



Home Inspection Report

Prepared for: NAME

**STREET ADDRESS
TOWN, STATE, ZIP CODE**



**Inspected by:
Nick Tolman
Aventine Home Inspections**

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General Information

Property Information

Property Address:

City: **State:** **Zip:**

Client Information

Client Name:

Phone: **Email:**

Referrer Name:

Inspection Company

Inspector Name Nick Tolman

Company Name Aventine Home Inspections

Email: aventinehomeinspections@gmail.com

Amount Due: **Amount Received:**

Conditions

Others Present: Buyer's Agent **Property Occupied:** Occupied

Estimated Age: 26 Years **Entrance Faces:**

Inspection Date:

Start Time: 11:00 AM **End Time:** 2:45 PM

Utilities On: Yes

Temperature: 56 F

Weather: Sunny **Soil Conditions:** Damp

Building Type: Single family **Garage:** Attached

Water Source: City **How Verified:** Multiple Listing Service

Sewage Disposal: Septic **How Verified:** Multiple Listing Service

Preface

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible condition of the structure and the components on the date and time of the inspection. The inspection will not disclose conditions which are concealed by walls, floors, ceilings, insulation, carpets, furniture or other personal belongings on the property at the time of the inspection.

The results of the home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. A home inspection is not a warranty or guaranty.

In the home inspection report it may reference to seek the opinion of a 'specialist', 'licensed' or 'qualified' professional as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

A defect which is noted in the home inspection report is defined as a problem with a residential property or any portion of it that would have a significant adverse impact on the value of the property, or one that presents an unreasonable risk to people on the property. A structural element, system or subsystem is near, at, or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

Building techniques have changed over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by current methods. The home inspection will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage.

It is not uncommon to observe cracks in a concrete foundation and slab, interior and exterior wall surfaces. The cracks may be caused by the curing of building materials, temperature variations and soil movement such as settlement. While cracks may not affect the structural integrity of a building, cracks should be monitored so that the appropriate maintenance can be performed if the movement continues at an abnormal rate.

The report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written Aventine Home Inspections

Preface (Continued)

LLC Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. Aventine Home Inspections LLC has no liability to any party (other than the client named above, for whom this report was expressly prepared) for any loss, damage or expense arising from any claim relating to this report.

A home inspection notes conditions relevant to a specific time stamp and as conditions in a home change from the time of the inspection to the time of closing, Aventine Home Inspections LLC strongly recommends the client perform a thorough walk-through shortly before closing to observe any changes that may have occurred since the time of the inspection.

Please Read The Report In Its Entirety -Thank You!

Exterior

An exterior inspection consists of inspecting visible, accessible areas of the exterior surface of the dwelling. The inspection will not report on defects concealed or covered on the exterior surface. The exterior inspection excludes detached structures such as sheds, pools, playsets, or any structure not expressly noted in the inspection agreement.

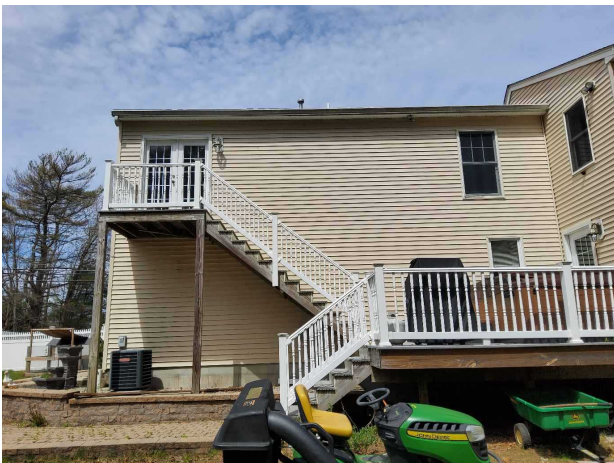
Exterior Surface

Exterior Perimeter



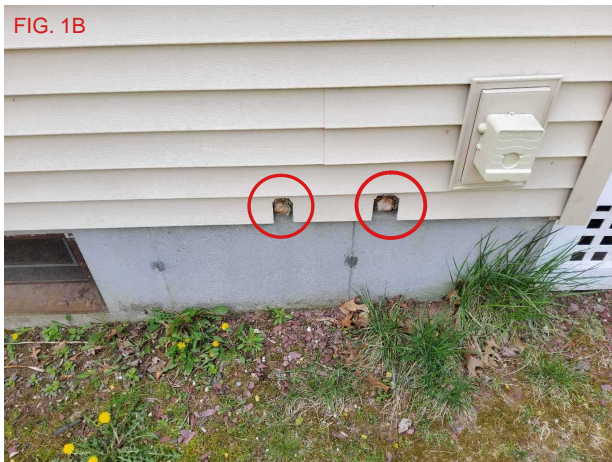
Exterior (Continued)

Exterior (continued)



Type: Vinyl siding - **LOOSE SIDING-** Loose siding was noted on the structure's exterior. The siding should be repaired by a qualified professional (FIG. 1A).

SIDING HOLES- Holes were noted in the siding of the structure's exterior. The area should be repaired by a qualified professional to prevent water intrusion (FIG. 1B).



Exterior (Continued)

Type: (continued)



Electrical Service LOCATION: Right Side



Lots and Grounds

Surface defects on a driveway develop and progress with age and are considered normal as long as the areas do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

Vegetation such as shrubs, bushes, and trees which make contact or overhang the house should be trimmed back away from the house to prevent deterioration of the exterior surfaces such as the siding and roof. Trimming away vegetation from the house will also assist in preventing pest and insect damage

Driveway: Asphalt

Lots and Grounds (Continued)

Driveway: (continued)



Walks: Concrete



Grading: Minor slope



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Roof

On some occasions the opinion in the report may differ than an insurance provider's or a roofing profession's opinion. Like most professions some professionals are more particular than others. The report states the overall condition of the roof. The roof is not considered to be defective unless there are visible leaks, wear and/ or material damage that indicates failure of the roof components. If there is any moderate to serious curling, surface wear, evidence of hail damage and/ or lifted edges it is recommended to seek out a second opinion regarding the condition of the roof.

Roof Surface

Method of Inspection: Ground level



Unable to Inspect: 20%

Material: Asphalt shingle

Type: Gable

Roof (Continued)

Approximate Age: 5 Years

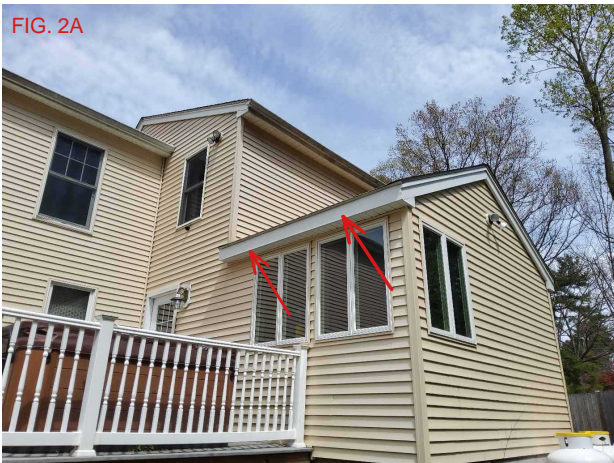
Gutters: Aluminum - **MISSING GUTTERS**- There were no gutters on the house at the time of the inspection. Gutters assist in shedding water away from the house to help prevent damage to the foundation, water intrusion into the basement and erosion to the ground around the foundation. Recommend a qualified professional install gutters (FIG. 2A).



FIG. 2A



FIG. 2A



Downspouts: Aluminum - **DOWNSPOUT TERMINATION**- There are downspouts around the structure that are draining into the ground with no conclusive termination point. Recommend locating termination points to ensure proper drainage (FIG. 2B). **MISSING DOWNSPOUT**- A missing downspout was observed at the time of the inspection. The downspout allows the collected water in the gutter flow to ground surface. The downspout(s) should be installed to avoid further damage (FIG. 2C).



FIG. 2B



FIG. 2C

Roof (Continued)

Chimney

Chimney: Metal pipe



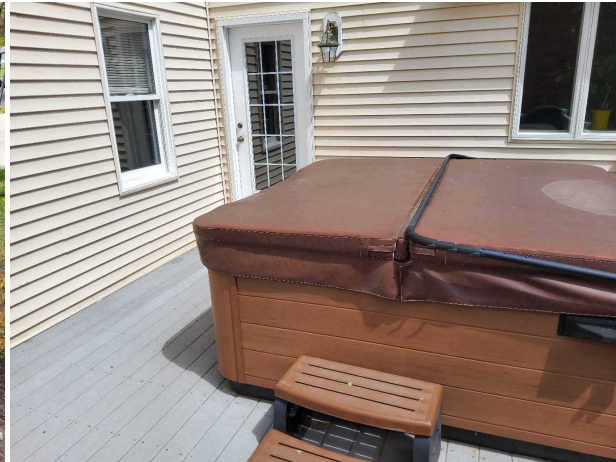
Flue/Flue Cap: Metal

Deck

Cleaning and sealing the exterior surface of a deck regularly will help prevent premature deterioration.

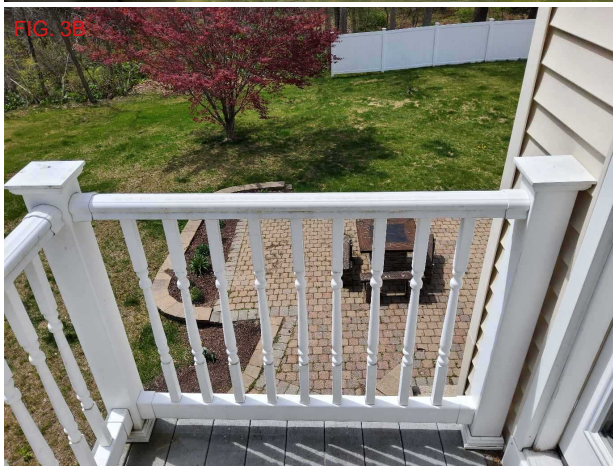
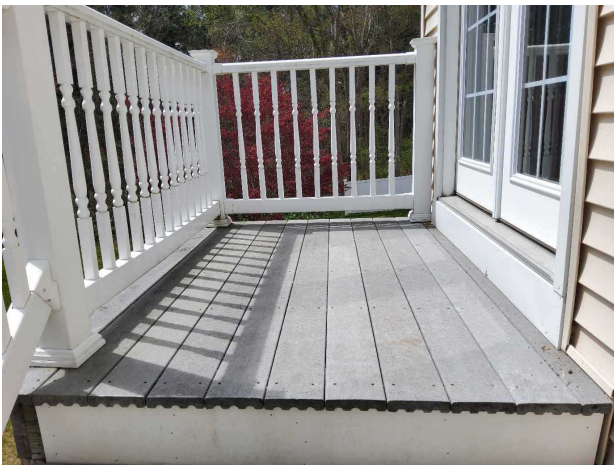
Deck: Composite - BELOW STANDARD- The deck has been built below today's acceptable building standards and is not safe in its current state. Recommend further evaluation and estimate to bring deck up to an acceptable building standard (Incorrect Joist Hangers, Ledger Board Incorrect) (FIG. 3A).

LOOSE HANDRAIL- The handrail on the stairs is loose or otherwise not secured. The handrail should be properly secured for safety. Recommend repair by a qualified general contractor (FIG. 3B).



Deck (Continued)

Deck: (continued)



Garage

Prevent pests from entering inside the garage space by sealing gaps around foundations, garage doors, windows and siding. Regularly test Smoke and Carbon Monoxide alarms in garage spaces for safety.

Garage

Type of Structure: Attached Car Spaces: 2

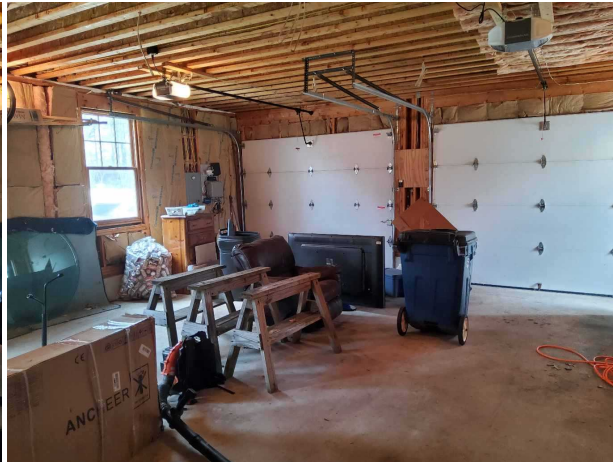
Exterior Surface: Vinyl siding

Roof: Asphalt shingle

Roof Structure: 2x10 Rafter



Interior Area



Garage Doors: Insulated aluminum - **SAFETY SENSOR INCORRECT HEIGHT-** A light beam automatic safety reverse on the garage door opener was installed incorrectly. This safety device is typically installed on either side of the garage door and is designed to reverse its movement when the light beam is interrupted in order to keep the garage door from harming pets and children. Recommend repair of garage door light beam by a qualified professional (FIG. 3C).

Garage (Continued)

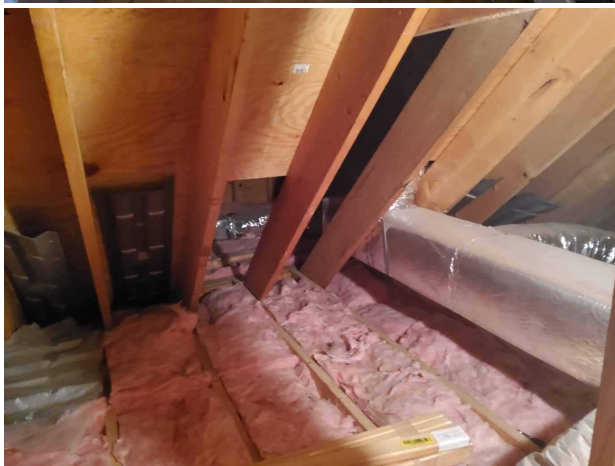
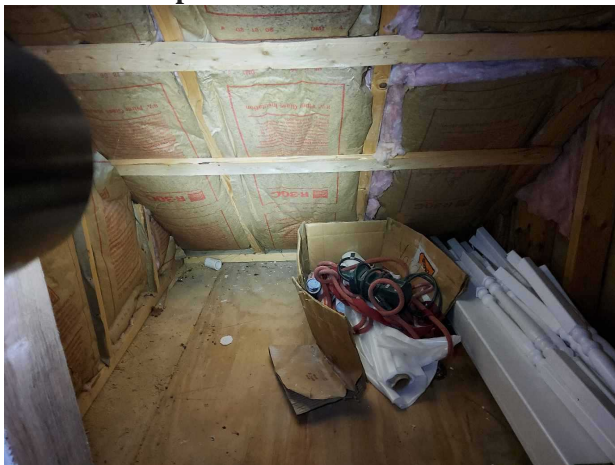
Garage Doors: (continued)



Attic

Attic

Method of Inspection: In the attic



Unable to Inspect: 30%

Attic (Continued)

Roof Framing: 2x10 Rafter



Sheathing: Plywood

Ventilation: Ridge and soffit vents - VENTS- Several vents were installed incorrectly. It is recommended that the vents are repaired for proper installation (FIG. 4A).



Insulation: Batts - UNINSULATED ATTIC ENTRY POINT- The entry point to the attic space was not insulated. The entry point should be insulated to prevent heat transfer into the attic space. Recommend adding insulation board to the attic entry point. INSUFFICIENT INSULATION- Recommend installing additional attic insulation which may reduce heating and cooling costs. Today's standard requires approximately 12-16 inches of loose fill insulation in the attic. Consult with a qualified insulation professional for further evaluation (FIG. 4B).



Attic (Continued)

Insulation Depth: 6

Bedroom

Aventine Home Inspections inspects the interior for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not address.

Air quality and mold can be a concern in any home regardless of the age. The only way to tell if the presence of mold exists is to perform a valid mold test. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building. Aventine Home Inspections recommends mold testing for any home where a mold-like growth exists. Clients can obtain further information concerning mold and air quality from the following source:

www.doh.wa.gov/ehp/ts/IAQ/Got-mold.html and www.iaqcouncil.org

Bedroom

Bedroom Area



Bedroom (Continued)

Bedroom (continued)



Items Identified: LIVING AREA CLUTTER- Select areas of the home were cluttered with items and furniture at the time of the inspection. The obstructed areas were not able to be inspected (FIG. 5A).

FIG. 5A



Bathroom

Bathrooms were inspected using various techniques to help identify any areas of concern such as water leaks or damage. Bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure. The home inspection will not be able to identify leaks or damage concealed by walls or enclosures.

Bathroom

Bathroom (Continued)

Bathroom Area



Items Identified: **SLOW DRAIN-** The sink drains has a reduced flow, indicating a possible obstruction in the drain line or vent. Recommend further evaluation by qualified plumbing professional (FIG. 5B).

LOOSE TOILET- The toilet was loose at the floor. Although the toilet was not leaking at the time of the inspection, a loose toilet may lead to water intrusion. It is recommended that the wax seal is replaced and the toilet is tightened to the floor. Be careful not to over-tighten the toilet to the floor as damage to the toilet may occur (FIG. 5C).

MOLD-LIKE GROWTH- Mold-like growth is visible in the structure. The EPA has helpful information that may assist the buyer (<http://www.epa.gov/moldresources.html>) Recommend having the areas tested to determine the presence, type, and relative concentration of mold spores, and professionally remediate by a licensed mold remediation professional. A mold remediation professional may uncover additional areas or issues requiring repair or remediation (FIG. 5D).

BATHROOM FAN NON-FUNCTIONAL- Bathroom fan does not function when switch is in the 'ON' position. The bathroom fan's function is to remove excess moisture from the area and expel the moisture to the exterior reducing the risk of mold growth and damage to the area. Further evaluation is recommended by a qualified contractor (FIG. 5E).

Bathroom (Continued)

Items Identified: (continued)

FIG. 5B



FIG. 5C



FIG. 5C



FIG. 5D



FIG. 5E



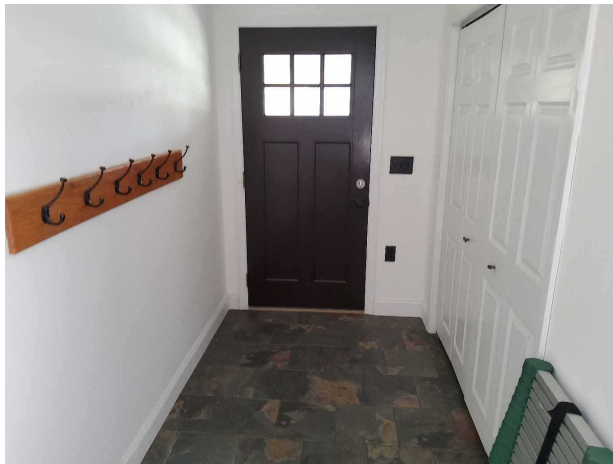
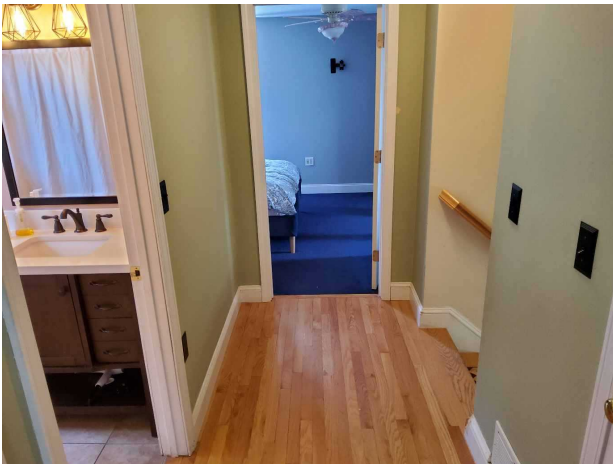
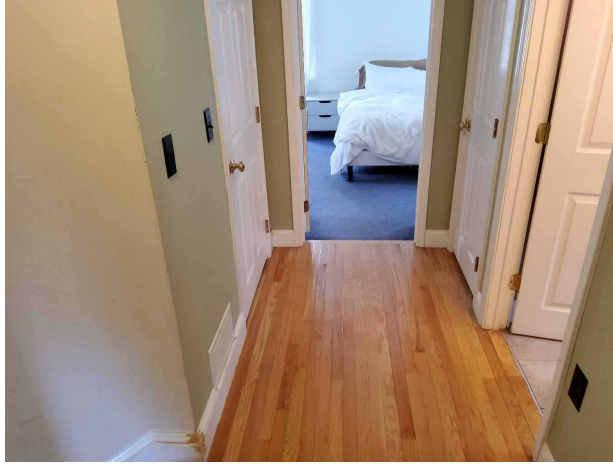
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Living Space

Living Space
Living Space Area



Living Space (Continued)

Living Space (continued)



Items Identified: CEILING STAINS- Water stains were present on the ceiling of the structure. The stains appeared dry at the time of the inspection and should be monitored for any future moisture (FIG. 5F).



Kitchen

The visible portions of the kitchen cabinets and countertops are inspected. Areas of the cabinets concealed by dishware, household or personal items are not inspected. The available appliances were operated to check basic operational function only. Appliance components such as digital screens, touch screens, clocks, etc, are outside the scope of inspection. No consideration is given regardless of the age or components that may be worn or otherwise affected by wear and tear or use.

Kitchen

Kitchen Area



Cooking Appliances: Functional



Kitchen Vent: Not Present

Disposal: Not Present

Dishwasher: Functional



Kitchen (Continued)

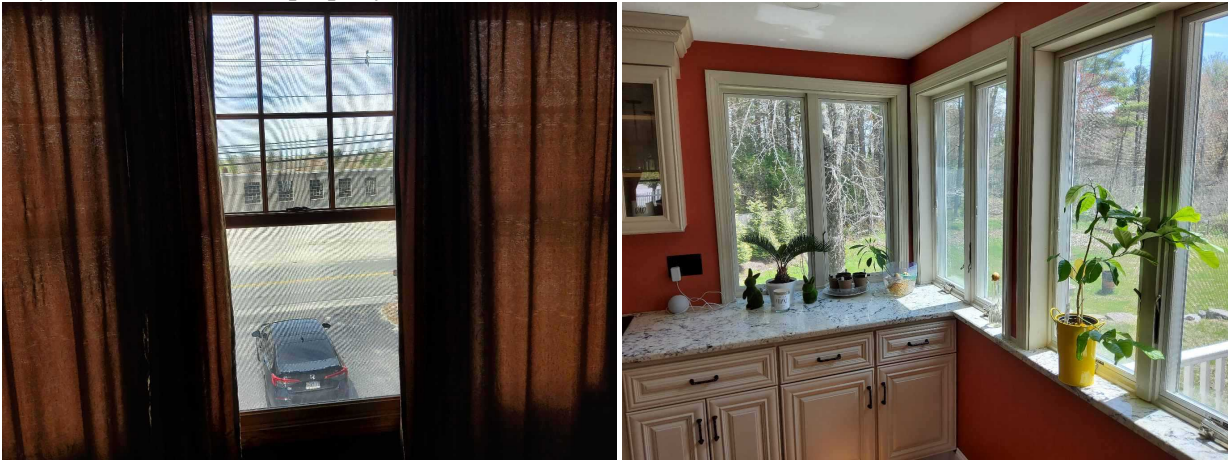
Refrigerator: Functional



Windows

A representative amount of accessible windows and doors were tested at the time of the inspection. All exterior door locks should be changed or re-keyed upon occupancy. The condition, presence, or absence of screens, storm windows and storm doors is outside the scope of inspection.

Windows: Wood Double Hung - CASEMENT WINDOWS- Casement windows are present in the structure. Due to the design of casement windows the window units are prone to swelling and defective hardware which may lead to the window be inoperable. Casement window units may not be tested at the time of the inspection due to the circumstance that the window unit may not be able to close properly.



Electrical

A representative amount of receptacles, switches, and installed lighting fixtures were tested as part of the home inspection. The grounding and polarity within six feet of a plumbing fixture including those attached to ground fault circuit interruptor (GFCI) were tested. All circuits within six feet of a water source should be wired to a GFCI device. A ground fault circuit interruptor (GFCI) is a special type of circuit breaker that can automatically shut off power directly at the outlet when it detects an electrical fault.

Electrical (Continued)

Electrical: DEFECTIVE GFCI- A GFCI outlet located in the home is defective and should be replaced. Defective GFCI outlets may be a potential safety hazard (FIG. 6A).

UNCOVERED JUNCTION BOX- Uncovered junction boxes were present. All electrical boxes should be covered to avoid a shock hazard. Electrical related repairs should be performed by a qualified electrician (FIG. 6B).

FIG. 6A



FIG. 6B

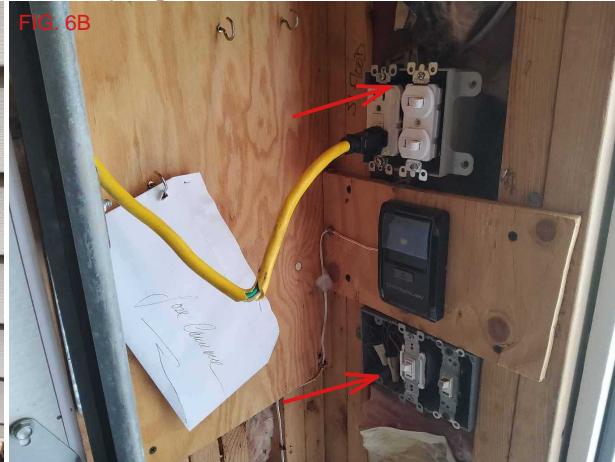


FIG. 6A

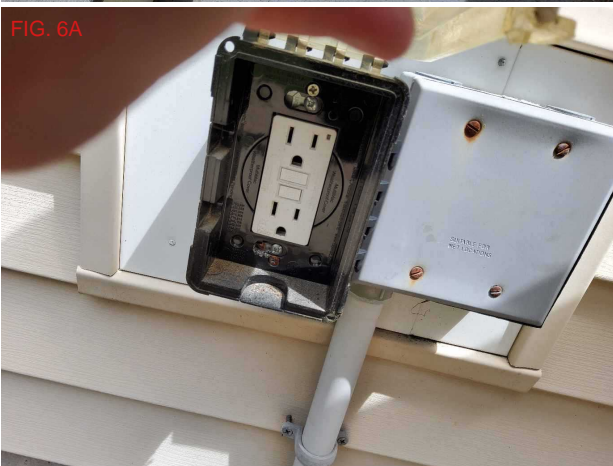


FIG. 6B

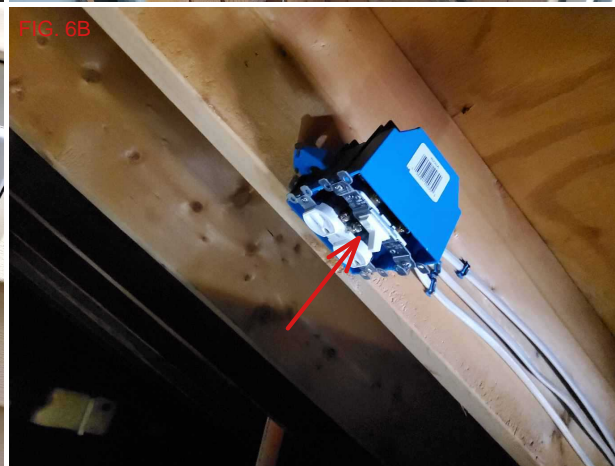
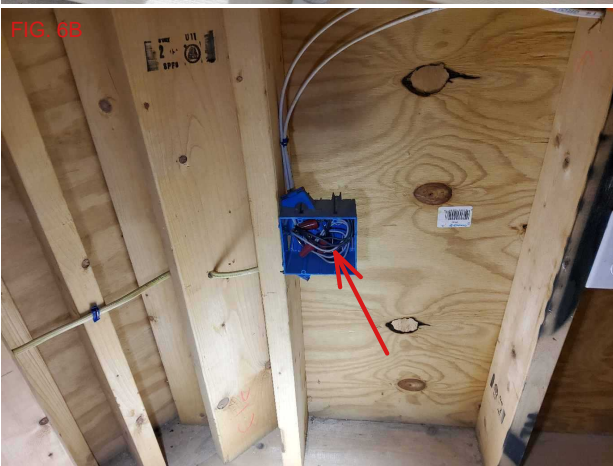


FIG. 6B



Smoke and Carbon Monoxide Detectors

Smoke Alarm(s) are present within the dwelling: Present



Carbon Monoxide Alarm(s) are present within the dwelling: Present

Basement

A basement is typically found below grade and are susceptible to moisture build-up after heavy rains. It is not within the scope of the inspection to predict whether or not a basement will be vulnerable to future water intrusion. Aventine Home Inspections will make the best effort in accordance with the Commonwealth of Massachusetts Standards of Practice to determine, based on visible conditions at the time of the inspection whether there is any evidence of an ongoing water intrusion in the property.

Minor cracks within a concrete slab are common and are most often due to shrinkage and settlement.

Basement

Unable to Inspect: 50% - FINISHED BASEMENT- The basement was partially/fully finished. A complete visual examination of the foundation and floor structure was not possible in areas that were visually obstructed.



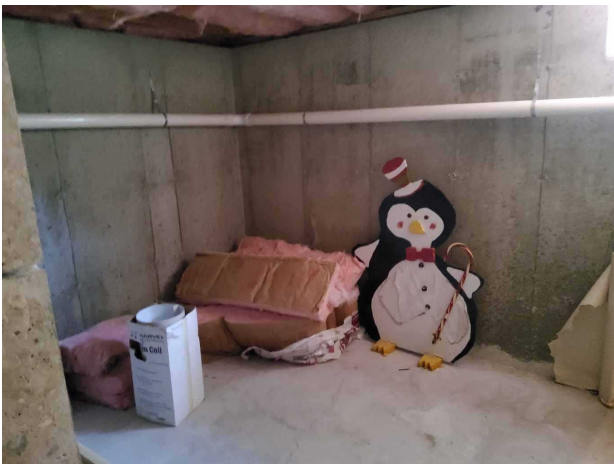
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Basement (Continued)

Unable to Inspect: (continued)



Basement (Continued)

Items Identified: BULKHEAD DOOR- A bulkhead door was present. A bulkhead door does not indicate an issue. However it is common for a bulkhead door to allow water intrusion into the basement area. It is recommend to monitor the door and repair any areas which allow in water (FIG. 7A).

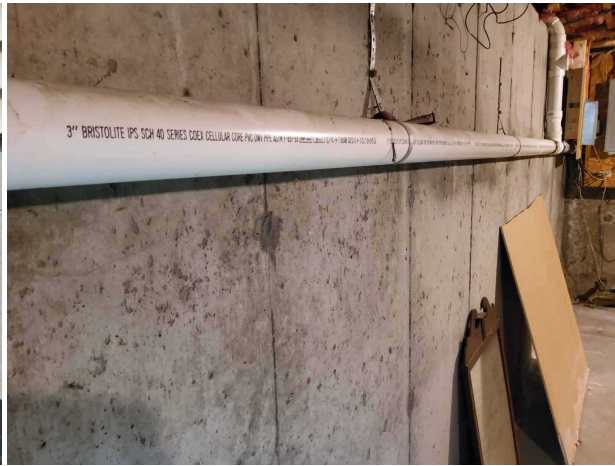
FIG. 7A



Structure

Structure Type: Wood frame

Foundation: Poured



Beams: Steel I-Beam



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Structure (Continued)

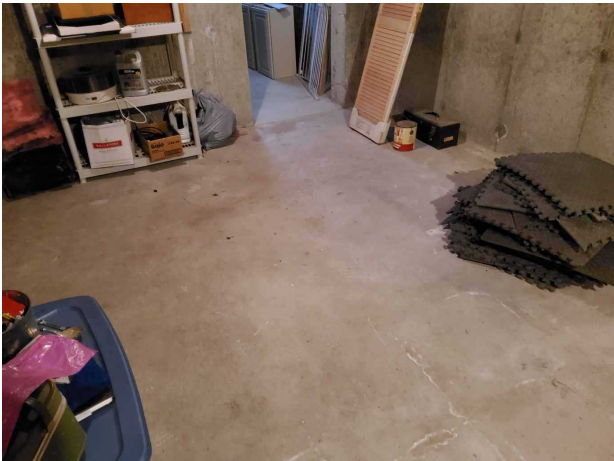
Joists/Trusses: 2x8



Piers/Posts: Steel posts



Floor/Slab: Poured slab



Structure (Continued)

Stairs/Handrails: Wood stairs with wood handrails



Subfloor: Plywood

Main Electrical Panel

Service Size Amps: 200 Volts:

Conductor Type: Romex

Ground: Rod in ground

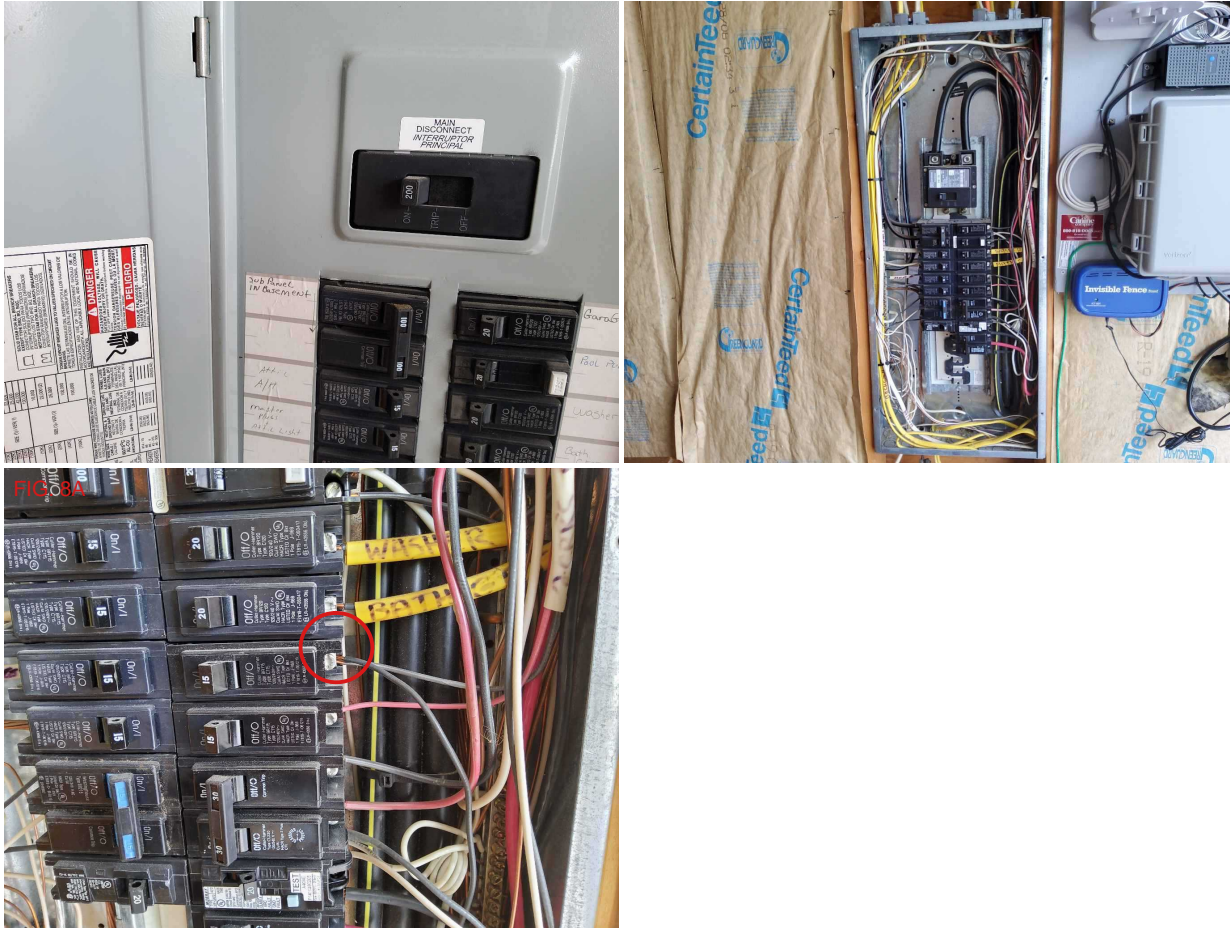
Garage Electric Panel

Manufacturer: Cutler-Hammer - DOUBLE TAPS- Double Taps were observed in the electrical service panel. A double tap is when two or more circuits are attached to the same breaker. Each circuit should have its own dedicated breaker to prevent overheating and ensure terminal contact. Recommend further evaluation by a qualified electrician (FIG. 8A).



Main Electrical Panel (Continued)

Manufacturer: (continued)



Maximum Capacity: 200 Amps

Main Breaker Size: 200 Amps

Breakers: Copper

Is the panel bonded? Yes

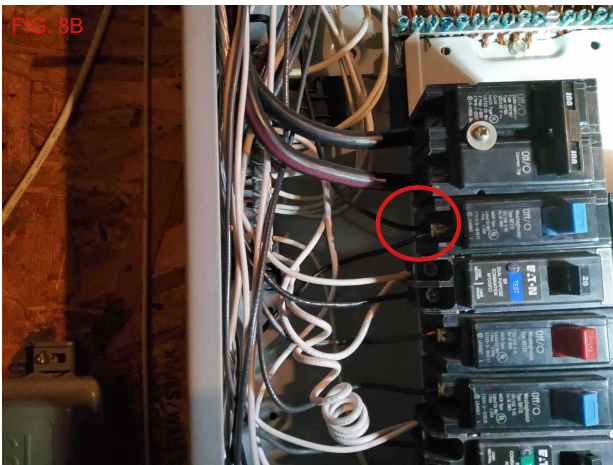
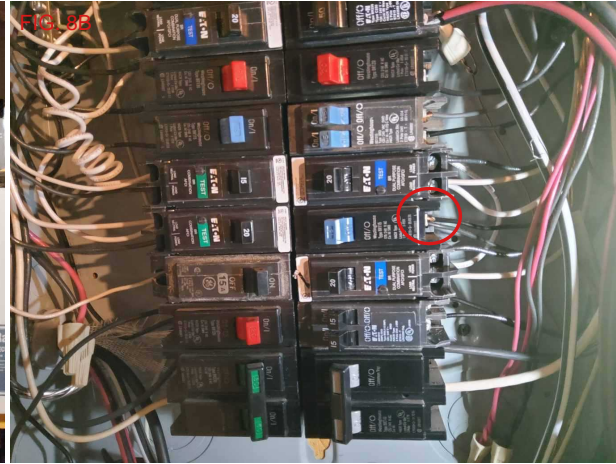
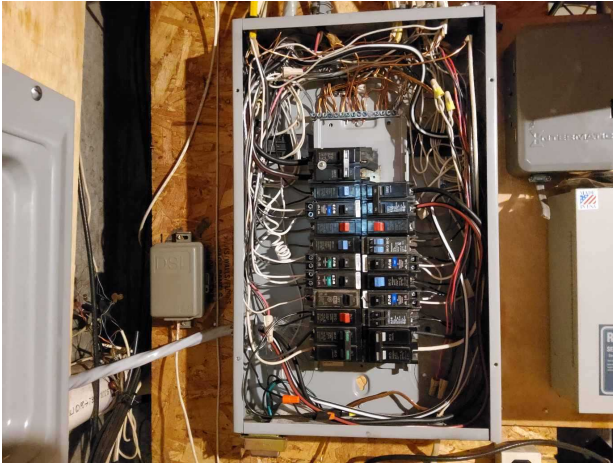
Basement Electric Panel

Manufacturer: Challenger - DOUBLE TAPS- Double Taps were observed in the electrical service panel. A double tap is when two or more circuits are attached to the same breaker. Each circuit should have its own dedicated breaker to prevent overheating and ensure terminal contact. Recommend further evaluation by a qualified electrician (FIG. 8B).



Main Electrical Panel (Continued)

Manufacturer: (continued)



Maximum Capacity: 100 Amps

Main Breaker Size: 100 Amps

Breakers: Copper

Is the panel bonded? Yes

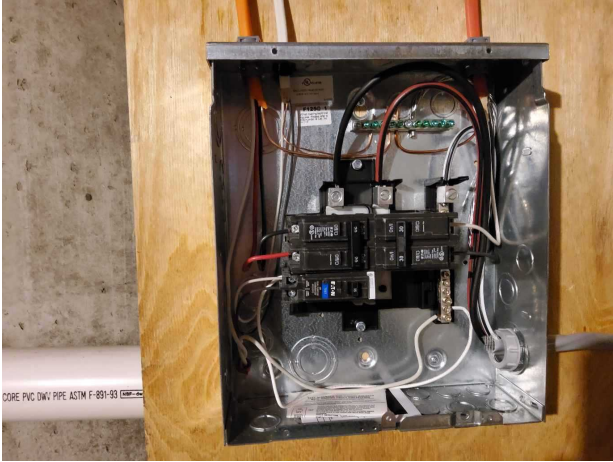
Basement Electric Panel

Manufacturer: Eaton



Main Electrical Panel (Continued)

Manufacturer: (continued)



Maximum Capacity: 125 Amps

Main Breaker Size: 50 Amps

Breakers: Copper

Air Conditioning

Air conditioner air handlers and exterior condenser units require periodic preventive maintenance. It is recommended to keep ac units in good working condition and to partner with a reputable HVAC company to perform routine maintenance for the heating and cooling systems in the fall and spring. As a reminder this is a functionality test and visual inspection only. We do not inspect suction pressure, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.

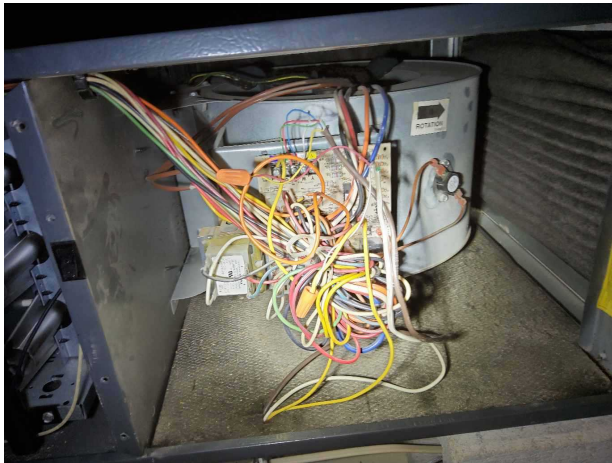
Attic AC System

Air Handler System Operation: Functional- Propane - HEAT PUMP ONLY- Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle.



Air Conditioning (Continued)

Air Handler System Operation: (continued)



Manufacturer: Goodman

Model Number: GMH80703AN **Serial Number:** 0611706947

Area Served: Approximate **Age:** 16 Years

Exposed Ductwork: Insulated flex

LOCATION: Left Side AC System

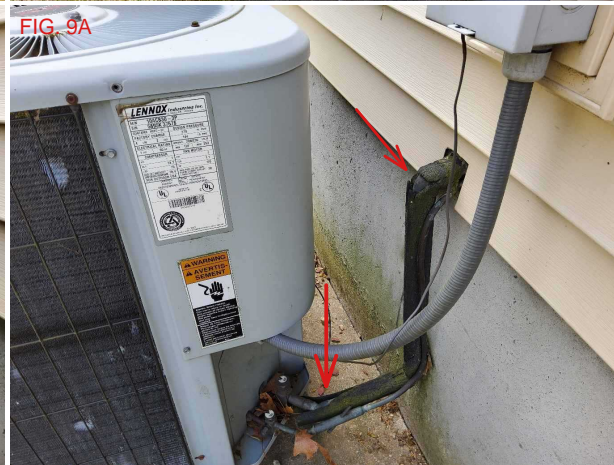
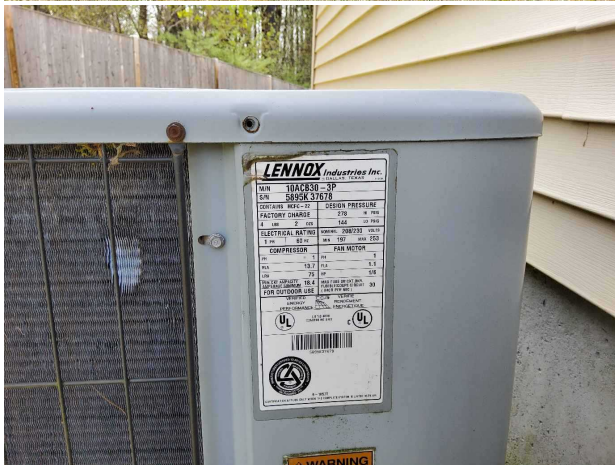
Air Conditioning (Continued)

Condenser System Operation: Not inspected - BELOW OPERATIONAL TEMP- The cooling system was visually inspected but was not tested due to cold exterior temperatures. When outdoor temperatures have been below 60 degrees F within the preceding 24 hours, operation of the cooling system may damage the condenser unit. Full functionality will need to be evaluated when the outside temperature remains above 60 degrees F. The system should be cleaned, serviced, and inspected by an HVAC technician in the spring.

DAMAGED INSULATION- The insulation on the exterior air conditioning line set is damaged and/or missing. This may affect the efficiency of the system and should be replaced (FIG. 9A).

EXISTING BEYOND LIFE- Due to the age of the furnace, it is considered to be existing beyond design life. Recommend budgeting replacement for financial future.

MAINTENANCE- The HVAC appears to need routine maintenance due to its poor operation/ appearance at the time of the inspection.



Manufacturer: Lennox

Model Number: 10ACB30-3P **Serial Number:** 5895K 37678

Area Served: Approximate **Age:** 27 Years

Type: Central A/C **Capacity:**

Air Conditioning (Continued)

Electrical Disconnect: Breaker disconnect



LOCATION: Rear Side AC System

A/C System Operation: Not inspected - BELOW OPERATIONAL TEMP- The cooling system was visually inspected but was not tested due to cold exterior temperatures. When outdoor temperatures have been below 60 degrees F within the preceding 24 hours, operation of the cooling system may damage the condenser unit. Full functionality will need to be evaluated when the outside temperature remains above 60 degrees F. The system should be cleaned, serviced, and inspected by an HVAC technician in the spring.

DAMAGED INSULATION- The insulation on the exterior air conditioning line set is damaged and/or missing. This may affect the efficiency of the system and should be replaced (FIG. 9B).

EXISTING BEYOND LIFE- Due to the age of the furnace, it is considered to be existing beyond design life. Recommend budgeting replacement for financial future.

MAINTENANCE- The HVAC appears to need routine maintenance due to its poor operation/ appearance at the time of the inspection.



Air Conditioning (Continued)

A/C System Operation: (continued)



Manufacturer: Goodman

Model Number: GSC130181AB **Serial Number:** 0610235067

Area Served: Approximate Age: 16 Years

Type: Central A/C **Capacity:**

Electrical Disconnect: Breaker disconnect



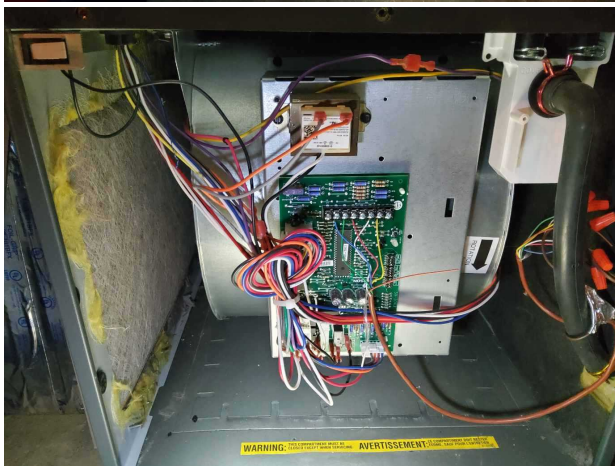
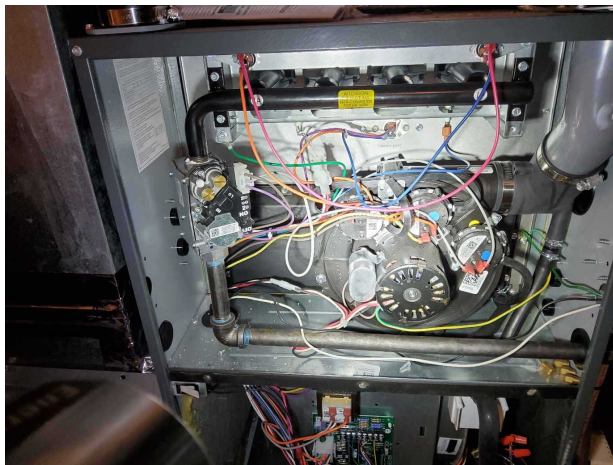
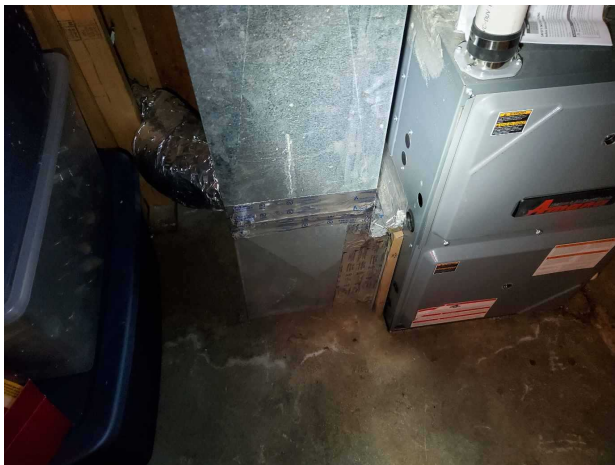
Basement AC System

Air Handler System Operation: Functional- Propane - CONDENSATE LEAK- A condensate leak was observed on the air handler drain line. Recommend repair by a qualified HVAC technician (FIG. 9C).

HEAT PUMP ONLY- Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle.

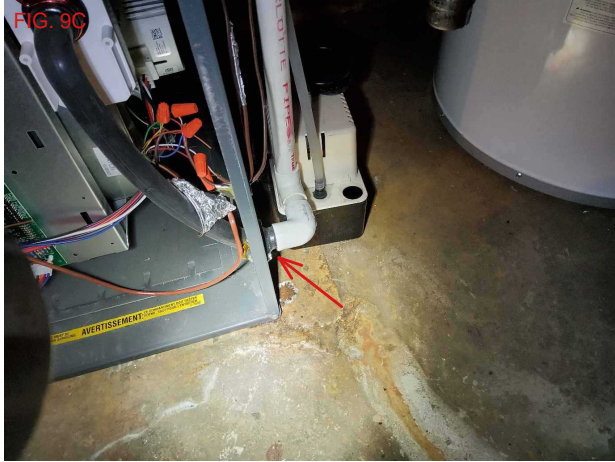
Air Conditioning (Continued)

Air Handler System Operation: (continued)



Air Conditioning (Continued)

Air Handler System Operation: (continued)



Manufacturer: Amana

Model Number: AMEC960804CNAD **Serial Number:** 2103494470

Area Served: Approximate **Age:** 1 Year

Heating System

The heating system requires periodic preventive maintenance. It is recommended to keep the heating unit in good working condition and to partner with a reputable heating technician to perform routine maintenance for the heating system annually.

Chimney flues and flues attached to the heating system are not inspected as part of the home inspection. Chimney flues should be cleaned and inspected by a licensed mason or chimney sweep on a regular basis to determine viability.

The inspection is to determine that the existing equipment is in working order and is not meant to determine its adequacy.

Heating System

Filter: Disposable - **DIRTY FILTER-** The air filter is extremely dirty and should be replaced. Prolonged operation of the HVAC system with a dirty filter can cause internal damage to the compressor valves that may not be observable during the inspection. Operating the HVAC system with a dirty filter may also damage the air handler. Recommend having the HVAC system cleaned and serviced for this reason (FIG. 9D).

FILTER REPLACEMENT- The filter was in need of replacement at the time of the inspection. Clogged and dirty air filters affect the performance and efficiency of the HVAC system. A clogged filter can also cause damage to the system. The filter should be replaced immediately upon taking ownership of the structure.



Heating System (Continued)

Thermostats: Multi-zone



Fuel Tank: Propane tank



Tank Location: Rear & Side yard

Plumbing

A plumbing system typically consists of a main supply line, distribution lines, which terminate at fixtures, drain pipes, vent pipes and gas pipes.

Components such as water shutoff valves are not tested as part of the home inspection. Shutoff valves that have not been operated over extended period of time often leak after being operated. Due to this factor shutoff valves are not tested during the home inspection.

The visible drain waste lines were inspected at the time of the inspection. The functionality of concealed drain pipes is outside the scope of inspection. The process of running water into concealed drain pipes will not verify the condition of the waste line infrastructure. Consult with a qualified plumber for a camera inspection of the main drain line and the concealed drain pipes if there is any concern as to the condition.

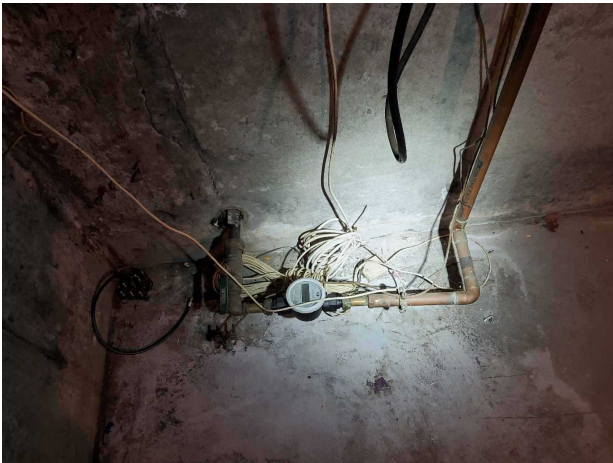
All plumbing fixtures in the kitchen and bathrooms were operated and inspected for visible leaks.

Water pressure and drainage often fluctuate over time, and the buyer should monitor pressure after occupancy. Higher water pressure may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

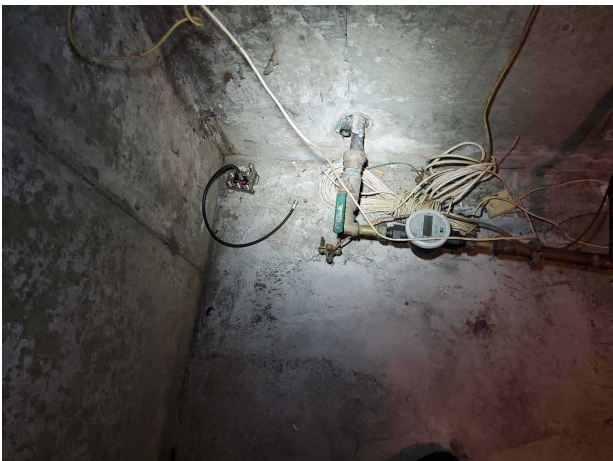
This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the home inspection.

Determining whether supply and drainage systems are public or private, such as city, well, septic, etc. is beyond the scope of the inspection. Consult with the seller's disclosure and other sources to help determine that information.

Service Line: ABS



Main Water Shutoff: Basement

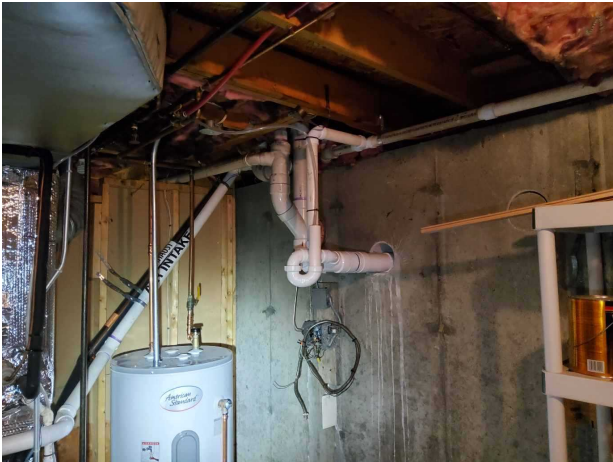


Plumbing (Continued)

Water Lines: Copper

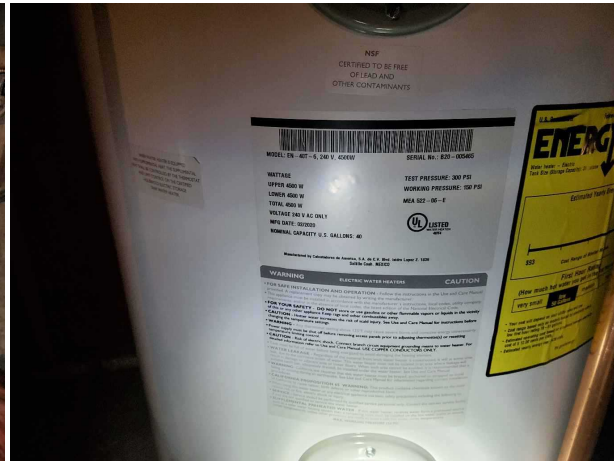


Drain Pipes: PVC



Basement Water Heater

Water Heater Operation: Adequate



Plumbing (Continued)

Water Heater Operation: (continued)



Manufacturer: American Standard
Model Number: EN-40T-6 **Serial Number:** B20-005465
Type: Electric **Capacity:** 40 Gal.
Approximate Age: 2 Years **Area Served:**
TPRV and Drain Tube: Copper

Laundry Room/Area

2nd Floor Laundry Room/Area

Washer Machine/ Dryer: Present - **DRYER HOSE-** Recommend replacing existing dryer hose with a rigid metal dryer hose venting system. The dryer hose present tends to collect moisture and dryer lint resulting in overheating.



Pests/ Insect Detection

Evidence of Pests: NO EVIDENCE FOUND- There was no evidence found of an animal intrusion at the time of the inspection.

Evidence of Insect Damage NO EVIDENCE FOUND- There was no evidence found of insect damage at the time of the inspection.

Final Comments

Thank you for choosing Aventine Home Inspections LLC to complete your home inspection needs. We greatly appreciate your business. If at any time you have questions or concerns regarding your home inspection report please give us a call or send us an email.

Thank you once again!
Nick Tolman
Aventine Home Inspections LLC