



HOME BOSS INSPECTION

251-230-9595

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<https://www.HomeBossInspection.com>



HOME BOSS PROPERTY REPORT COPY

21573 Co Rd 68 N
Robertsdale, AL 36567

Teri Clardy

06/21/2025



Inspector

Riaan du Plessis

AL HI-4392, FL HI-13637 Owner HOME
BOSS, InterNACHI Certified MASTER
Inspector

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Agent

Ba Porterfield
World Impact Real Estate

TABLE OF CONTENTS

1: Inspection Details	5
2: Exterior	6
3: Detached Structure	18
4: Garage/Carport	23
5: Roof	26
6: Attic	36
7: Kitchen	42
8: Laundry Room	47
9: Bathroom- Master	49
10: Bathroom- Hall	52
11: Bathroom- Half	54
12: Bedroom -Master	55
13: Bedroom -1	57
14: Bedroom -2	58
15: Bedroom -3	59
16: Dining Room	60
17: Living Room	60
18: Interior	61
19: Plumbing/Gas	63
20: Water Heater	66
21: Exterior A/C	68
22: Furnace	70
23: Electrical	73
24: Life Expectancy Chart	78
25: Not Inspected	79



All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision.

Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Alabama Standards of Practice & Code of Ethics

InterNACHI Home Inspection Standards of Practice

SUMMARY

23

MAINTENANCE/MONITOR/M
INOR DEFECT

27

GENERAL REPAIR/DEFECTS

2

SAFETY HAZARDS



The summary page should not be considered the entire report. At Home Boss Inspection, we recommend our clients view and read the report in its entirety to fully grasp and understand our findings and recommendations. We thank you for selecting and trusting Home Boss Inspection as part of your home purchasing/ selling journey.

- 🔧 2.3.1 Exterior - Vegetation/Grading/Retaining Wall: Flowerbeds/Foundation
- ⊖ 2.4.1 Exterior - Siding/Cladding: Hardie Board/Fiber cement - Defect(s)
- 🔧 2.4.2 Exterior - Siding/Cladding: Brick veneer/grade- General Comment
- ⊖ 2.5.1 Exterior - Trim /Fascia/Soffit: Trim - Defects
- ⊖ 2.5.2 Exterior - Trim /Fascia/Soffit: Fascia - Defects
- 🔧 2.6.1 Exterior - Doors & Windows/Caulking: Caulk - Missing/Deteriorated
- 🔧 2.6.2 Exterior - Doors & Windows/Caulking: Door - Weatherstripping
- ⊖ 2.6.3 Exterior - Doors & Windows/Caulking: Door(s)/Framing - Damage
- 🔧 2.6.4 Exterior - Doors & Windows/Caulking: Storm protection- missing covers
- ⊖ 3.1.1 Detached Structure - General Photos: Pipe/exposed
- ⊖ 3.2.1 Detached Structure - Floor/Wall/Ceiling: Undermining
- ⊖ 3.2.2 Detached Structure - Floor/Wall/Ceiling: Dents/ damage
- ⊖ 3.3.1 Detached Structure - Doors/Windows: Rollup door- water intrusion
- 🔧 4.3.1 Garage/Carport - Doors/Windows: Weatherstripping- damaged/missing
- ⊖ 4.3.2 Garage/Carport - Doors/Windows: Evidence of water intruding
- ⊖ 5.2.1 Roof - Coverings/Flashing: Roof-Entry Point/s
- ⊖ 5.2.2 Roof - Coverings/Flashing: Metal roof-screws -missing/Unsecured
- ⊖ 5.2.3 Roof - Coverings/Flashing: Drip edge- lacking screws

- 🔧 5.5.2 Roof - Gutter/Downspout System: Gutter-debris
- ⊖ 6.3.1 Attic - Ductwork: Ductwork-located across beams/Rafters
- ⊖ 6.3.2 Attic - Ductwork: Open vent
- ⊖ 6.4.1 Attic - Insulation: Pest - Evidence
- 🔧 7.4.1 Kitchen - Cabinetry/Countertops: Countertop-Caulk.
- 🔧 7.7.1 Kitchen - Appliances: Dishwasher - Lack of High Loop
- 🔧 7.7.2 Kitchen - Appliances: Microwave surface light/s inoperable
- ⚠️ 7.7.3 Kitchen - Appliances: Range: Anti-tip: Missing
- ⊖ 7.7.4 Kitchen - Appliances: Range Burner/s -Inoperable
- ⊖ 8.4.1 Laundry Room - Appliances: Dryer vent- close to grade
- ⊖ 8.6.1 Laundry Room - Electrical: Outlets GFCI protected
- ⊖ 9.6.1 Bathroom- Master - Drain/Pipe/Drainage & Flow: Sink - Poor/Marginal Drainage
- 🔧 9.9.1 Bathroom- Master - Caulking: Caulking- Additional Required
- 🔧 10.9.1 Bathroom- Hall - Caulking: Caulking- Additional Required
- ⊖ 11.2.1 Bathroom- Half - Floors/Walls/Ceiling: Flooring- cracked/damaged
- 🔧 11.9.1 Bathroom- Half - Caulking: Caulking- Additional Required
- 🔧 12.3.1 Bedroom -Master - Doors /Windows: Door- does not stay open
- ⊖ 13.4.1 Bedroom -1 - Electrical : Ceiling fans/-Inoperable
- 🔧 14.3.1 Bedroom -2 - Doors /Windows: Door -Does not close/latch
- ⊖ 18.1.1 Interior - Fireplace: Fireplace-Inoperable
- 🔧 19.1.1 Plumbing/Gas - Water Shut-Off : Water shutoff-Cover-missing/damaged
- 🔧 19.2.1 Plumbing/Gas - Plumbing- Exterior: Faucet-No anti- siphon
- ⚠️ 19.5.1 Plumbing/Gas - Gas Service: Gas supply- close proximity /Home
- 🔧 20.1.1 Water Heater - Water Heater: Expansion tank
- 🔧 21.1.1 Exterior A/C - Exterior A/C- Cooling: Insulation - Missing/Damaged/Deteriorated
- 🔧 21.1.2 Exterior A/C - Exterior A/C- Cooling: Tie downs/Strapping
- ⊖ 23.1.1 Electrical - Service Entrance, Wiring & Panels: Panel-Oxidant paste- missing
- 🔧 23.1.2 Electrical - Service Entrance, Wiring & Panels: Panel -Pest activity
- ⊖ 23.1.3 Electrical - Service Entrance, Wiring & Panels: Overhead wires- branches contact
- ⊖ 23.2.1 Electrical - Electrical Panel/Inteior: Oxidant Paste- Missing
- 🔧 23.3.1 Electrical - Misc. Electrical: Light/s -Inoperable-Exterior/Interior
- ⊖ 23.3.2 Electrical - Misc. Electrical: Outlet-GFCI - reset-Exterior
- ⊖ 23.3.3 Electrical - Misc. Electrical: Conduit- Compromised.

1: INSPECTION DETAILS

General: State of Occupancy

Vacant

General: Weather Conditions

Sunny

General: In Attendance

Home Boss Inspector

General: Approximate Year Built

2025



The year built is based off of data located online and therefore, Home Boss Inspection is unable to verify its authenticity.

General: Category description

These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the client of the current condition of the property and structure. Furthermore, categories are based on our professional expertise and opinion at the time of the inspection. Photos should not be expected to be all encompassing.

Maintenance/Monitor/Minor Repairs = The item, component, or system while perhaps is functioning as intended may be in need of minor repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies/General Repairs = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or licensed contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention and/or Major Repairs = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **licensed contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Upon reading the report in its entirety. Home Boss will be available to answer, address or explain ANY questions or concerns that you may have concerning the report.

- Assume items inspected to be satisfactory unless otherwise noted in the report below.

General: Structural Orientation

For the sake of this report, directional references are made as if one were standing at the front , facing the home.

2: EXTERIOR

Information

Walkways/Driveways: Walkway Condition

Satisfactory

Walkways/Driveways: Driveway Condition

Satisfactory

Porch/Patio: Porch Condition

Satisfactory

Porch/Patio: Patio Condition

Satisfactory

Vegetation/Grading/Retaining Wall: Vegetation Condition

Satisfactory

Vegetation/Grading/Retaining Wall: Grading Condition

Satisfactory

**Vegetation/Grading/Retaining
Wall: Retaining Wall Condition**
N/A

Siding/Cladding: Material
Siding
Brick Veneer, Fiber-cement

Siding/Cladding: Condition
Satisfactory

**Trim /Fascia/Soffit: Trim
Condition**
Marginal

**Trim /Fascia/Soffit: Fascia
Condition**
Marginal

**Trim /Fascia/Soffit: Soffit
Condition**
Satisfactory

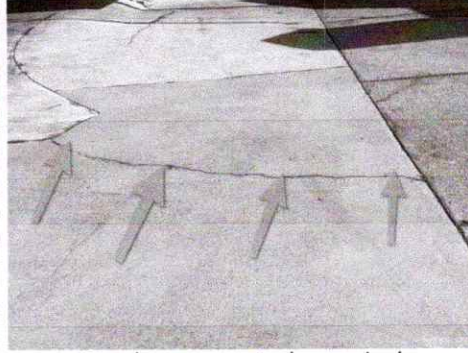
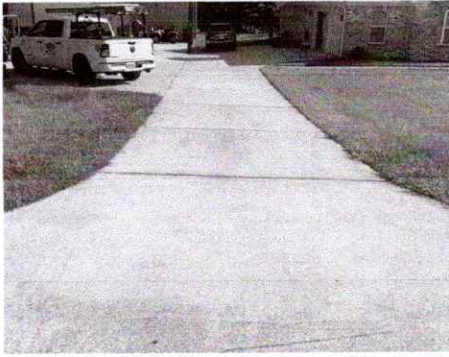
**Doors & Windows/Caulking: Door
Condition**
Marginal

**Doors & Windows/Caulking:
Window Condition**
Satisfactory

**Doors & Windows/Caulking:
Caulking Condition**
Marginal

Foundation: Foundation Type
Slab

Walkways/Driveways: General Photos



Cracks appear to be typical

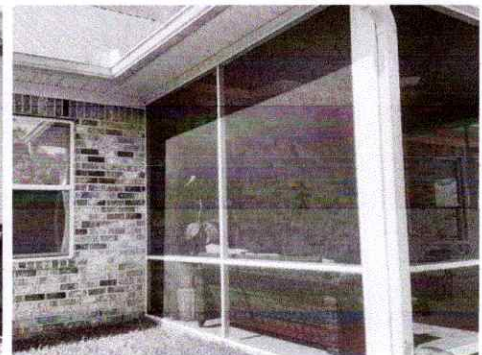
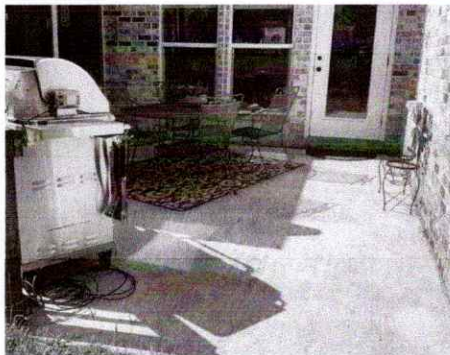


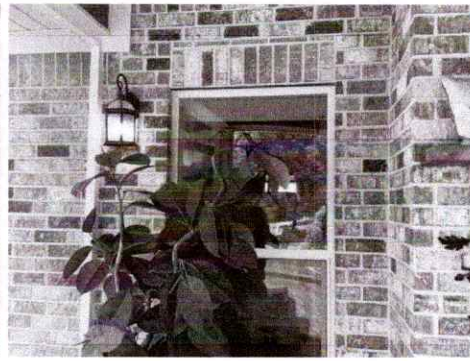
Walkways/Driveways: Exterior surfaces: Typical Cracks



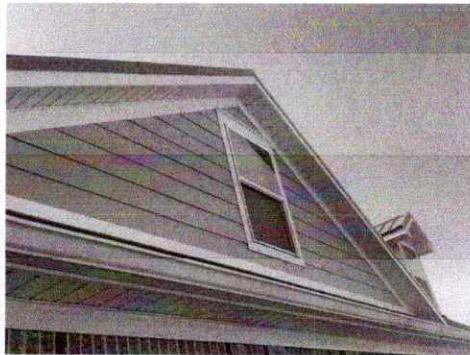
Cracks in concrete and/or asphalt are a common occurrence and mostly regarded as "typical" cracking. Home Boss Inspection will only make elaborating comments relating to cracks should additional observations such as heaving, trip hazards, significant settling, poor drainage, etc be presented/noted on any exterior concrete/asphalt surfaces. This comment represents all exterior surfaces.

Porch/Patio: General Photos





Siding/Cladding: General Photos

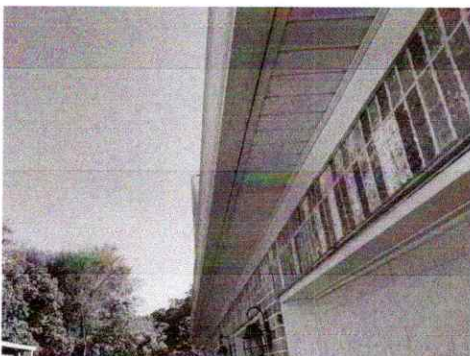


Siding/Cladding: Wall Penetrations



Ensure all of the wall penetrations such as plumbing, gas, hvac, and wiring are properly sealed. This prevents moisture intrusion and will also increase the thermal envelope of the home.

Trim /Fascia/Soffit: General Photos



Doors & Windows/Caulking: General Photos



Foundation: Condition

Satisfactory



Visible portions of the concrete slab-on-grade foundation were inspected for damage and deficient conditions (cracks, displacement, deterioration/moisture intrusion etc.). Majority of slab was not directly visible due to floor and exterior wall coverings. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Limitations

Doors & Windows/Caulking

DECORATIVE SHUTTERS



Home Boss Inspection does not include decorative shutters as part of the inspection process.

Recommendations

2.3.1

Vegetation/Grading/Retaining
Wall

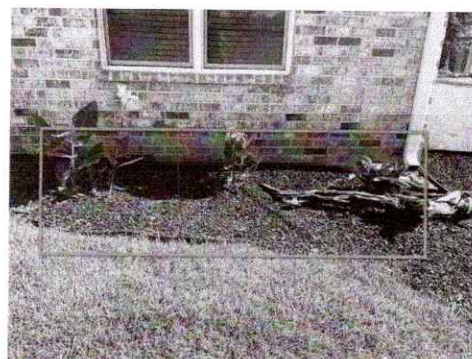


Maintenance/Monitor/Minor Defect

FLOWERBEDS/FOUNDATION

EXTERIOR OF HOME

- Flower bed was observed at or near the foundation perimeter. Flower beds can cause a damming effect and hold water next to the structure which in turn can lead to potential foundation issues. Positive drainage should always be maintained even in flower bed locations. It is recommended to monitor and address if issues are identified.



2.4.1 Siding/Cladding

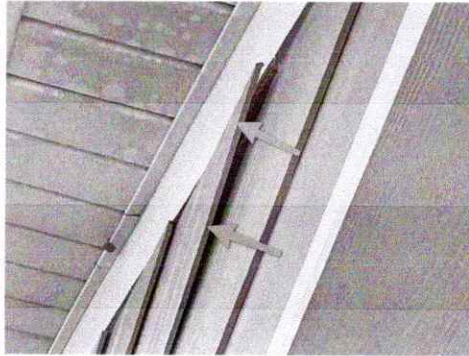
HARDIE BOARD/FIBER CEMENT - DEFECT(S)

EXTERIOR OF HOME



General Repair/Defects

- **Hardie Board/Fiber cement siding, was damaged/cracked, buckled, and/or wavy in referenced location(s). This could be due to improper installation of the hardie board. Recommend further evaluation and repair as needed by a licensed contractor.**



Unsecured

2.4.2 Siding/Cladding

BRICK VENEER/GRADE- GENERAL COMMENT

EXTERIOR PERIMETER OF THE HOME



Maintenance/Monitor/Minor Defect

The brick veneer siding has been installed in close proximity to the finished grade, and the foundation wall is not visible. Additionally, weep holes were noted to be near or at grade level, which may limit proper drainage and increase the potential for moisture intrusion or pest entry. While this condition may reflect the original construction practices from approximately 10 years ago, it is noted here for informational purposes and ongoing monitoring is recommended.



Weep holes close to grade

2.5.1 Trim /Fascia/Soffit

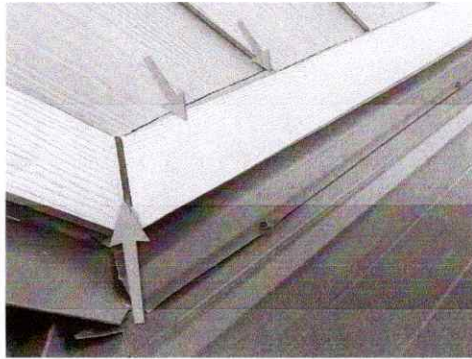
TRIM - DEFECTS

EXTERIOR OF HOME



General Repair/Defects

- One or more of the following defects were located on exterior trim : wood rot/damage, unsecured, missing and improper installation. This can allow water & pest intrusion, and damage to the underlying structure. Recommend repairing as needed by a licensed contractor.



Separation/unsecured- Front of home

2.5.2 Trim /Fascia/Soffit

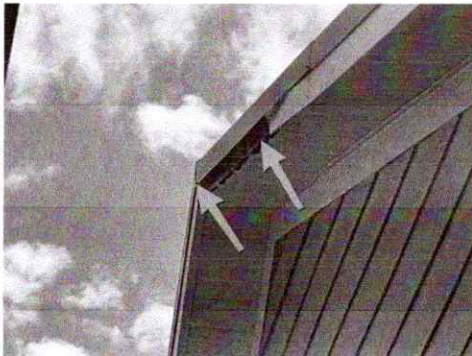
FASCIA - DEFECTS

EXTERIOR OF HOME



General Repair/Defects

- One or more of the following defects were located on fascia board/covering: wood rot/damage, unsecured, missing, holes/compromised and improper installation. This can allow water & pest intrusion, and damage to the underlying structure. Recommend repairing as needed by a licensed contractor.



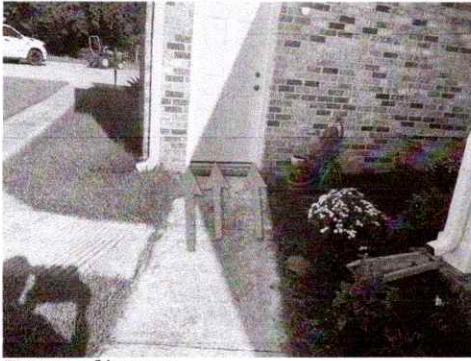
Fascia board covering missing

2.6.1 Doors & Windows/Caulking

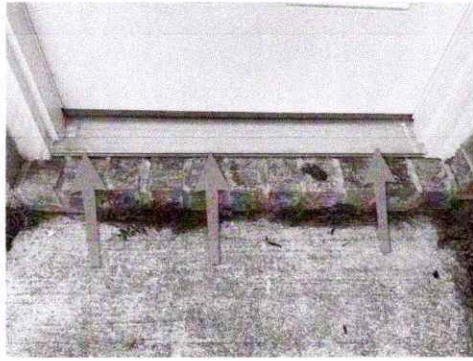
CAULK - MISSING/DETERIORATED

Maintenance/Monitor/Minor Defect

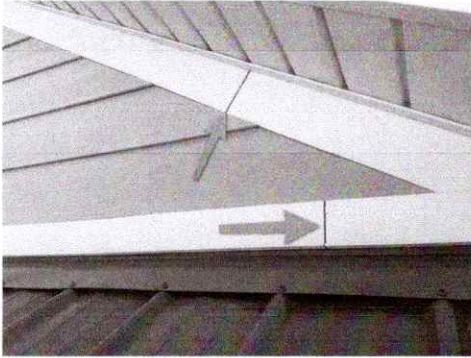
- Exterior siding and penetrations, such as doors/windows in referenced areas has missing or deteriorated caulk. Adding or replacing a fresh bead of exterior rated sealant will prevent pest/water intrusion and increase the thermal efficiency of the home. Recommend repair.



Front of home



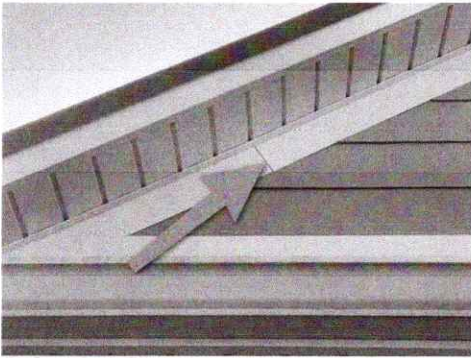
Left side of home



Left side of home



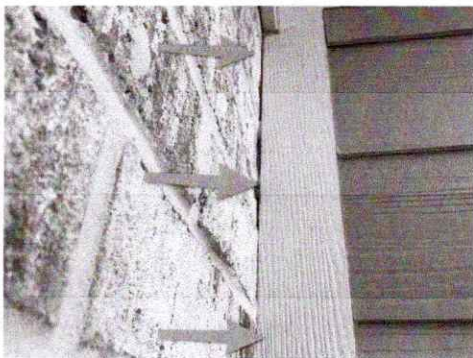
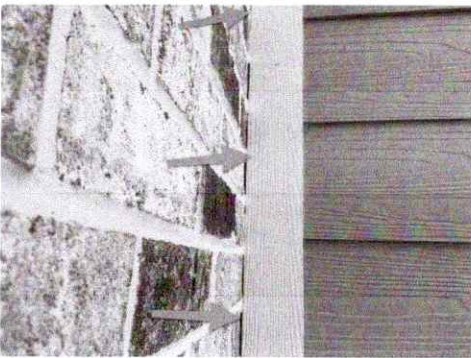
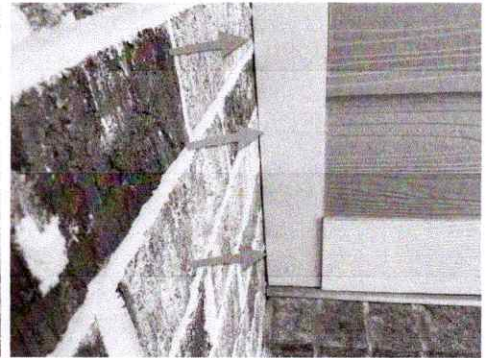
Left side of home



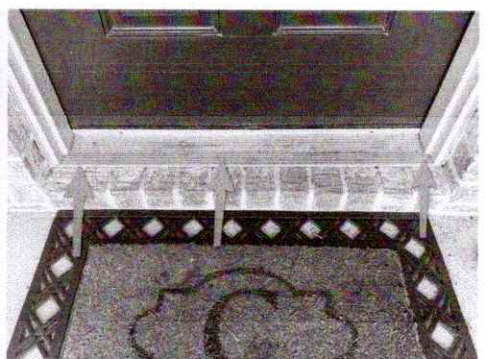
Left side of home



Front of home



Front of home





Front of home



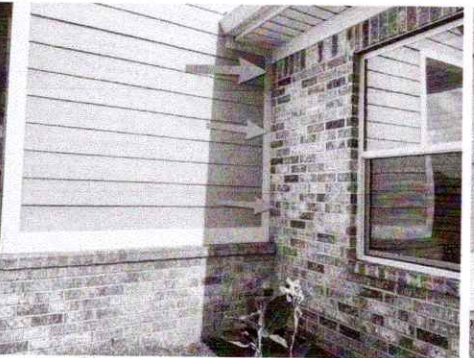
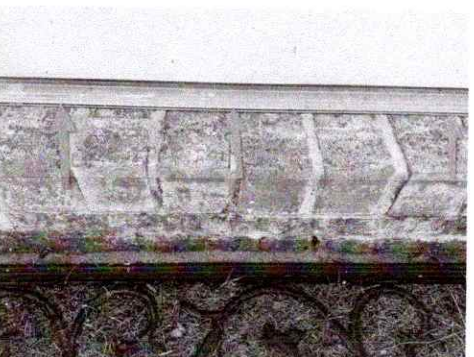
Left side of home



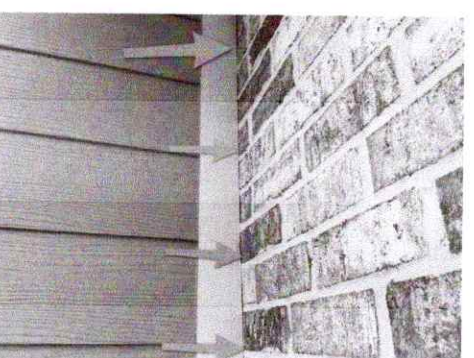
Rear of home



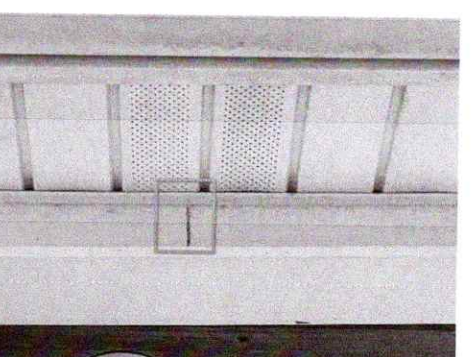
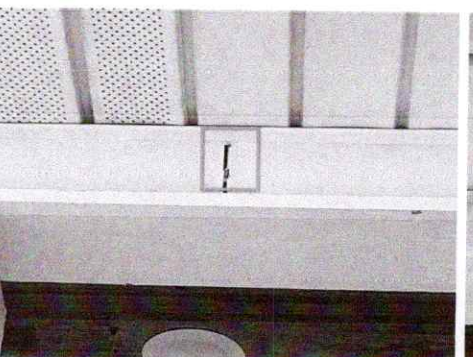
Rear of home



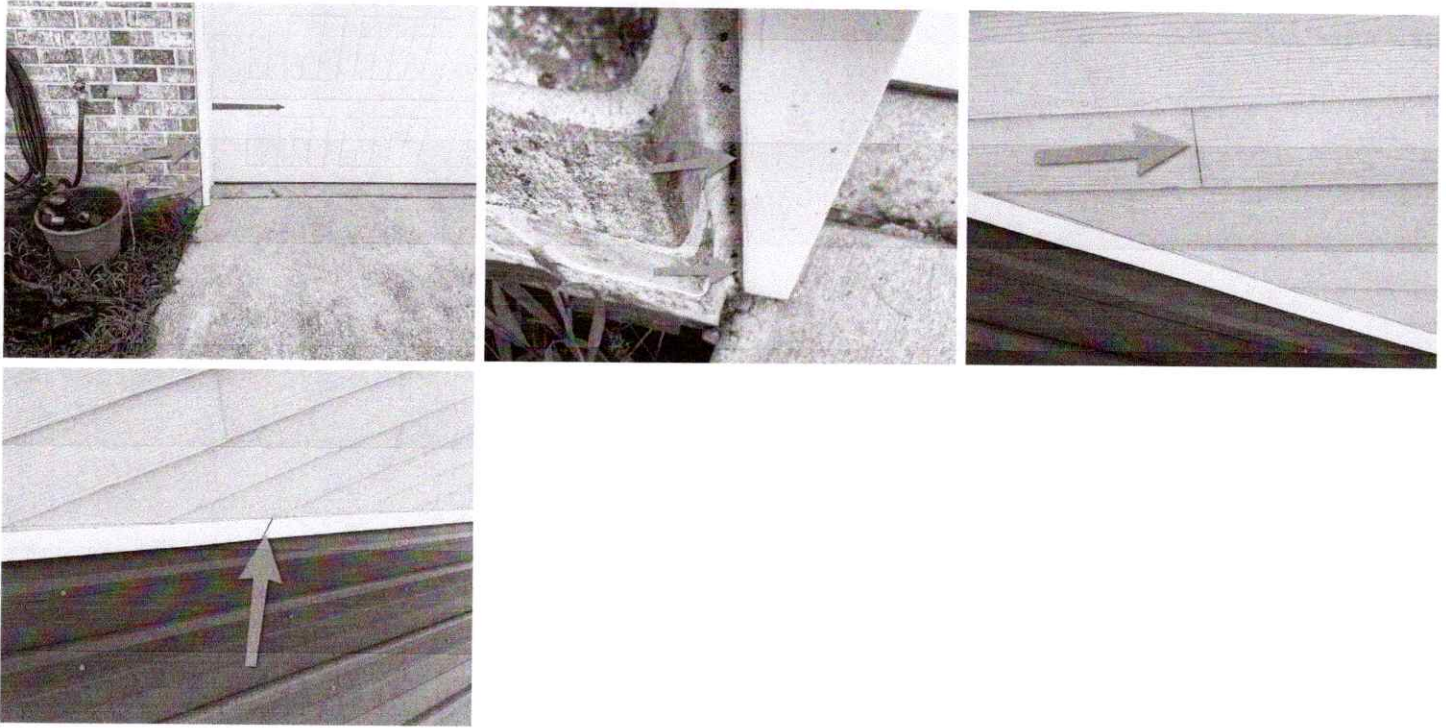
Front of home



Front of home



Front of home

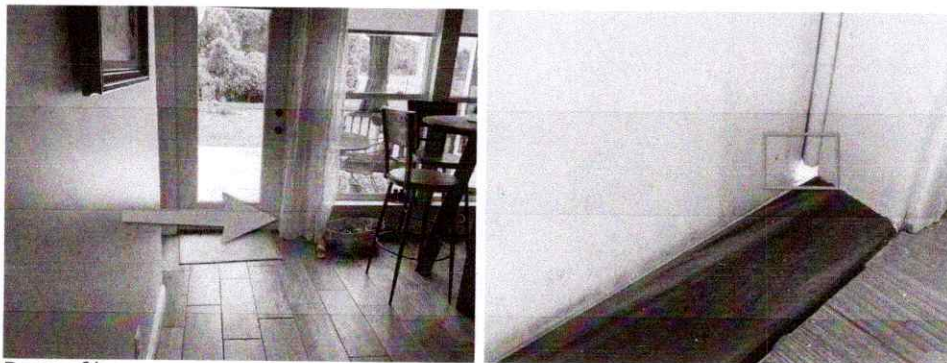


2.6.2 Doors & Windows/Caulking

DOOR - WEATHERSTRIPPING

Maintenance/Monitor/Minor Defect

- At the time of the inspection, weather-stripping at doors was generally damaged, missing, or deteriorated. This can allow drafts and reduce the thermal efficiency of the home. Recommend replacement/installation of effective weather-stripping.



Rear of home

2.6.3 Doors & Windows/Caulking

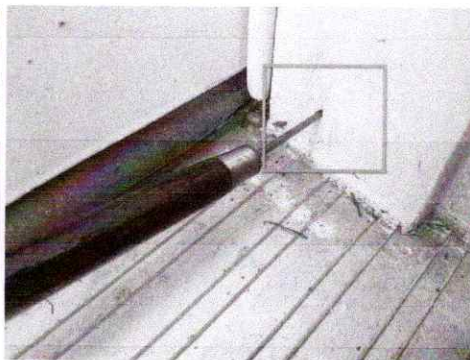
DOOR(S)/FRAMING - DAMAGE

General Repair/Defects

- Door(s) and/or frame has damage or deterioration. This can decrease the energy efficiency of the home and allow water and pest intrusion. Recommend repair.



Some wood rot here



Rear of home



Soft to the touch

2.6.4 Doors & Windows/Caulking

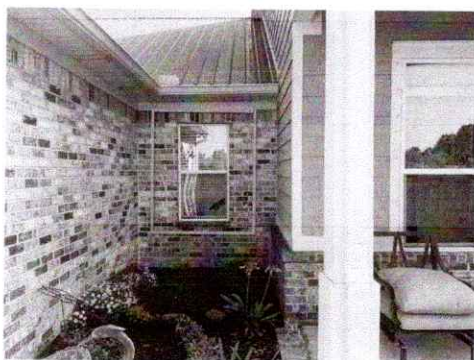
STORM PROTECTION- MISSING COVERS

EXTERIOR OPENINGS

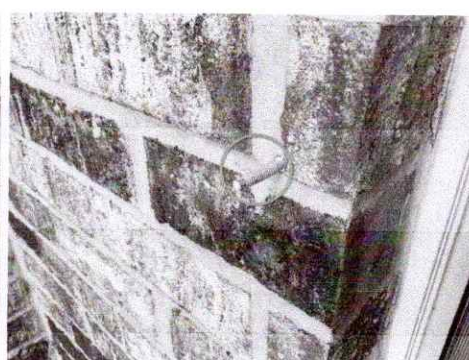
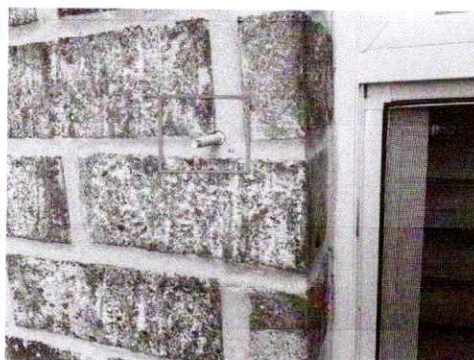


Maintenance/Monitor/Minor Defect

- Storm protection hardware, installed around perimeter of exterior openings , are not equipped with their covers in one or more areas, exposing them to the elements, which can promote rust- recommend repair.



Front of home



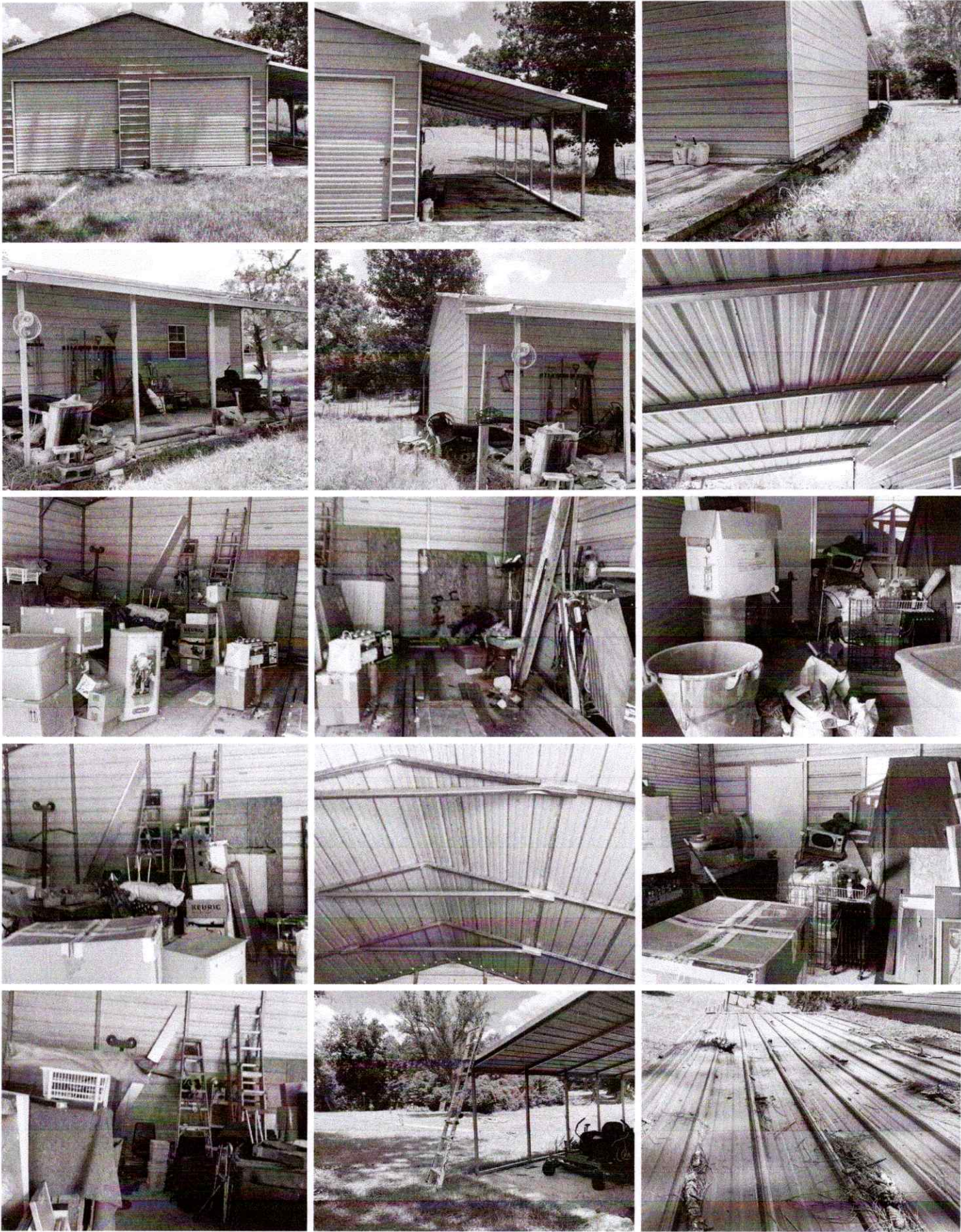
Covers being referenced

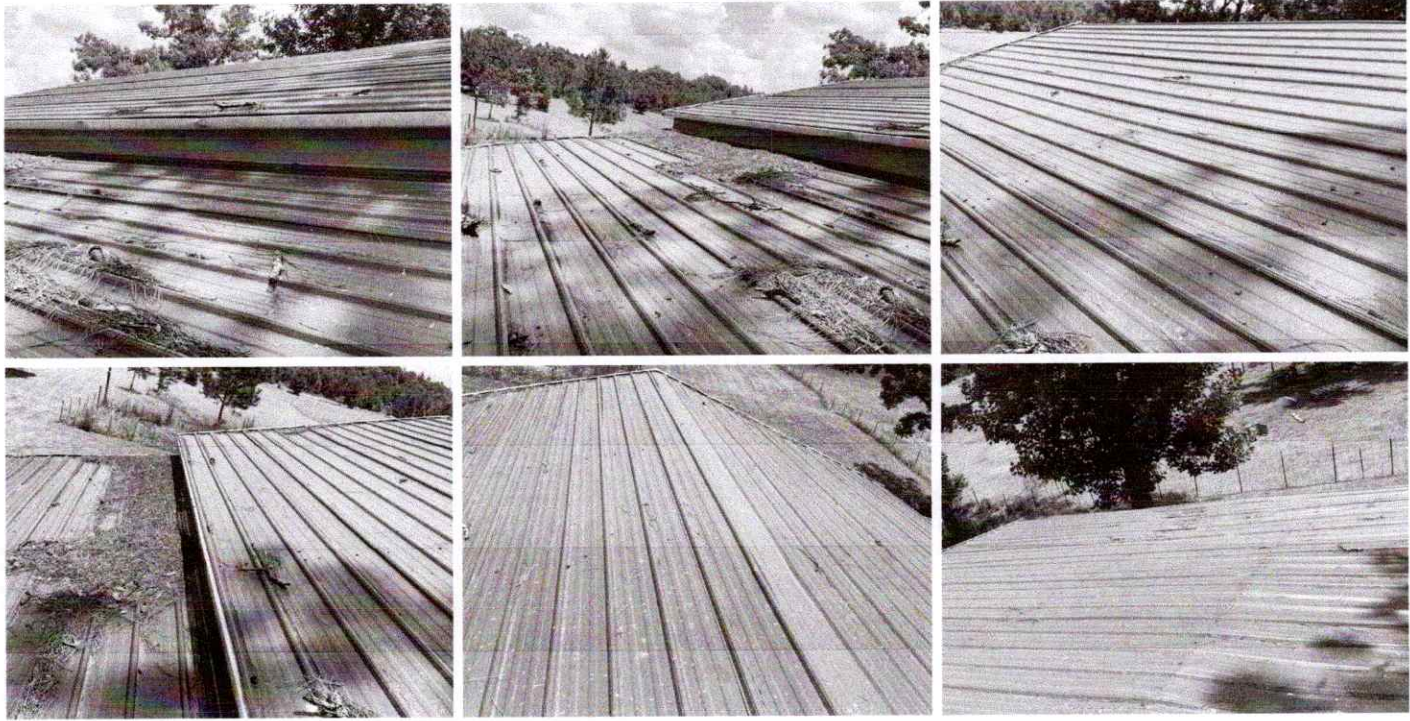
3: DETACHED STRUCTURE

Information

Floor/Wall/Ceiling: Condition	Doors/Windows: Doors Condition	Doors/Windows: Window Condition
Marginal	Inaccessible	Inaccessible

General Photos: General Photos





Recommendations

3.1.1 General Photos

PIPE/EXPOSED

DETACHED STRUCTURE

An exposed pipe was observed on the front side of the detached structure. The purpose of this pipe could not be determined during the inspection, but its exposure leaves it vulnerable to physical damage from weather, landscaping, or impact. We recommend evaluation and repair as needed to protect the pipe and ensure it is properly secured and functioning as intended.



General Repair/Defects



Tree roots

3.2.1 Floor/Wall/Ceiling

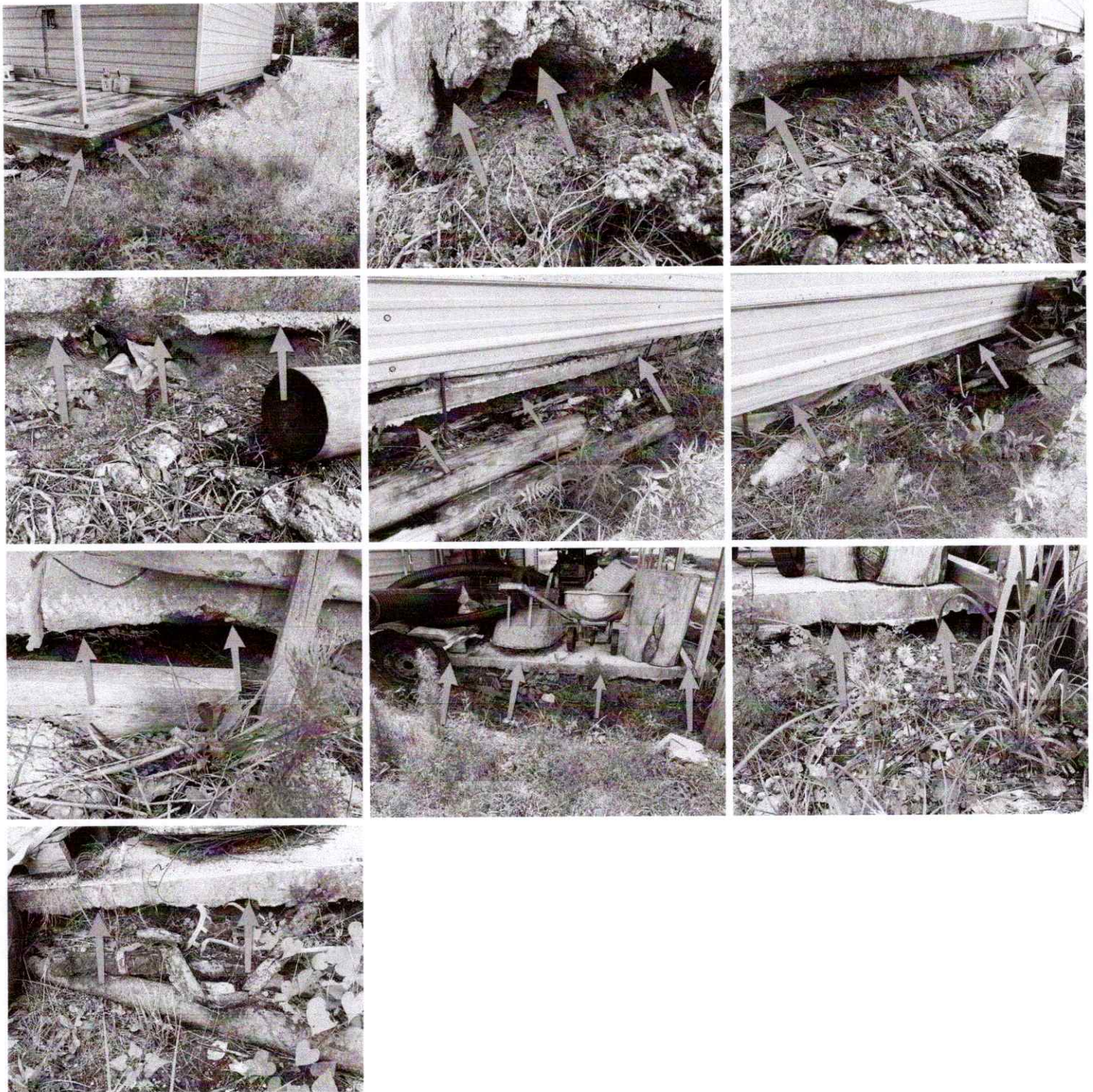
UNDERMINING

REAR OF STRUCTURE



General Repair/Defects

Signs of undermining were noted at the rear of the detached structure. Undermining refers to the erosion or removal of soil beneath a foundation or support structure, often caused by poor drainage, water runoff, or improper grading. This condition can compromise structural stability over time, potentially leading to settlement, cracking, or collapse of the affected area. Recommended repairs may include correcting drainage issues, regrading the surrounding soil, and reinforcing or rebuilding the undermined area with appropriate foundation support to restore stability.



3.2.2 Floor/Wall/Ceiling

DENTS/ DAMAGE

FRONT OF DETACHED STRUCTURE



General Repair/Defects

Dents/damage were located on the front and roof of the detached structure- the roof covering was unsecured as a result-recommend repair



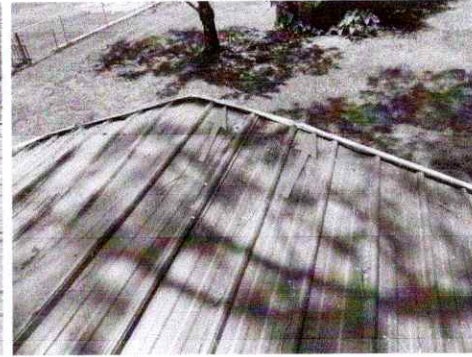
Dent



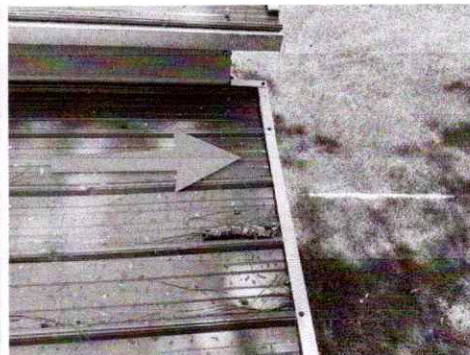
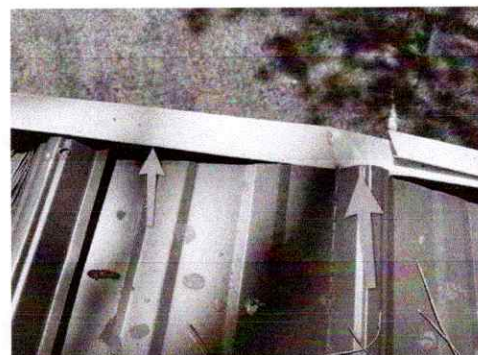
Roof



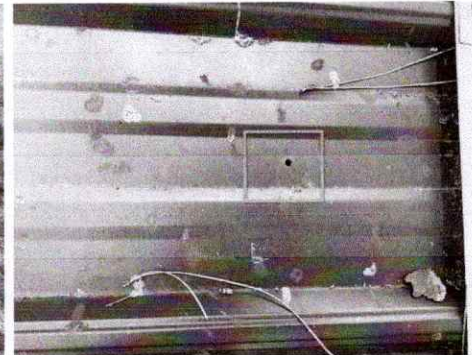
Dented here also



Unsecured



Missing screw here also



Dent here

3.3.1 Doors/Windows

ROLLUP DOOR- WATER INTRUSION

DETACHED STRUCTURE

Evidence of water intruding under the rollup door in the detached structure was noted at time of the inspection. Evidence was based off of discoloration and staining here – recommend for the evaluation and repairs as needed.



4: GARAGE/CARPORT

Information

Floor/Wall/Ceiling: Condition Satisfactory	Doors/Windows: Doors Condition Satisfactory	Doors/Windows: Window Condition Satisfactory
Garage Door/Opener: Condition Satisfactory	Garage Door/Opener: Operation Satisfactory	GFCI Protection/Electrical: Condition Satisfactory

General Photos: General Photos



Recommendations

4.3.1 Doors/Windows

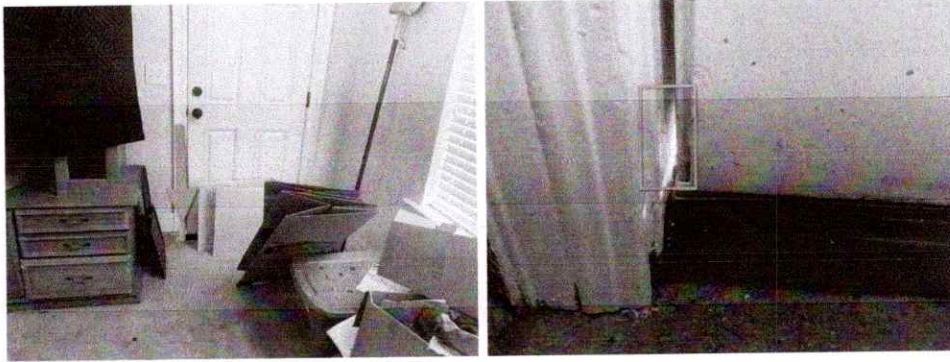
WEATHERSTRIPPING- DAMAGED/MISSING

GARAGE

- Garage service/occupant service door has missing/damaged/ unsecured weatherstripping- recommend repair



Maintenance/Monitor/Minor Defect



4.3.2 Doors/Windows

EVIDENCE OF WATER INTRUDING

GARAGE

Evidence of water intruding into the garage was located at door in garage that leads to the front yard. Evidence was based off of staining/discoloration- recommend further evaluation of this area and repairs as needed to prevent future intrusion.



General Repair/Defects



Evidence here



Water may be infiltrating here

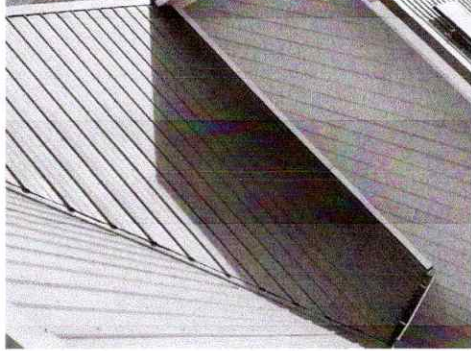
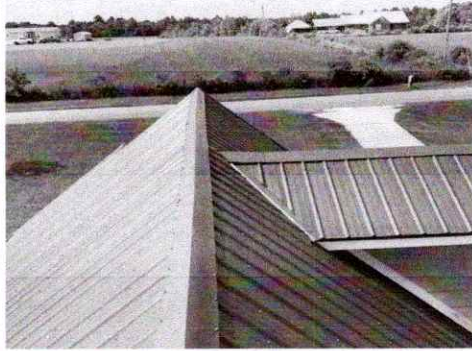
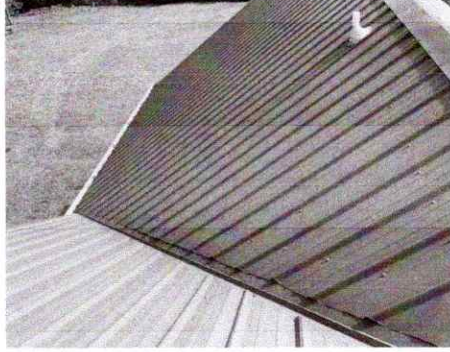
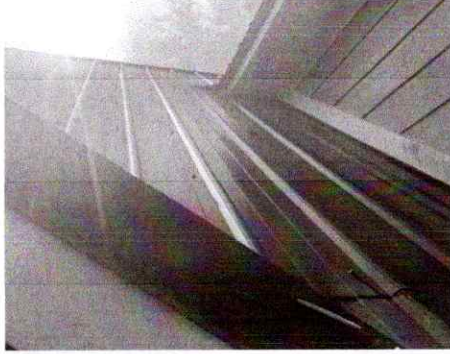
5: ROOF

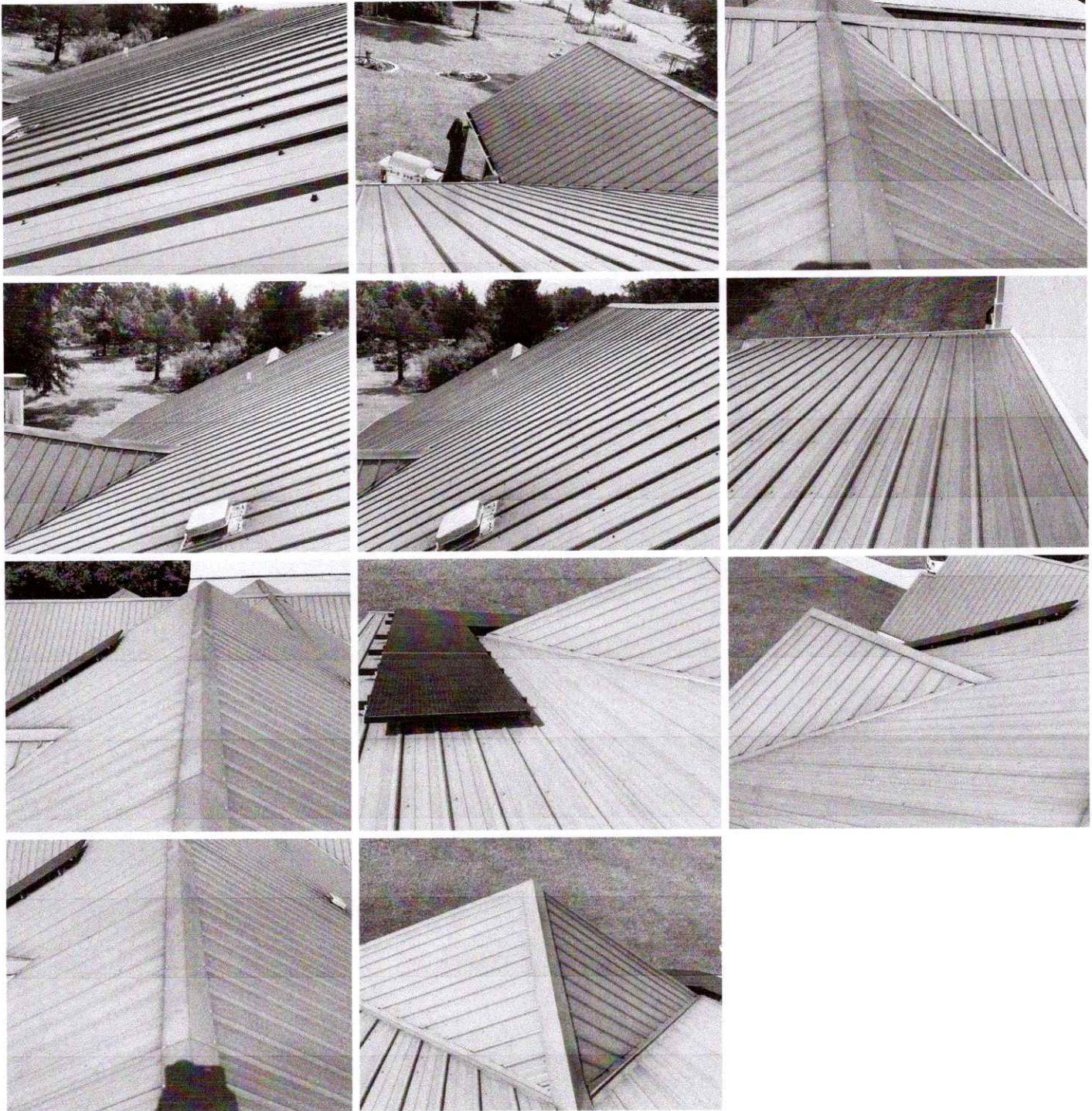
Information

Roof: Inspection Method Walked Roof	Roof: Type/Style Hip, Gable	Plumbing Vent/Chimney: Chimney Condition Satisfactory
Plumbing Vent/Chimney: Plumbing vent Condition Satisfactory		

General Photos





**Coverings/Flashing: Metal**

Metal roof covering was installed on this home. This type of covering has a design life/lifespan of approx. 50 years, depending on conditions relevant to the area.

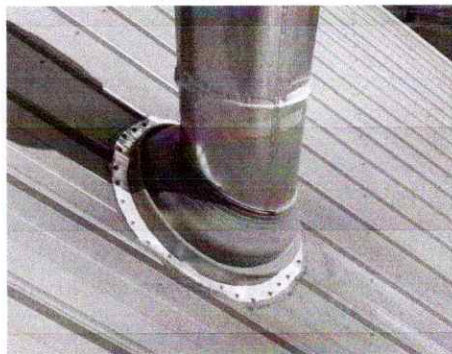
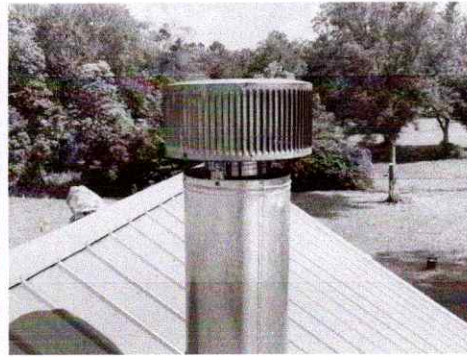
Coverings/Flashing: Estimated Age

Newly Installed



Roof age is based on condition of the roof covering at the time of the inspection. Should a more accurate age of the roof be desired, a licensed roofer should be consulted to evaluate. (Where applicable).

Plumbing Vent/Chimney: General Photos

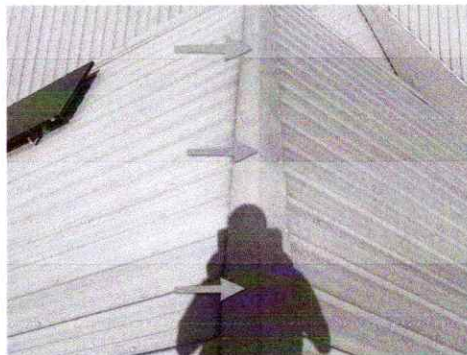


Ventilation: Type

Ridge, Soffit, Encapsulated



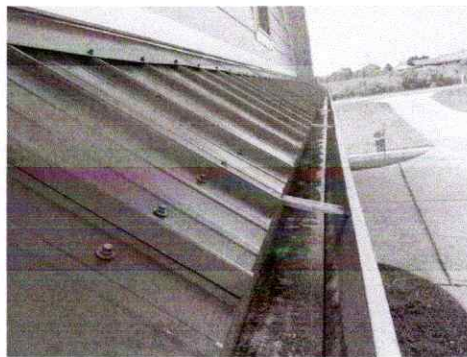
Soffit



Ridge

Gutter/Downspout System: Condition

Marginal



Recommendations

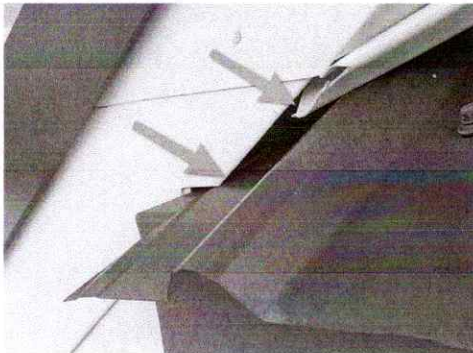
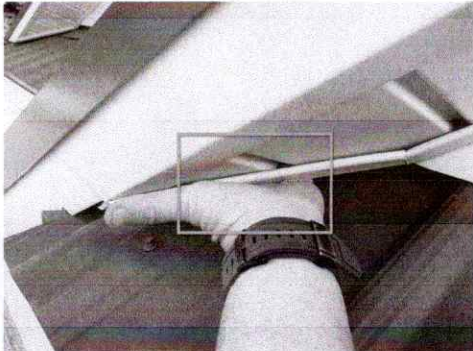
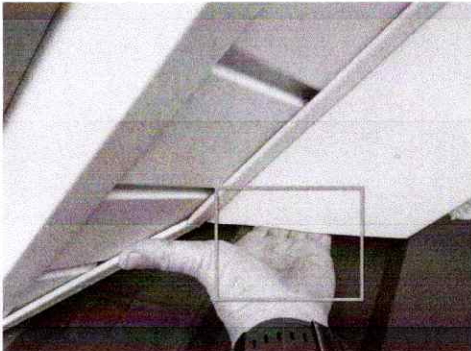
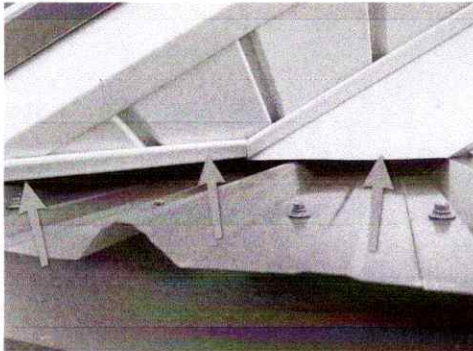
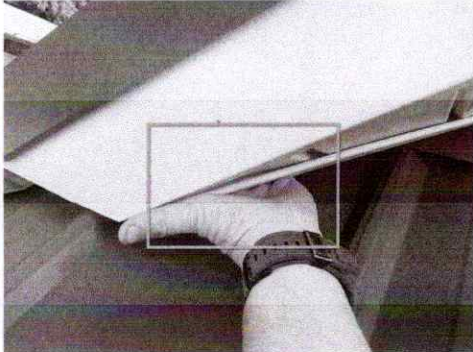
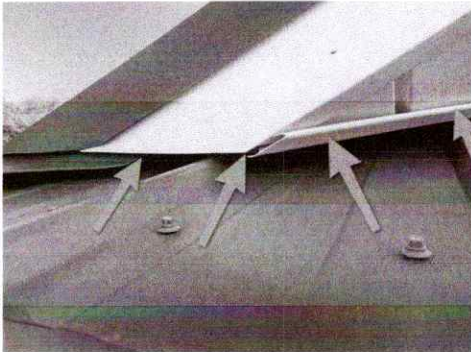
5.2.1 Coverings/Flashing
ROOF-ENTRY POINT/S
ROOF

General Repair/Defects

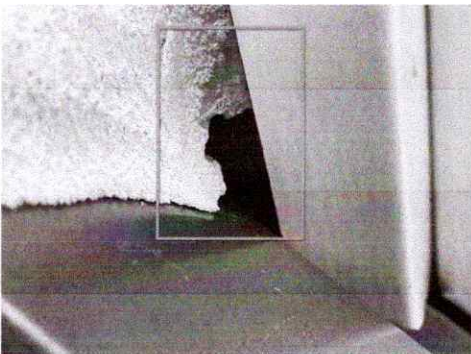
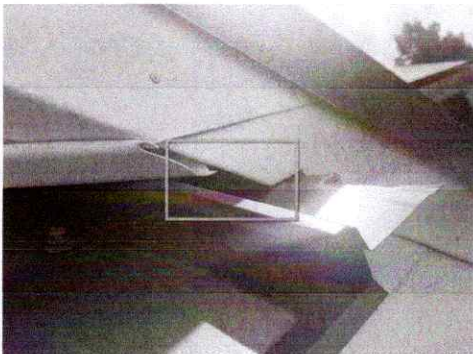
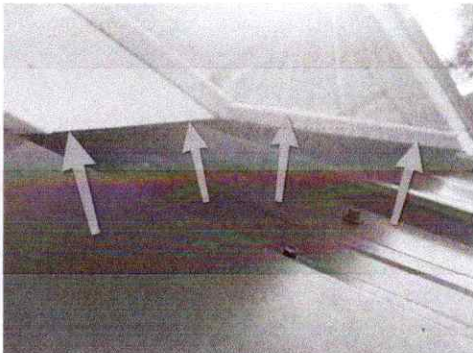
- Potential moisture/pest entry point/s into the home on roof structure- recommend repair/sealing.



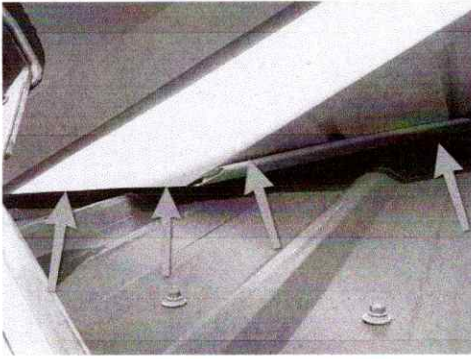
Front of home



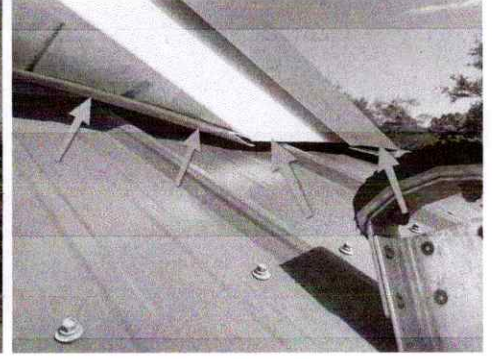
Front of home



Right side of home



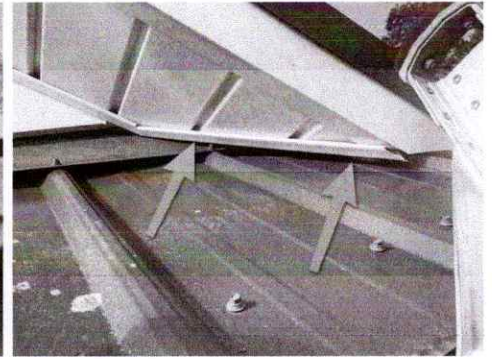
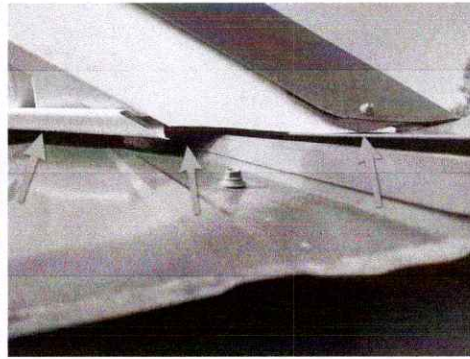
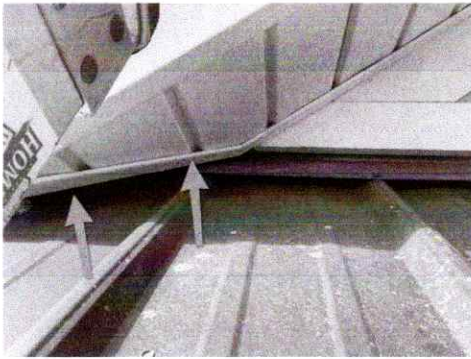
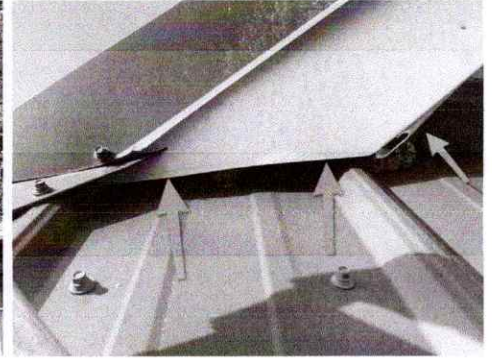
Rear right side



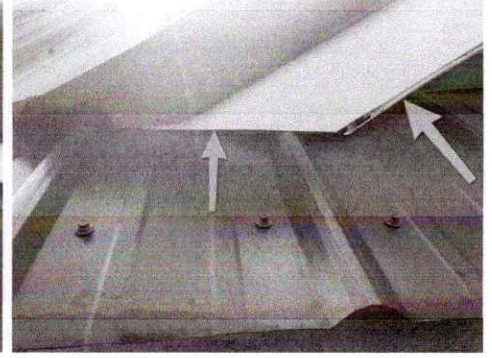
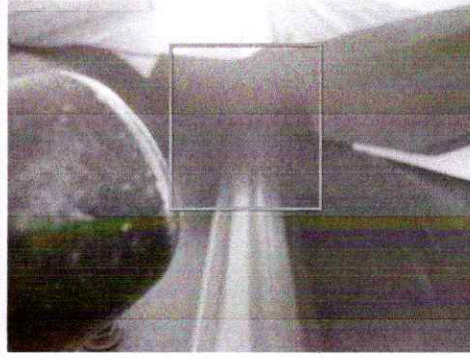
Rear of home



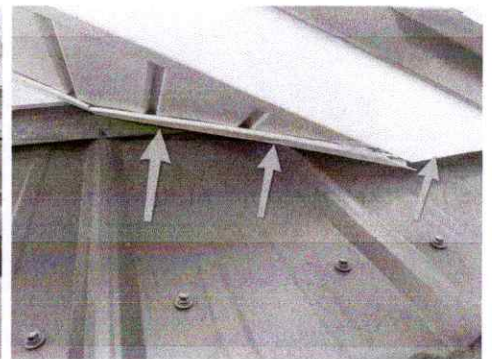
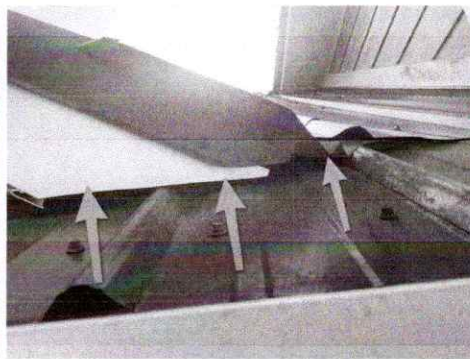
Rear of home



Left side of home



Left side of home



5.2.2 Coverings/Flashing

METAL ROOF-SCREWS -MISSING/UNSECURED

General Repair/Defects

- Screws used to secure metal roof panels are missing and/or unsecured in areas, leaving roof improperly and inadequately secured and presenting water entry points-recommend repair by licensed roofer



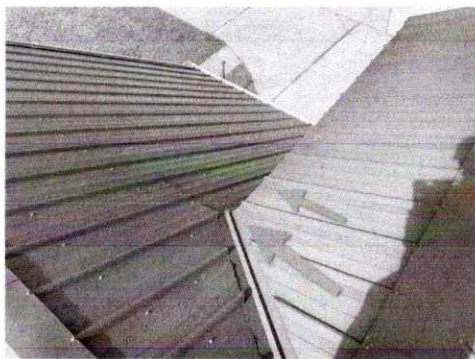
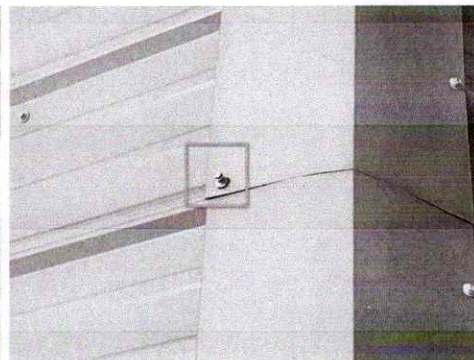
Missing- Front of home



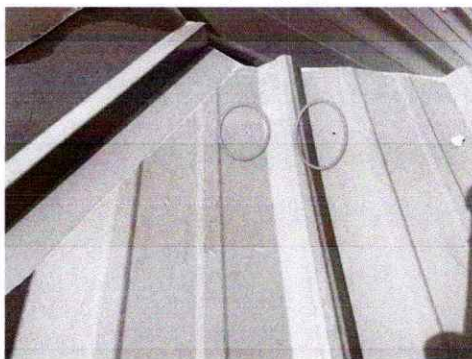
Unsecured- Front of home



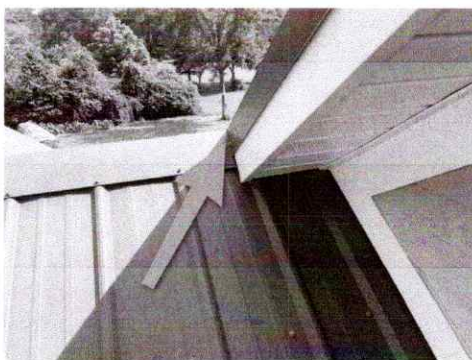
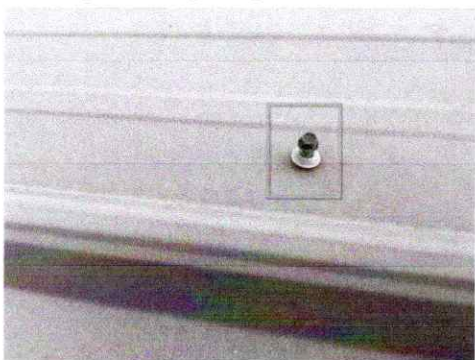
Unsecured- above garage



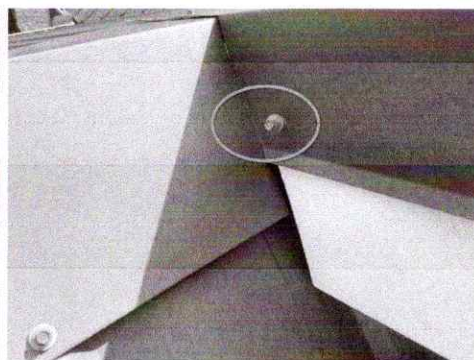
Missing- above garage

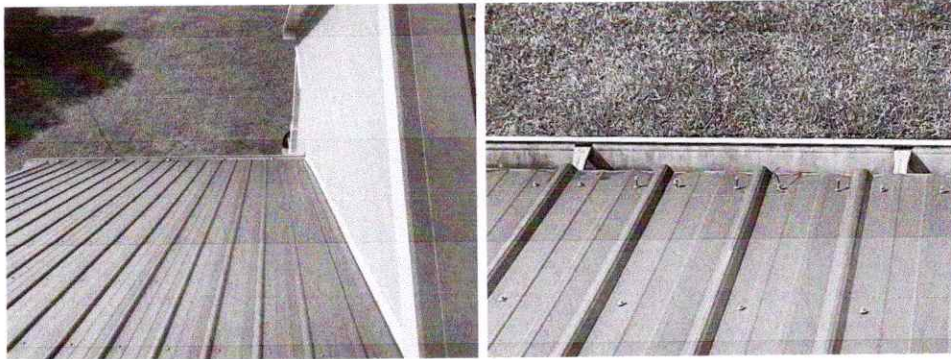


Unsecured- front of home



Unsecured





5.2.3 Coverings/Flashing

DRIP EDGE- LACKING SCREWS

ROOF/EAVES

The drip edge flashing around the perimeter of the home was observed to be lacking screws or fasteners at appropriate intervals. Properly securing drip edge flashing is essential to ensure it remains in place during high winds and prevents water intrusion behind the fascia and into the roof decking. Missing or widely spaced fasteners may lead to separation, allowing moisture penetration, wood rot, and potential damage to the roof structure and exterior finishes. Recommend evaluation and correction by a licensed roofing contractor.

 General Repair/Defects

Only two screws



Left side of home



Left side of home



Rear of home



This is approximately the average distance between screws



Rear of home



Right side of home



Right side of home



Front of home



Front of home

5.5.1 Gutter/Downspout System

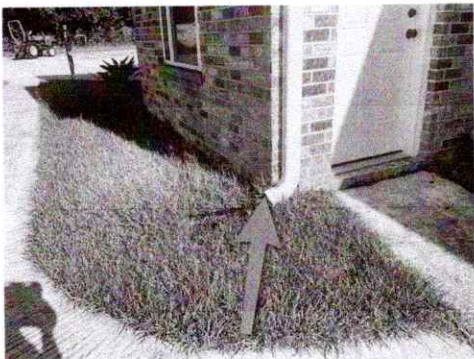
DOWNSPOUTS - DRAIN NEAR STRUCTURE

EXTERIOR OF HOME

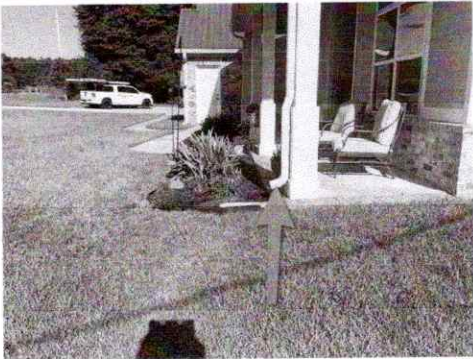


Maintenance/Monitor/Minor Defect

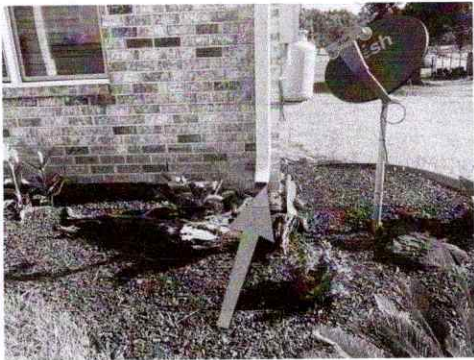
- **One or more downspouts drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Given this areas high annual rainfall, water management is an important factor to consider and implement- Recommend adjusting downspout /adding extensions to drain at least 6 feet from the foundation.**



Front of home



Front of home



Front of home

5.5.2 Gutter/Downspout System

GUTTER-DEBRIS

EXTERIOR OF HOME

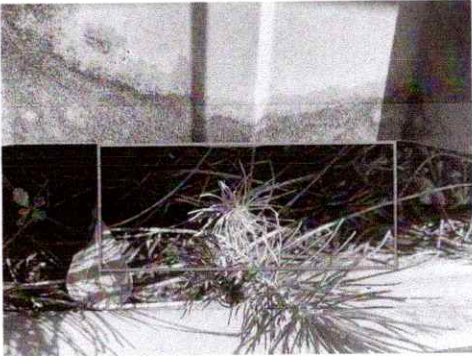
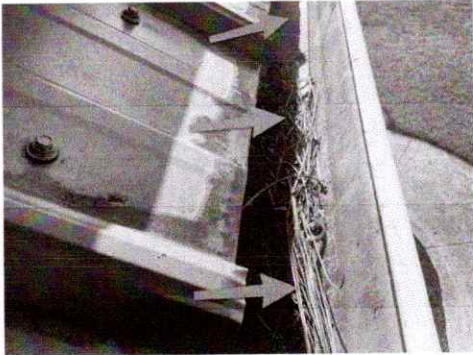


Maintenance/Monitor/Minor Defect

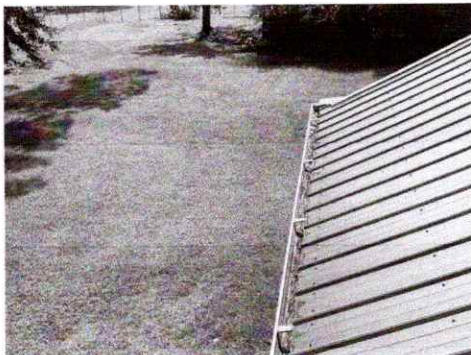
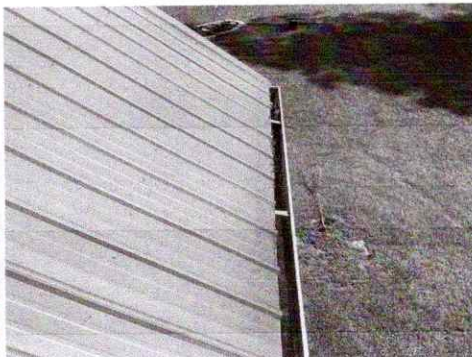
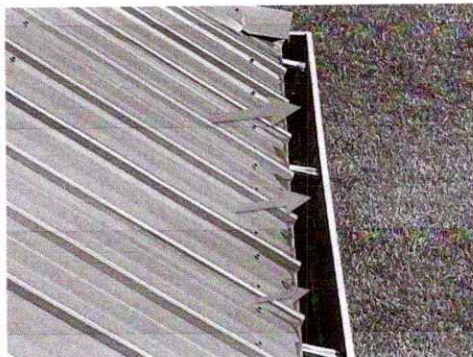
- **Dirt/Debris located in gutter system which can/has cause/d water stand- recommend removal of debris to allow to travel to its intended targets.**This also adds additional weight to this system which can cause gutter system to pull away from the home-Given our high annual rainfall, maintaining a clean gutter system is highly recommended.



Front of home



Rear of home



6: ATTIC

Information

Access: Type
Pulldown

Insulation: Condition
Satisfactory

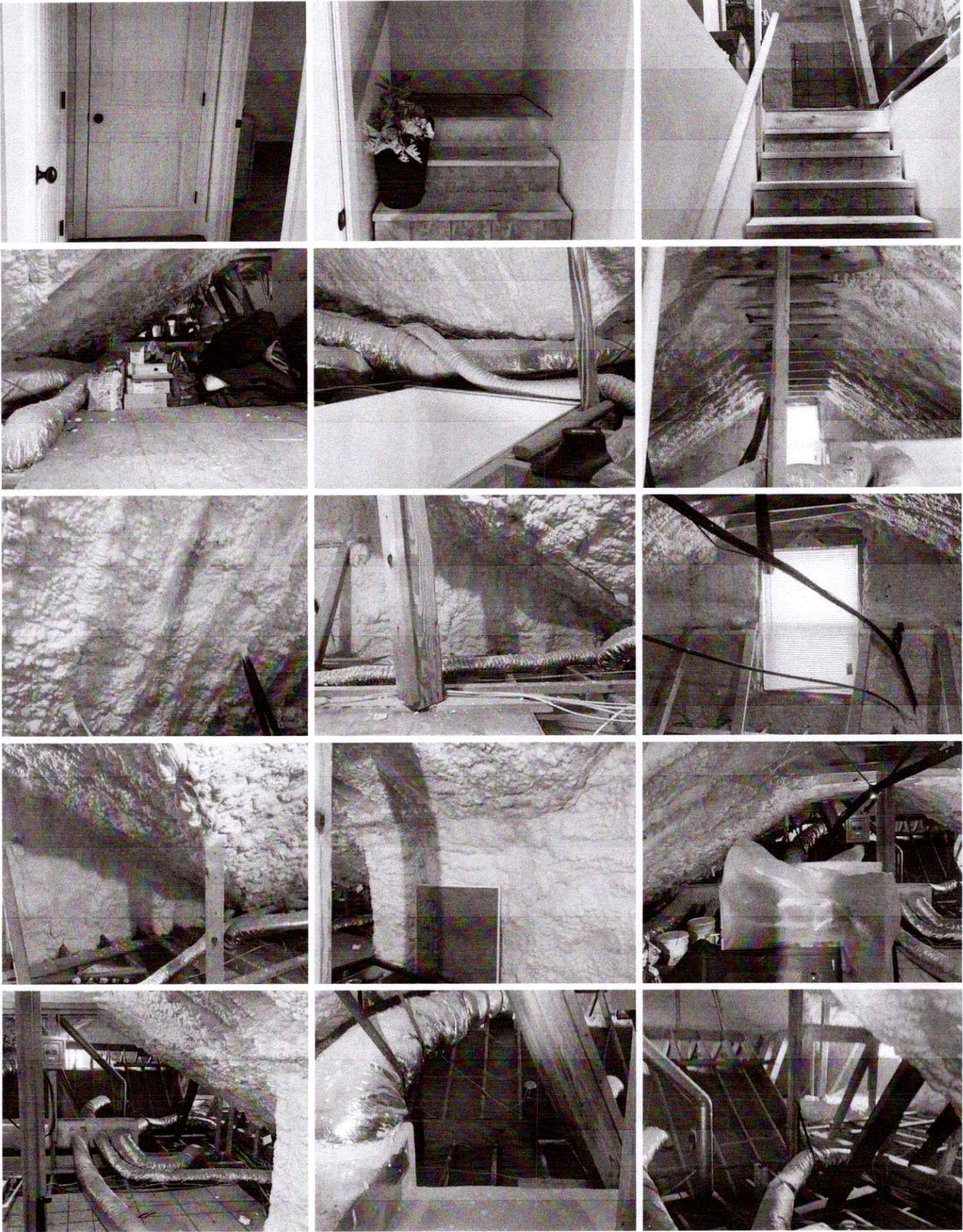
Access: Location
Garage

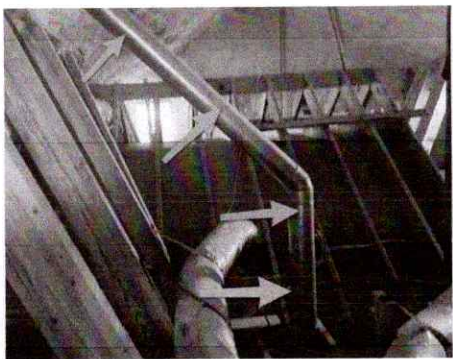
Sheathing/Decking/Roof Structure: Condition/Type
Not Visible due to spray foam insulation.

Ductwork: Condition
Marginal

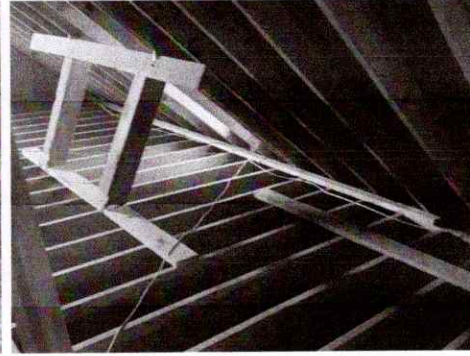
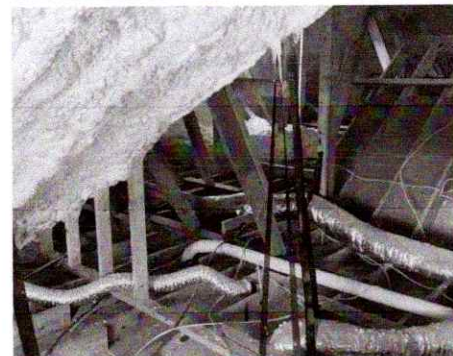
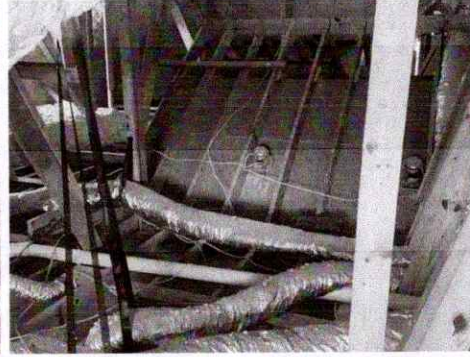
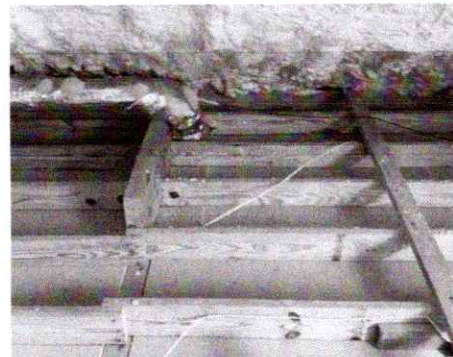
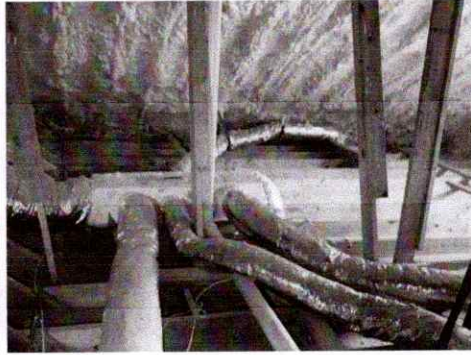
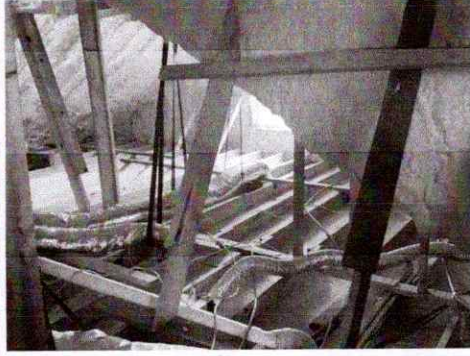
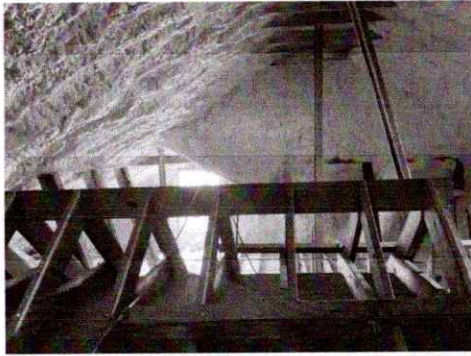
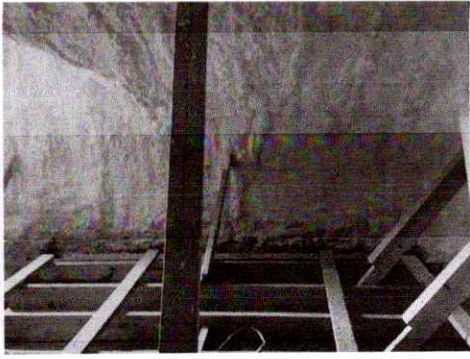
Exhaust systems /Chimney Chase: Termination/Condition
Exterior, Satisfactory

General Photos: General Photos





Range vent





Insulation: Insulation Type & Depth

Spray Foam



The higher the R-Value, the better the thermal performance of the insulation. The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type. Older Insulation loses its effectiveness when it is constantly being compressed by being walked on or having boxes stored on it loses its insulation ability. Insufficient R-value. Over the years, fiberglass batt insulation gradually collapses and deteriorates. This lowers the insulation's R-value.

Electrical : Condition

None Apparent/Visible



Electrical defects may not be visible in the attic due to but not limited to insulation, content/belongings and ductwork.

Limitations

Access

ACCESSIBILITY

ATTIC

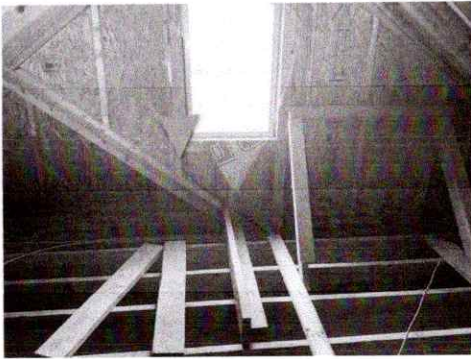


All areas of the attic may not have been visible and/or accessible, due to factors that include but are not limited to the following: content/debris, storage, insulation, ductwork, rafter/joists, height and other components, such as water heaters and furnance's. Home Boss Inspectors can only inspect which is visible/accessible.

Sheathing/Decking/Roof Structure

WATER INTRUSION

ATTIC

**Recommendations**

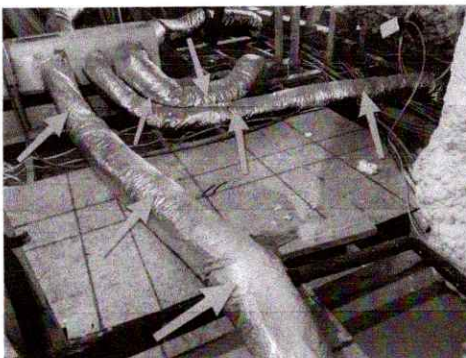
6.3.1 Ductwork

DUCTWORK-LOCATED ACROSS BEAMS/RAFTERS

ATTIC

General Repair/Defects

- One or more areas located in the attic where ductwork was installed/located along the rafters/beams- recommend adding bracing here so that ductwork does not make contact with the rafters/beams.





6.3.2 Ductwork

OPEN VENT

ATTIC

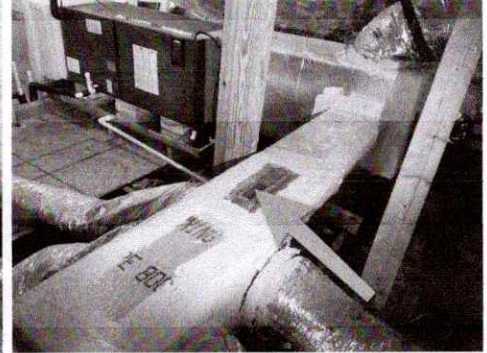
Open vent registers were observed on the HVAC supply plenum located in the attic. This configuration is not standard, as it allows conditioned air to be discharged into an unconditioned attic space, resulting in energy inefficiency and potential system imbalance. The purpose of this vent is unclear, and it does not appear to serve a finished or climate-controlled area. Recommend further evaluation and correction by a licensed HVAC contractor to ensure proper system performance and energy conservation.



General Repair/Defects



Open vent here



Additional vent here

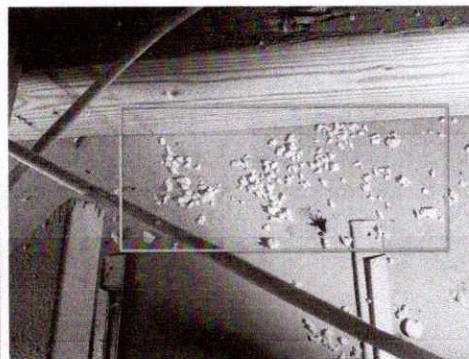
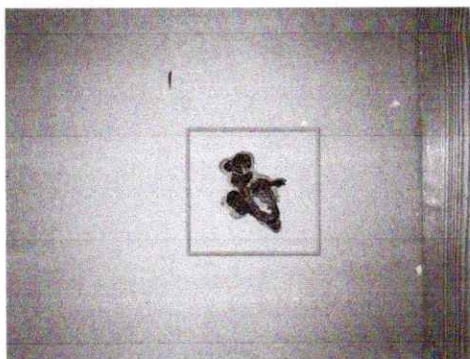
6.4.1 Insulation

PEST - EVIDENCE

- Evidence of pests observed in the attic. Pests can contaminate the area and damage the framing, wiring and roof. Recommend pest removal and repair as needed by licensed pest service.



General Repair/Defects



7: KITCHEN

Information

Floors /Walls /Ceiling: Condition

Satisfactory

Doors /Windows: Door Condition

Satisfactory

Doors /Windows: Window Condition

Satisfactory

Cabinetry/Countertops: Condition

Satisfactory

Plumbing: Condition

Satisfactory

Electrical: Condition

Satisfactory

Appliances: Garbage Disposal

Satisfactory

Appliances: Range/Oven

Gas, Marginal

Appliances: Dishwasher

Satisfactory

Appliances: Exhaust Fan/Light

Satisfactory

Appliances: Refrigerator

Satisfactory

Appliances: Built-in Microwave

Satisfactory

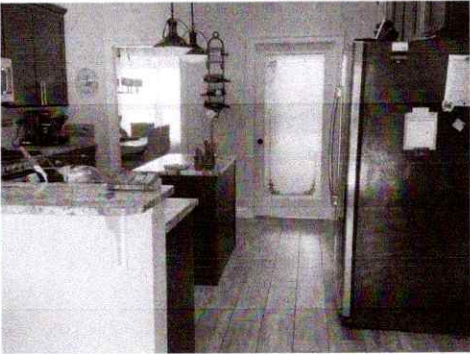
Appliances: Ice Machine

N/A

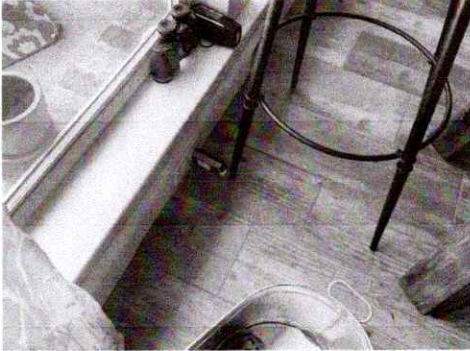
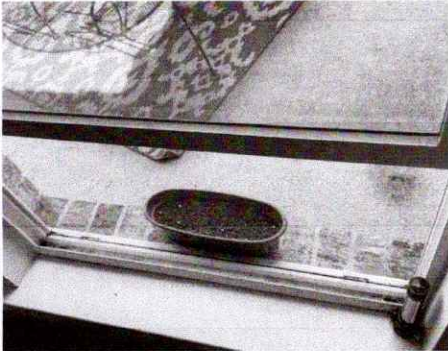
Appliances: Trash Compactor

N/A

General Photos: General Photos



Included as part of the kitchen





Appliances: Appliances tested for operation only



Appliances were tested for operation only at the time of the inspection. Quality and life expectancy not to be determined.

Recommendations

7.4.1 Cabinetry/Countertops

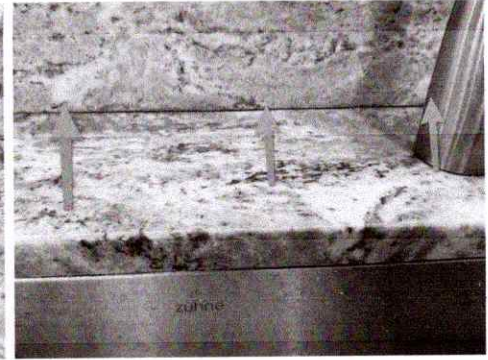
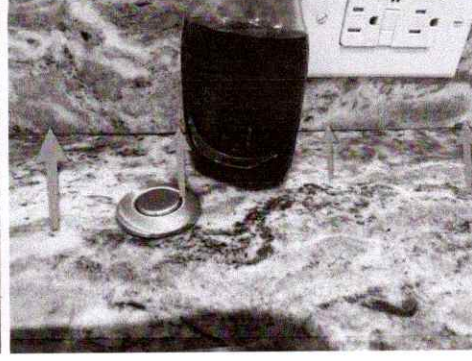
COUNTERTOP-CAULK.

KITCHEN

- Recommend additional caulking along the countertop, where required, to prevent food/liquids from infiltrating here- recommend repair.



Maintenance/Monitor/Minor Defect



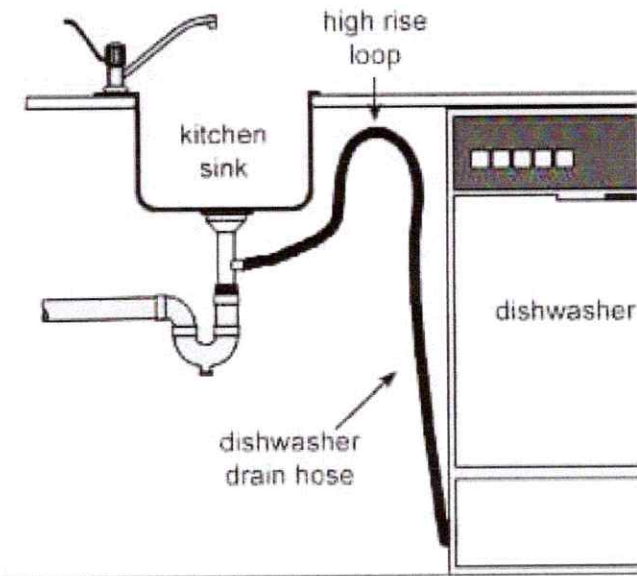
7.7.1 Appliances



Maintenance/Monitor/Minor Defect

DISHWASHER - LACK OF HIGH LOOP

- Lack of a dishwasher "high loop" observed under the kitchen sink. A high loop prevents waste water back flowing from your sink to your dishwasher. If the drain hose is not elevated, there is a potential for water to run the wrong way through your drain hose and can cause standing water at the bottom of your dishwasher. Recommend repair.



7.7.2 Appliances



Maintenance/Monitor/Minor Defect

MICROWAVE SURFACE LIGHT/S INOPERABLE

KITCHEN

- Microwave surface light/s not operating at the time of the inspection- recommend repair/changing light bulb