inspected. Determination of the type of branch circuit wiring used in this home was made by inspection of the electric panels only. Inspection of the wiring in or at the receptacles, switches, fixtures, junction boxes, walls, ceiling, floors, etc., is beyond the scope of a home inspection and were not inspected. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Overview Of Electrical Photos

Comment 17

Information





We recommend all sewer lines in place 40 years or more be scanned before closing because finding and correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information.

Water Heater Manufacturer:

Richmond

Water Tank Estimated Date Of Manufacture:

1997

Water Heater Fuel:

Electric

Water Heater Capacity:

40 gal

Water Meter:

Not Present

Water Line Bonding(Recommend Installation):

Not Present

Water Pressure Regulator:

Not Present

Water Pressure (PSI):

Unable to Determine

Location of Water Shutoff:

At Meter

Plumbing Waste Material:

PVC

Plumbing Water Distribution:

PEX(Not Insulated), Copper(Not Insulated)

Drain Waste(Washing Machine) And Vent Materials:

PVC, Cast Iron

Sump Pump Backup Battery(Recommend Installation By An Electrician)

None

Shower Doors:

None

Dryer Gas Line:

Present

Basement Floor Drain:

Not Located

Yello Jacket Corrugated Steel (CSST) Bonding:

Not Present

Water Lines Labeled (Blue Markings):

Not Present

Gas Lines Labeled (Yellow Markings):

Not Present

7.0 Plumbing Water Supply, Distribution System And Drain Fixtures:

Repair or Replace

Comment 18

Defect(Take Action)

We observed at the front of the home the water spigot is not properly secured. Recommend repairs by a plumbing contractor.



Comment 19

Defect(Take Action)

During our inspection of the hallway bathroom, we have observed that the mechanical stop, which allows the sink to be filled with water, is either missing or broken. This can lead to difficulties in using the sink and may result in water wastage.



Comment 20

Defect(Take Action)

We observed in the bathtub, the mechanical stop is not properly installed. This may hinder your ability to fill the tub. Recommend repairs by a plumbing contractor.



7.1 Plumbing Drain, Waste And Vent Systems:

Repair or Replace

Comment 21

Defect(Take Action)

Based on our observation, we noticed that in the bathroom, there is a plastic flex plumbing drain. It is important to note that this type of drain may allow debris buildup and potentially lead to clogging issues. Recommend repairs by a plumbing contractor.



7.2 Whirlpools, Hot Tubs, Sump Pumps And Sewage Ejectors

Not Present

7.3 Fuel Storage and Distribution Systems

Service Maintenance Needed

Comment 22

Safety Concern(Take Action)

We observed the building has a gas utility. Recommend a gas inspection by a qualified contractor.



7.4 Main Water Shut Off (Describe Location)

Not Inspected

7.5 Main Fuel Shut Off (Describe Location)

Not Inspected

7.6 Maintenance Schedule (water tank service maint. recommended)

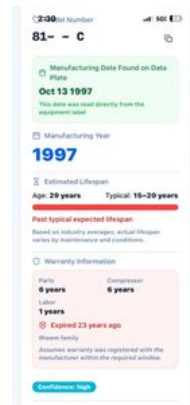
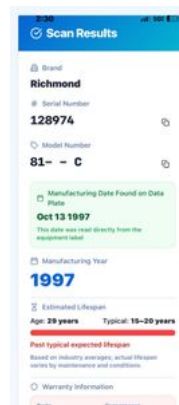
Service Maintenance Needed

Comment 23

Deferred Maintenance

Based on our observation, we noticed that the water tank is working as intended. However, there are no records etc., (maintenance stickers) indicating that the water heater has been receiving annual service maintenance. Recommend annual service maintenance be performed before closing by a plumbing contractor.

Water heater maintenance consists of flushing the unit, checking and changing the anode rod if needed, inspecting for rust or leaks, and testing the thermostat and valves. The flush is the most important step of water heater maintenance, and something you do not want to skip.



Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report. The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Overflow backup is not tested due to the possibility of damage from water leakage. This is necessary due to the fact that that aged gaskets may fail and leak.

Overview Of Plumbing Photos

Comment 24 Information





Heat System Brand:

Carrier

Date Of Manufacturer (estimated):

2016

Location Of Thermostat:

Hallway

Number Of Heating Systems:

One

Type of Heat:

Gas fired forced air furnace

Energy Source:

Gas

Furnace Efficiency:

Standard

Type Of Fireplace:

None

Central Air Brand/AC Compressor:

Carrier

Date Of AC Manufacturer (estimated):

2004

Number Of AC Units:

One

Cooling Equipment Type:

Air conditioning unit(split system)

Refrigerant:

Puron R410A

Filter Type:

Disposable

Filter Size:

16x20

8.0 Heating Equipment

Acceptable

8.1 Normal Operating Controls

Acceptable

8.2 Distribution Systems (including ductwork insulation, air filters, registers)

Acceptable

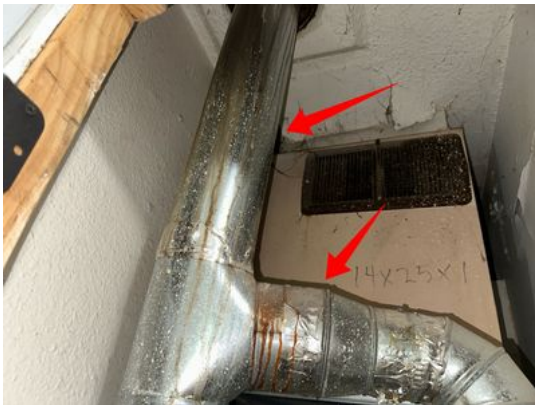
8.3 Flues and Vents (for gas water heater or heat systems)

Repair or Replace

Comment 25

Defect(Take Action)

We observed the exhaust flue has prior signs of water penetration. Recommend evaluation by a qualified contractor.



8.4 Additional Heating Devices (fireplace, wood stoves)

Not Present

8.5 Cooling and Air Handler Equipment

Service Maintenance Needed

Comment 26

Deferred Maintenance

Based on our observation, we noticed that the AC system is working as intended. However, we did not find any records, etc., (maintenance stickers) indicating whether or not the unit has been receiving annual service maintenance as recommended by the manufacturer. To ensure the optimal performance and longevity of the AC system, we recommend scheduling annual service maintenance by a qualified HVAC technician; before finalizing the purchase of the real estate.



8.6 Maintenance Schedule (HVAC service maint. recommended)

Service Maintenance Needed

Comment 27
Deferred Maintenance

Our observations indicate that the furnace is functioning properly. However, we did not find any maintenance records or stickers to confirm whether the unit has been receiving the recommended annual service maintenance. Additionally, to ensure the home is equipped with the right size HVAC system, we recommend scheduling an annual service maintenance appointment with a qualified HVAC technician before finalizing the property purchase.



The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity, balanced distribution or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Overview Of Heating/Central Air Conditioning

Comment 28 Information



Kitchen And Built-In Appliances

As a courtesy, Hunt Home Inspections, verifies that kitchen appliances (except trash compactors, refrigerators, portable microwaves and any other items excluded by our inspection standards) respond to basic controls. Temperature calibration, timers, latches, and other accessories are beyond the scope of this inspection are not tested/inspected. Dishwashers are checked that they respond to the controls but are not run or monitored through an entire cycle. Conditions at rear of refrigerator are typically not visible and ice maker/water connections are generally not viewed/visible. Ice and water dispensers are not tested.

Range/ Oven Brand:

GE

Range Hood:

None

Microwave:

Vissani

Cabinets:

Wood

Countertop Type:

Laminate

Garbage Disposal Brand:

None

Cooktop:

None

Dishwasher Brand:

Electrolux

Refrigerator:

General Electric

Built-in Oven:

Not Built-In

Washing Machine:

None

Dryer:

None

9.0 Range Hood

Not Present

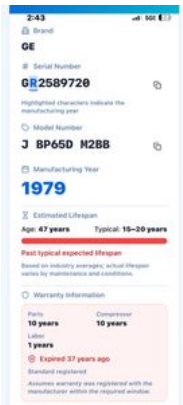
9.1 Garbage Disposal

Not Present

9.2 Range

Acceptable

**Comment 29
Information**



9.3 Cooktop

Not Present

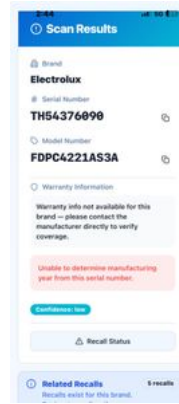
9.4 Built-in Ovens

Not Present

9.5 Dishwasher

Acceptable

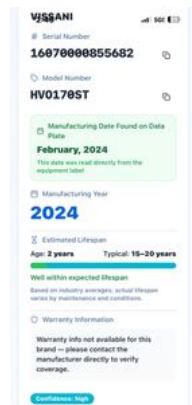
**Comment 30
Information**



9.6 Built-in Microwave

Acceptable

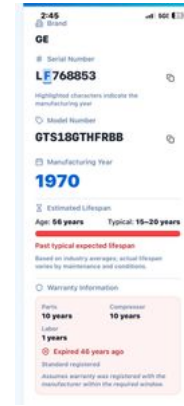
**Comment 31
Information**



9.7 Refrigerators

Acceptable

Comment 32
Information



9.8 Washing Machine

Not Present

9.9 Dryer

Not Present

Appliances are checked for general functionality by turning them on for a short period of time using basic operating modes. Thermostats, timers, clocks, self-cleaning features and other specialized functions are not tested during this inspection. Appliances are not inspected for cosmetic flaws, performance or the ability/accuracy of heating, cooling, etc. They are not inspected to ascertain whether the proper racks and/or accessories are present or in working order. Laundry appliances (and other portable appliances) are not moved and are outside the scope of this inspection; any comments are included for information purposes only. Water supply valves are not operated for liability reasons. It is further recommended that appliances be operated once again during the final walk through inspection prior to closing. Finally, product recalls and consumer product safety alerts occur almost daily. To best address your specific concerns, visit www.cpsc.gov or www.recalls.gov. Items, brand names, and model numbers will be required for proper identification. All appliances with a motor should be on a dedicated circuit in the electrical panel.

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

Attic Access:

Hallway

Attic Insulation:

Blown, Batt, R-15

Ventilation:

Passive, Roof Vents

Exhaust Fans:

Fan only

Dryer Power Source:

110/220

Dryer Vent:

Metal

Thermostatic Attic Fan:

None

10.0 Insulation/Access In Attic

Recommend Upgrade

Comment 33
Information

We observed the attic does not have a sufficient amount of insulation. In addition, the insulation in place is compacted. Recommend upgrading by a qualified contractor.



10.1 Insulation Under Floor System

Not Present

10.2 Vapor Retarders (in unfinished Spaces)

Not Present

10.3 Balanced Attic Ventilation

Not Present

10.4 Venting Systems To Exterior (Bathrooms)

Not Present

10.5 Venting System To Exterior (Kitchen)

Not Present

10.6 Venting System To Exterior (Laundry)

Acceptable

10.7 Ventilation Fans And Thermostatic Controls in Attic

Not Present

10.8 Attic Baffle Vents

Not Present

Overview Of Insulation/Ventilation Photos

**Comment 34
Information**





Repair Quotes

REPAIR QUOTES

Comment 35

Information

To get a cost breakdown on repairing any defects found, we've partnered with TheQwikFix. They turn any home inspection report into a competitive repair quote in under 24 hours! Simply upload this inspection report using the link below to receive an accurate, itemized quote that you can use to negotiate repair credits or hire contractors directly through their platform. Hunt Home Inspections customers get \$30 off repair quotes by using the link below.

<https://theqwikfix.com/partner-program/hunt>

\$20 Coupon Code: PHH92025

For condominiums with common areas: Common Areas (eg, walls, foundation, roof, garage, laundry, etc) shared by more than one unit, common mechanical systems (e.g water heater, plumbing, etc) used by more than one unit and areas typically under the jurisdiction of the Homeowners Association (e.g., exterior grounds, exterior structure, and exterior systems are outside the scope of the inspection.