



## Home Inspection Report



9776 Heavenly Lane, Mequon , WI 53092

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**Inspection Date:**

Saturday, March 10, 2018

**Prepared For:**

Mr and Mrs Buyer

**Prepared By:**

Scope Inspections, LLC  
7245 South 76th Street #253  
Franklin, WI 53132  
(262) 989-0899  
ehansen@scope-inspections.com

**Report Number:**

200204

**Inspector:**

Erik F. Hansen

**License/Certification #:**

2889-106

# Report Overview

## Scope of Inspection

All components designated for inspection in the WI Standards of Practice are inspected. It is the goal of the inspection to put the buyer in a better position to make a buying decision. Not all improvements that are important to the buyer will be identified during the inspection. While we can reduce the risk of purchasing a home, we cannot eliminate it nor assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. Further evaluation by a qualified contractor may find additional repairs - please refer to the Inspection Agreement and the WI Standards of a Practice for a full explanation of the scope of inspection and limitations. The inspection report will comment on several additional areas for improvement to prevent a future repair and expense - completing routine maintenance may prevent these common issues.

## Main Entrance Faces

South

## State of Occupancy

Vacant

## Weather Conditions

Cloudy, 32°

## Rain In The Last Three Days

No, recent snow melt

## Ground Cover

Partial snow cover

## Approximate Age

52 years old

# Report Summary

## Scope Inspections Summary Page Information

This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy - it should not be considered the whole report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of this inspection report. Your entire report must be carefully read to fully assess all the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

### Items Not Operating

None apparent

### Major Concerns

None apparent

### Potential Safety Hazards

- GFCI outlet protection has improved and is now recommended for all exterior, garage, laundry rooms, bathrooms and above all countertops in kitchens, recommend a qualified person or contractor install GFCI protected outlets in all potentially wet or damp areas.
- There were no visible carbon monoxide detectors or operable smoke detectors in house, recommend installing on all levels of the home and within earshot of all sleeping rooms.
- Main electrical panel was older with dissimilar circuit breakers, several double tapped breakers and was in need of an upgrade, recommend a licensed electrician evaluate and replace/upgrade as needed.

### Repairs/Issues

- North windows in Family Room had exterior wood rot, interior staining on floor and jambs and on sub floor when viewed from basement, recommend a qualified window contractor evaluate and replace as needed.
- Porch post was loose to base and water damaged, recommend a qualified contractor replace.
- Bathroom (2) toilet has a chronic leak with staining/rot on subfloor, kitchen sink faucet was leaking, Master Bathroom sink drainage pipe and shutoff valve were leaking and dishwasher was leaking and drain had an S trap, recommend a qualified plumber repair as needed.
- Pest/vermin nesting and droppings were observed in attic and basement areas, recommend consulting with a pest control specialist for treatment options.

### Deferred (Budgeting) Cost Items

- Air conditioning unit was not operated due to exterior temperature but based on age, 19 years old, recommend budgeting to replace.
- Furnace operated as intended at time of inspection but based on age, 19 years old, recommend budgeting to replace.
- Water heater operated as intended at time of inspection but based on age, 7 years old, recommend budgeting to replace.

### Improvement Items

- Some areas around the house have a flat/negative grade, recommend improving grade as needed for proper water runoff.
- Mature trees are close to home, recommend routinely cleaning gutters and roof as needed.
- Consider upgrading exterior hose bibs (faucets) to newer style with modern safety features.
- Annual maintenance is recommended on HVAC equipment to ensure safe and efficient operation.
- Recommend replacing 20x25x4 furnace filter.

### Items To Monitor

Recommend monitoring all older water staining and previous repairs.

# Receipt/Invoice

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**Scope Inspections, LLC**  
**7245 South 76th Street #253**  
**Franklin, WI 53132**  
**(262) 989-0899**

Date: Sat. Mar. 10, 2018 1:00

Inspected By: Erik F. Hansen

**Property Address**  
**9776 Heavenly Lane**  
**Mequon , WI 53092**

Inspection Number: 200204

Payment Method: Credit Card

Client: Mr and Mrs Buyer

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$375.00

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<b>Total</b>	<b>\$375.00</b>
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# Grounds

## Service Walks

### Material Condition

- ☐ Not Visible   ☐ Public Sidewalk   ☒ Private Sidewalk  
☐ Concrete   ☐ Flagstone   ☐ Gravel   ☒ Asphalt   Other: \_\_\_\_\_  
☐ Satisfactory   ☒ Marginal   ☐ Poor   ☐ Trip hazard   ☒ Typical cracks   ☒ Pitched towards home  
☐ Settling cracks   ☐ Public sidewalk needs repair   ☒ Broken/loose   ☒ Not Visible - Snow Covered

### Photos



Depression in asphalt creates a negative slope for water runoff, recommend improving as needed

## Driveway/Parking

### Material Condition

- ☐ Concrete   ☒ Asphalt   ☐ Gravel/Dirt   ☐ Brick   Other: ☐ Stone  
☐ Satisfactory   ☒ Marginal   ☐ Poor   ☒ Settling Cracks   ☒ Typical cracks   ☐ Pitched towards home  
☐ Trip hazard   ☒ Fill cracks and seal   ☐ Not Visible - Snow Covered

### Photos



Minor cracks were observed in driveway which may indicate soil settlement - typical for age of home, recommend routinely sealing all cracks and exposed areas as needed to prevent seasonal freeze/thaw deterioration, future movement and prolong the driveway's useful life.

## Porch

- ☐ Not Visible/Snow Covered

# Grounds

## Porch cont.

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Typical Cracks/Settlement

**Support Pier** ☐ Concrete ☒ Wood Other: ..

**Floor** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Safety Hazard

**Comments**

**Photos**



East supporting post has wood rot and was loose to base, recommend a qualified contractor replace as needed.



Porch floor had some settlement with a crack.

## Stoops/Steps

**Material** ☒ Concrete ☐ Wood Other: ..

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged

☐ Cracked ☐ Settled ☐ Seal Cracks ☐ Railing/Balusters recommended

☐ Repair or Replacement is Recommended

**Comments**

## Deck/Balcony

**Material** ☒ Not Visible/Snow Covered

**Condition** ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended

☒ Satisfactory ☐ Marginal ☐ Poor ☒ Wood in contact with soil

☒ Structure And Attachment To House Not Visible ☐ Attachment Methods Have Improved

**Finish** ☐ Treated ☒ Painted/Stained Other: .. ☐ Safety Hazard ☐ Improper attachment to house

☐ Railing loose ☐ Not Applicable

**Comments**

## Photos



Majority of deck was snow covered and not visible



Older drainage piping below deck does not appear to be in use



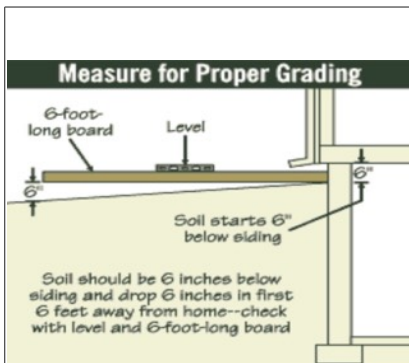
Steps to deck were tilted creating potential trip hazards, recommend replacing as needed.

## Landscaping affecting foundation

**Negative Grade** ☒ East ☒ West ☒ North ☒ South ☐ Satisfactory ☒ Recommend additional backfill  
☐ Recommend window well covers ☒ Trim back trees/shrubberies  
☐ Wood in contact with/improper clearance to soil ☒ Not Visible/Snow Covered

**Comments** **Maintenance:** Due to the high cost of foundation repairs, proper slope of surfaces directly adjacent to foundation wall must be maintained. 1" per foot for the first 5 or 6' is recommended. Neglect of proper drainage can contribute to water infiltration, foundation movement and failure.

## Photos



Some areas around the house were flat and/or negative increasing the risk of water intrusion, recommend adding additional soil to create a positive slope for proper water runoff.

## Hose bibs

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ No anti-siphon valve, recommend anti-siphon  
☒ Not frost proof, recommend frost proof ☒ Recommend installing hose bibs with modern features  
☒ Not on/Winterized

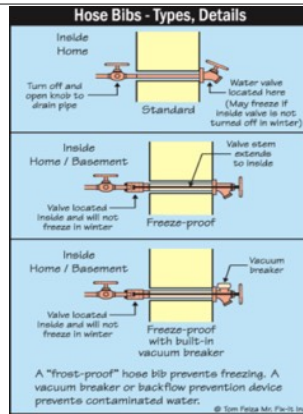
**Operable** ☐ Yes ☐ No ☐ Not Tested ☒ Not On ☐ Pressure Above 100psi

**Comments** A newer hose bib with modern safety features included an anti-siphon device and/or being frost proof. An anti-siphon device is a one-directional valve preventing water or possible chemical treatments (lawn, weeds or other) from entering the home's water supply. A frost proof hose bib helps in preventing the exterior faucets (spigots) from freezing during winter months; however, even when these are installed, we recommend turning off the interior water supply every winter season to these fixtures and draining.

## Photos



-Hose bibs were not on (winterized) and not evaluated.  
-Consider upgrading hose bibs to a newer style with modern safety features



Hose bib informational image.  
See Comments section above for additional information.



# Exterior

## Chimney(s)

**Location(s)** Middle of Roof

**Viewed From** ☐ Roof ☒ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars

**Rain Cap/Spark Arrestor** ☐ Yes ☒ No ☐ Recommended

**Chase** ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

**Evidence of** ☐ Holes in metal ☒ Cracked chimney cap ☐ Loose mortar joints ☒ Flaking ☐ Loose brick ☐ Rust  
☐ No apparent defects ☐ Cracked Brick

**Flue** ☒ Tile ☐ Metal ☐ Unlined ☐ Not Evaluated

**Evidence of** ☐ Scaling ☐ Cracks ☐ Creosote ☒ Not evaluated ☐ Have flue(s) cleaned and re-evaluated

☐ Recommend Cricket/Saddle/Flashing ☒ Recommend an annual evaluation

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend Repair

## Comments

While inspectors make every attempt to evaluate the condition of the flue, it is not readily visible due to several factors including flue covers, soot and creosote buildup or other visual limitations. Natural combustion deposits acidic material that weaken masonry and metal chimneys, causing deterioration. Chimneys are also an inviting location for critters to nest - potentially creating a blockage. An annual level (2) evaluation is recommended by the National Fire Protection Agency when there is a change in ownership to ensure your chimney is safely functioning as intended.

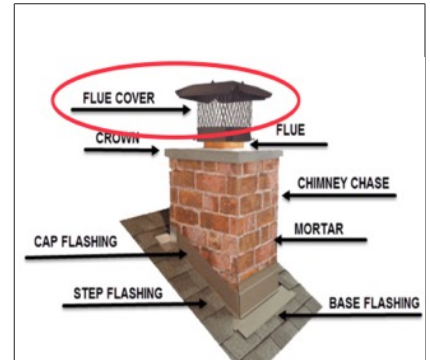
## Photos



Chimney flues are recommended to be covered with a rain cap to prevent water from entering the chimney, potentially causing damage to brickwork and entering the home's attic and causing subsequent damage to interior walls/ceilings. When used in conjunction with a fireplace, flue covers can stop down drafts - preventing the home from filling with smoke and prevent cold blasts of air, in-turn helping to improve the home's energy efficiency. When a mesh or screen is integrated with the flue cover, it becomes a deterrent for animals (birds, squirrels, raccoons, etc.) from nesting within the warmth of the chimney.



Missing/loose mortar in the brick joints and cracked chimney cap - recommend tuckpointing/sealing maintenance



Flue cover/rain cap informational image

## Gutters/Scuppers/Eavestrough

☐ None

# Exterior

## Gutters/Scuppers/Eavestrough cont.

**Condition** ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ Rusting ☒ Downspouts needed ☐ Recommend repair/replace  
☒ Needs to be cleaned ☒ Recommend Routine Cleaning  
**Material** ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other: ☐ Below Grade  
**Leaking** ☒ Corners ☒ Joints ☐ Hole in main run ☐ No apparent leaks  
**Attachment** ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ **Satisfactory**  
**Extension needed** ☒ North ☐ South ☐ East ☐ West ☐ N/A

## Comments

## Photos



Recommend installing downspout extensions to allow proper water drainage as far away from house as practical to prevent roof water from collecting against the house and seeping into the lower level. Water staining was observed in the basement area below this saturated exterior downspout area.



Gutters are leaking at the seams with visible water damage - recommend repair



Downspout directs roof water onto asphalt path creating seasonal icing conditions and premature wear, recommend improving



Portions of the guttering system require cleaning now and at least every spring and multiple times during the fall in the future.

# Exterior

## Siding

### Material

☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS\* Not Inspected  
☐ Asphalt ☒ Wood ☐ Metal/Vinyl Other: ☐ Typical cracks ☒ Peeling paint ☐ Monitor ☒ Wood rot  
☐ Loose/Missing/Holes

### Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/painting

### Comments

**Maintenance:** All types of siding materials are exposed to several exterior conditions and should be evaluated annually for normal painting/staining maintenance and repairs/replacement to prevent interior issues from surfacing and subsequent damage.

## Photos



The exterior wood of the house has peeling paint and isolated areas of wood rot. This may be an indication of delayed or poor maintenance; there may be additional areas that need repair. The amount and depth of any moisture penetration is not observable until damaged areas are removed.



Vines/foliage may damage the siding and is an inviting environment for moisture and insects, consider removing.



Split wood siding, recommend replacement



Bowed and loose wood siding, replacement is recommended

# Exterior

## Trim

**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting  
☒ Damaged wood Other: \_\_\_\_\_  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Typical Wear/Recommend Repair  
**Comments**  
**Photos**



Damaged wood trim and fascia at gutter end, recommend sealing internal gutter and replacing all damaged wood.



One or more areas of the home's trim had some water damage and/or deterioration increasing the potential for water intrusion and moisture related damage to adjacent components and interior finishes, recommend repairing/replacing all damaged areas as needed and routine painting maintenance. Consideration should be given to upgrade the exterior trim components with those fabricated of PVC or a composite material, or the like, due to those materials' superior moisture resistance and reduced maintenance requirements.

## Soffit

**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: \_\_\_\_\_  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair  
**Comments**

## Fascia

**Material** ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting  
☒ Damaged wood Other: \_\_\_\_\_  
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend Repair  
**Comments**

## Flashing

**Material** ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting  
☐ Damaged wood Other: \_\_\_\_\_  
**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair  
**Comments**



# Exterior

## Caulking

### Condition

☐ Satisfactory ☒ Marginal ☐ Poor

☒ Recommend routine caulking maintenance around trim/windows/doors/masonry ledges/corners/penetrations

### Comments

**Maintenance:** Caulk/sealant is a temporary building material and will require relatively frequent repairs or replacement, especially in wet environments. The highest quality sealant affordable is recommended for improved service life.

### Photos



Recommend caulking around all utility penetrations and siding joints

## Windows/Screens

### Condition

☐ Satisfactory ☒ Marginal ☐ Poor ☒ Wood rot ☒ Recommend repair/painting

☒ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass

### Material

☒ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl clad

### Screens

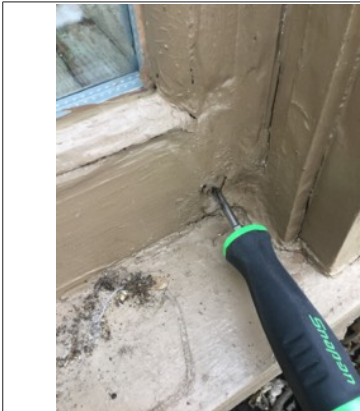
☒ Torn ☐ Bent ☐ Not installed ☐ Satisfactory

### Comments

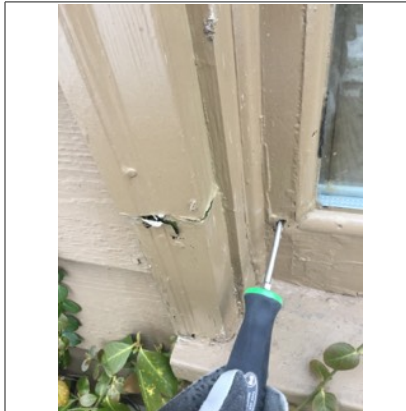
•Determining the condition of insulated glass and seals are not always possible due to temperature, weather and lighting conditions.

•Screens are prone to normal wear and tear, any comments about their condition is informational.

### Photos



Wood rot on north side of house



Wood rot on north side of house

## Storms Windows

### Condition

☐ Not installed

☒ Satisfactory ☐ Broken/cracked ☐ Wood rot ☐ Recommend repair/painting

### Material

☐ Wood ☐ Clad comb. ☐ Wood/Metal comb. ☒ Metal

### Putty

☐ Satisfactory ☐ Needed ☒ N/A

### Comments

# Exterior

## Exterior Foundation

**Foundation Wall** ☐ Concrete block ☐ Poured concrete ☐ Brick ☒ Not Visible Other:

**Condition** ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☒ Not Evaluated

**Concrete Slab** ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated

**Comments** **Cracks:** *If cracks are evident in the exposed foundation they have the potential for water infiltration. Improvement of this condition is advised, anticipate possible leaks until this condition is properly sealed/repared.*

## Photos



## Electrical Service Entrance and Outlets

**Location** ☒ Underground ☐ Overhead

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low

**Exterior receptacles** ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

**GFCI present** ☒ Yes ☒ No Operable: ☒ Yes ☐ No ☒ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)

☒ Recommend GFCI Receptacles

## Comments

## Photos



## Exterior Doors

**Main Entrance Weatherstripping:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition:

☒ Satisfactory ☐ Marginal ☐ Poor

# Exterior

## Exterior Doors cont.

**Rear Sliding Door** ☐ N/A Weatherstripping: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing ☐ Replace

Door condition: ☐ Satisfactory ☒ Marginal ☐ Poor

**Rear Door** ☐ N/A Weatherstripping: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Missing ☐ Replace Door condition: ☐ Satisfactory ☒ Marginal ☐ Poor

**Comments** *Exterior doors are susceptible to weathering and natural wear and tear. Doors are evaluated for proper function and weatherstripping - typical damage to doors, seals and appearance are not commented on. If the home is older, we recommend verifying any glass panes within the home have tempered safety glass.*

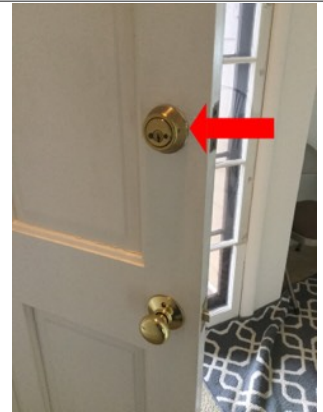
## Photos



Door safety has improved, tempered safety glass is now recommended in all doors with glass openings larger than a 3" sphere.



Peeling paint on base of rear sliding door, sliding door should be budgeted for replacement



Keyed locks from the interior can pose a risk of entrapment in an emergency. No special tools or knowledge should be needed to exit the home in an emergency. A thumb latch deadbolt is the recommended replacement.



Plexiglass was installed on sidelights adjacent main entrance door



Rear sliding door locking mechanism was missing, a secondary wood piece was in use for locking purposes.



Tempered safety glass informational image

## Exterior Air Conditioning Unit

# Exterior

## Exterior Air Conditioning Unit cont.

### Unit #1

Location: North side of house

Brand: Carrier

Model #: 38TZA030320

Serial #: 4901E08001

Approximate Age: 19 years old

☒ Not Operated Due To Exterior Temperature

**Physical Condition** ☐ Satisfactory ☒ Marginal based on age ☐ Poor ☒ Cabinet/housing rusted  
☐ Recommend Removing Cover - Potential Nesting Situation

**Energy source** ☒ Electric ☐ Gas Other: \_\_\_\_\_

**Unit type** ☒ Air cooled ☐ Water cooled ☐ Geothermal ☐ Heat pump

**Outside Disconnect** ☒ Yes ☐ No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 30  
☐ Improperly sized fuses/breakers

**Level** ☒ Yes ☐ No ☐ Recommend re-level unit

**Condenser Fins** ☐ Damaged ☒ Need cleaning ☐ Damaged base/pad ☐ Damaged Refrigerant Line ☐ Satisfactory

**Insulation** ☐ Yes ☐ No ☒ Replace

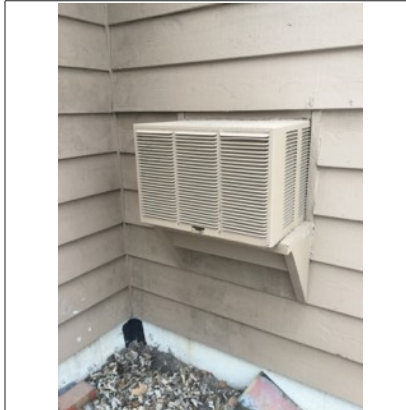
**Improper Clearance (air flow)** ☐ Yes ☒ No

**Comments** **Life Expectancy:** Central air conditioning systems have a typical life expectancy of 12-20 years; however, failures have been documented from 10-40 years. If your A/C unit is near 15 years old, expect to replace it at any time.

### Photos



Air conditioning unit was not operated due to exterior temperature. Manufacturers do not recommend operating units when exterior temperature is below 60 degrees.



Additional air conditioning unit does not appear to be in use and is older, recommend removing and properly sealing to help reduce energy loss.

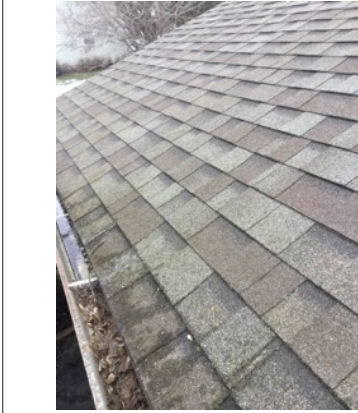


# Roof

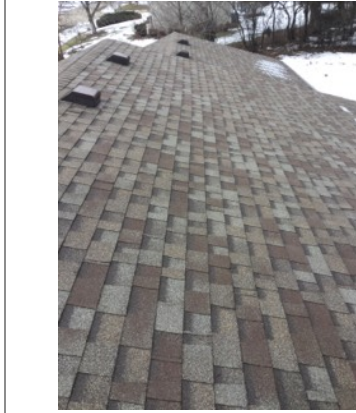
## Roof Overview Photos

**Visibility** ☐ None ☒ All ☐ Partial Limited By: snow cover  
☐ Snow Covered

**Inspected From** ☒ Roof ☒ Ladder at eaves ☐ Ground ☐ With Binoculars  
**Photos**



South roof overview



North roof overview

## Roof Information

**Type** ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .

**Pitch** ☐ Low ☒ Medium ☐ Steep ☐ Flat

**Roof #1** Type:Architectural/Dimensional/ Asphalt Shingles with an average service life between 20-30 years.

Layers:1 layer

Age:2-7 years old

Location:House and garage

*•Age of roofs are approximate, we recommend verifying age with seller and/or a qualified roofing contractor to ensure ongoing maintenance is completed. Roof installations commonly have contractor or manufacture warranties and/or extended warranties, recommend consulting with seller for additional information if desired.*

## Ventilation System

**Type** ☐ Soffit ☐ Ridge ☒ Gable ☒ Roof ☐ Turbine ☐ Powered Other: .

## Flashing

**Material** ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☒ Rubber ☐ Lead Other: .

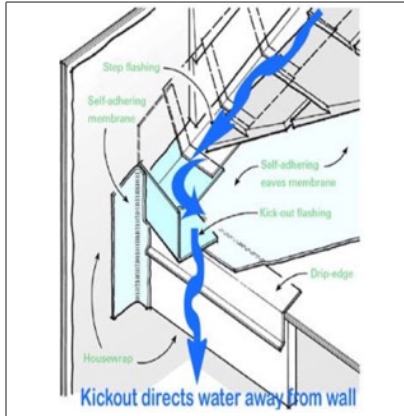
**Condition** ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted ☐ Missing

☐ Separated from chimney/roof ☐ Recommend Sealing Other: ☐ Recommend Sealing All Nail Heads

## Photos



Roofing methods have improved, a kickout flashing is now recommended to prevent isolated areas of water damage to the sidewall above the guttering system.



Kickout flashing informational image  
Kickout directs water away from wall

## Valleys

**Material** ☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other: \_\_\_\_\_

**Condition** ☒ Not Visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusted ☐ Recommend Sealing  
☒ Recommend Routine Cleaning

**Comments** Roof valleys are prone to retaining debris, leaves and branches - this can be problematic. We recommend routinely cleaning these areas to prevent premature shingle wear, potential damage to roof decking and subsequent damage/leakage.

## Condition of Roof Coverings

**Roof #1** ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots  
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering  
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping  
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage  
☐ Not Visible - Snow Covered ☐ Nearing The End Of Its Useful Life ☐ Previous Repairs  
☒ Sealants On Roof Will Require Maintenance

**Comments** **Maintenance:** The typical roof lasts from 20 to 30 years, depending on the material, before it needs to be replaced. However, it's common for roofs to require regular and routine maintenance due to normal wear of sealants and damage, particularly after harsh weather. Roofs should be evaluated every two years by a qualified professional.

## Plumbing Vents

**Condition** ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Recommend Extending Above Potential Snow Height

## Photos



North plumbing vent had  
leaves/debris obstructing a path,  
recommend cleaning as needed

# Garage

## Type

**Type** ☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport

## Automatic Opener

**Operation** ☒ Operable ☐ Inoperable

**Comments** Overhead door operation is tested with the installed wall control button, recommended consulting with seller for additional remote openers if desired.

## Safety Reverse

**Operation** ☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard ☒ Photo eyes tested  
☐ Above 6" From Floor ☐ Not Tested

**Comments** Overhead garage door infrared sensors were evaluated, if installed; however, the auto-reverse mechanism is not tested to prevent possible damage to the overhead door system. We recommend monthly testing with a block placed below the overhead door. If the door does not reverse within two seconds after striking the block, the door requires too much force to reverse and is need of a maintenance evaluation.

## Floor

**Material** ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: ☐ Not Visible

**Condition** ☒ Satisfactory ☐ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair

**Source of Ignition within 18" of the floor** ☐ N/A ☐ Yes ☒ No

## Sill Plates

☐ Recommend Repair ☒ Not Visible ☐ Satisfactory

## Overhead Door(s)

**Material** ☒ Wood ☐ Fiberglass ☐ Masonite ☐ Metal ☐ Recommend repair

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended  
☐ Weatherstripping missing/damaged ☐ Loose/missing ☐ Pull Cord Above 6' From Floor

**Recommend Priming/Painting Inside & Edges** ☐ Yes ☒ No

**Comments** Preventative maintenance: Overhead garage door springs have a life expectancy of approx. 5000 cycles or 3-5 years. We recommend using a garage door lubricant to spray on springs and rollers annually to help prolong their useful life.

## Photos



Overhead garage door spring(s) were in satisfactory condition at time of inspection.



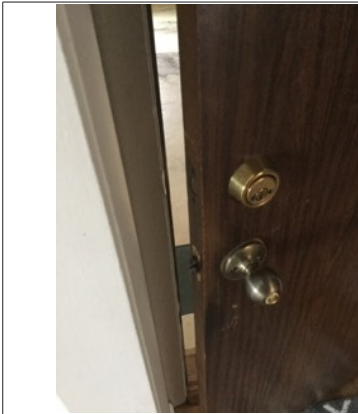
Staining on bottom of wood overhead garage door is common, recommend monitoring and repairing if water damage surfaces.

## Garage Service Doors

☒ Recommend Repair ☐ Satisfactory

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Damaged/Rusted ☐ Not Fire Rated

**Comments**

**Photos**

Garage service door to house did not latch properly and requires the keyed lock to latch door, recommend adjusting strike plate and replacing interior keyed lock with a thumb-lock deadbolt.



Daylight was observed around exterior service door, recommend improving weatherstripping and/or threshold as needed to prevent a path for insects/pests and to also help reduce energy loss.

**Electrical Receptacles**

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No

**Reverse polarity** ☐ Yes ☒ No

**Open ground** ☐ Yes ☒ No ☐ Safety Hazard

**GFCI Present** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Amateur/Unprofessional Wiring Evident

☒ Recommend GFCI Receptacles

**Comments****Fire Separation Walls & Ceiling**

**Fire Separation** ☐ N/A - Detached garage ☐ Present ☒ Missing, holes, gaps, damaged

☒ Recommend sealing all gaps/holes in fire separation wall

**Condition** ☒ Satisfactory ☒ Recommend repair ☒ Holes walls/ceiling ☐ Safety hazard(s) ☐ Not Visible

**Water staining on walls and/or ceiling observed** ☐ Yes ☒ No

**Typical Cracks** ☐ Yes ☒ No

**Windows and General Interior** ☐ Damaged window, difficult to operate ☒ Window and/or walls need repair  
☐ Satisfactory

**Comments****Photos**

General garage photo



Recommend sealing all holes in the ceiling to complete the fire separation wall.



# Interior

## Fireplace

**Location(s)** Family room

**Type** ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

**Material** ☒ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron

**Miscellaneous** ☐ Blower built-in Operable: ☐ Yes ☐ No Damper operable: ☒ Yes ☐ No  
☒ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair  
☐ Satisfactory

**Damper modified for gas operation** ☒ N/A ☐ Yes ☐ No ☐ Damper missing

**Hearth extension adequate** ☐ Yes ☒ No

**Mantel** ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace

**Physical condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend having flue cleaned and re-examined  
☐ Recommend annual maintenance on natural fireplace ☐ Not Evaluated

## Comments

## Photos



Natural fireplace in Family Room



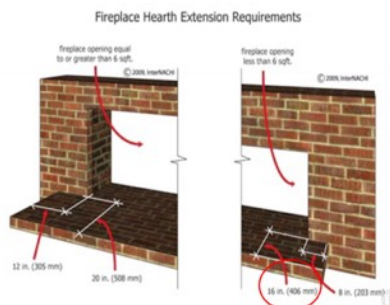
When viewed up from firebox, flue had some creosote buildup, a routine sweep is recommended



Recommend a qualified chimney specialist seal all gaps in firebrick and clean ash/soot as needed.



Natural fireplace safety has improved, a minimum depth hearth extension of 16" is now recommended due to the possibility of a log roll out. Placing a fire retardant rug is a common repair.



Hearth extension informational image

## Stairs/Hallways/Balconies/Closets and Interior Systems

## Comments

## Photos



Non-functioning light fixtures were observed during the inspection in one or more areas of the home. It is recommended that all light fixtures be made operational for the final walk-through so that defective lightbulbs can be distinguished from other electrical defects.

## Smoke/Carbon Monoxide detectors

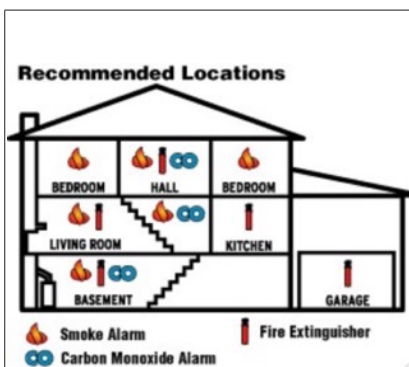
**Smoke Detector** ☒ Present ☐ Not Present Operable: ☐ Yes ☒ No ☐ Not tested ☒ Recommend additional  
☒ Safety Hazard ☒ Recommend Changing Smoke Detector Batteries Every 6 Months

**Comments** Recommend additional carbon monoxide (CO) detectors. The Consumer Product Safety Commission recommends that every residence with fuel burning (gas) appliances be equipped with a UL listed CO alarm. At a minimum, install a CO detector within hearing range of each sleeping room and on each level in your home, including the basement. A detector is not tested if it is too high to reach or there is a chance it is on an alarm system.

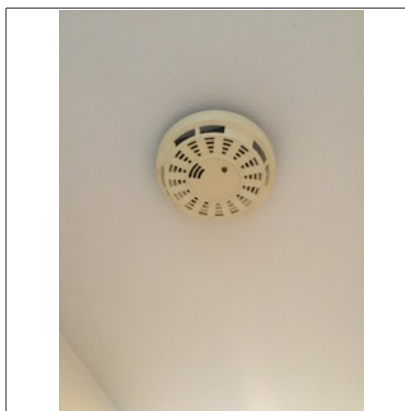
**Maintenance:** Smoke and carbon monoxide detectors are relatively inexpensive considering the importance of their function. Smoke and carbon monoxide detectors expire every ten years and it is recommended that they be replaced upon taking ownership and tested monthly to ensure proper function.

**CO Detector** ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☒ Recommend additional  
☒ Safety Hazard

## Photos



Recommended locations for smoke/carbon monoxide detectors and fire extinguishers



Older smoke detectors does not have modern safety features and there were no visible carbon monoxide detectors

## Attic/Structure/Framing/Insulation

**Access** ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: .  
 Access limited by:

# Interior

## Attic/Structure/Framing/Insulation cont.

**Access cont.** Storage materials, lack of flooring and height

**Inspected from** ☒ Access panel ☐ In the attic ☐ Other

**Location** ☒ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other

**Flooring** ☐ Complete ☐ Partial ☒ None

**Insulation** ☒ Fiberglass ☐ Batts ☒ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool  
Depth: 8-10" ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed  
☒ Recommend additional insulation

**Installed in** ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

**Vapor barriers** ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed

**Ventilation** ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

**Fans exhausted to** Attic: ☒ Yes ☐ No ☒ Recommend repair Outside: ☐ Yes ☒ No ☐ Not Visible

**HVAC Duct** ☒ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace  
☐ Recommend Insulation

**Chimney chase** ☐ N/A ☒ Satisfactory ☐ Needs repair ☐ Not Visible

**Structural problems observed** ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

**Roof structure** ☐ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Purlins ☐ Knee wall ☐ Not Visible Other:

**Ceiling joists** ☒ Wood ☐ Metal ☐ Not Visible

**Sheathing** ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

**Evidence of condensation** ☐ Yes ☒ No

**Evidence of moisture** ☐ Yes ☒ No

**Evidence of leaking** ☐ Yes ☒ No

**Firewall between units** ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

**Electrical** ☐ No apparent defects ☐ Open junction box(es) ☒ Recessed lights not IC rated  
☐ Knob and tube covered with insulation ☒ Safety Hazard

**Comments** **Evaluation:** Attics are navigated as best as I can; lack of flooring, curb and insulation height, framing and other factors can prevent physical and visual accessibility of some areas and items.

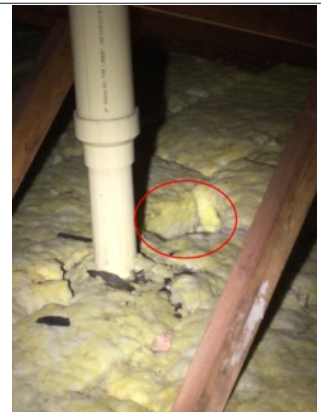
## Photos



General attic photo



Older staining adjacent chimney with no signs of an active leak



Bathroom (2) exhaust fan was improperly vented to attic. We recommend an insulated vent connected to an exterior vent hood or backdraft prevention device. This will help eliminate the conveyance of moisture laden air to the interior/attic spaces and reduce moisture build up and in-turn the potential for mold-like growth and decay. This is in keeping with sound ventilation and indoor air quality practices.

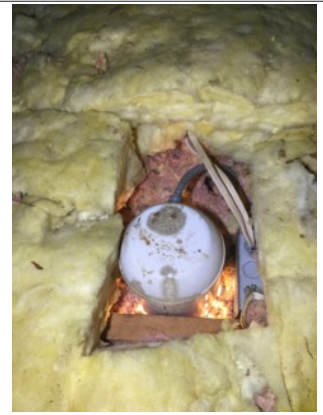




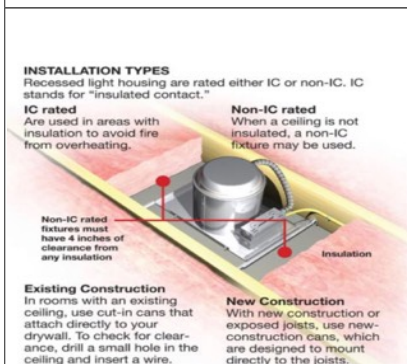
General attic photo  
- The attic insulation in most homes does not meet the Department of Energy's recommended level of R-49 for our area. For maximum energy savings and comfort, this should be remedied with the proper amount of required insulation.



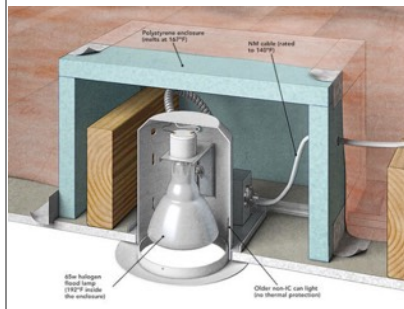
Pest/vermin nesting and droppings were observed in attic.



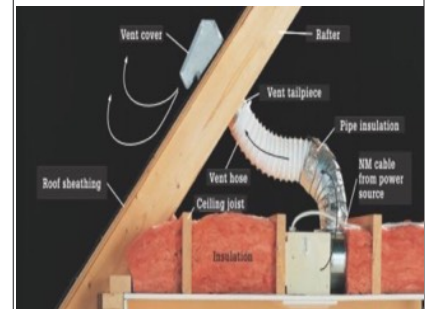
Installed recessed can lights were not rated to be in contact with insulation (IC rated), recommend improving clearances around all recessed light fixtures.



A non-IC rated recessed light fixture is required to have a 4" clearance from combustibles.



There are options to both air seal and insulate around the older style can lights, image is informational



Recommended bathroom exhaust fan venting informational image

# Kitchen

## Countertops

**Condition** ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking ☐ Loose To Cabinet

**Comments**

**Photos**



General kitchen cabinets and countertop photo

## Cabinets

**Condition** ☒ Satisfactory ☐ Damaged ☐ Recommend repair/adjustment

**Comments**

## Plumbing

**Faucet Leaks** ☒ Yes ☐ No

**Pipes leak/corroded** ☐ Yes ☒ No

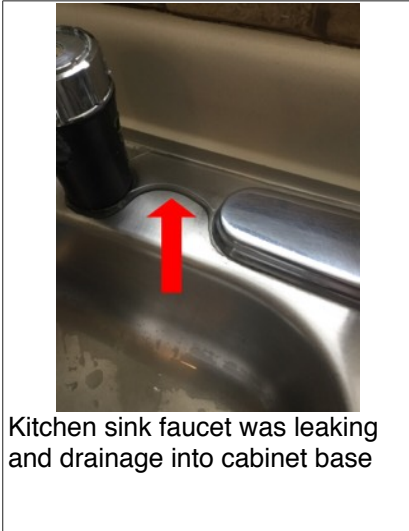
**Sink/Faucet** ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair

**Functional drainage** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Double Trapped

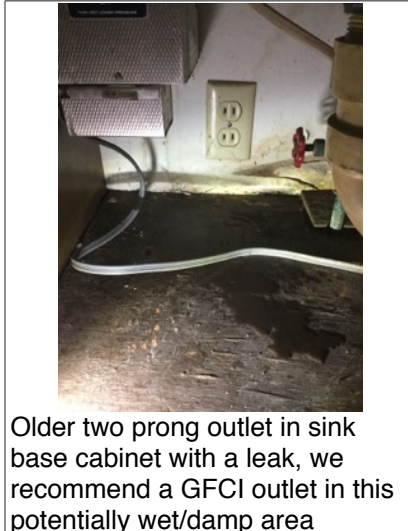
**Functional flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Comments**

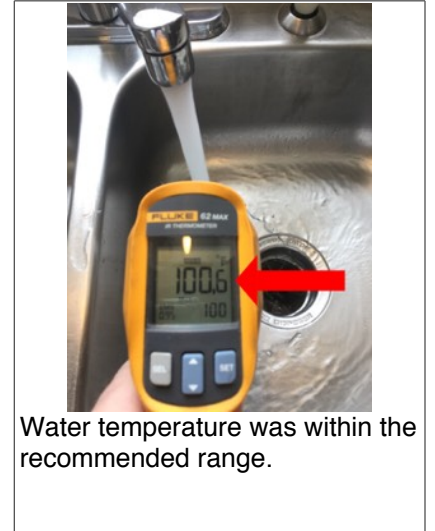
**Photos**



Kitchen sink faucet was leaking and drainage into cabinet base



Older two prong outlet in sink base cabinet with a leak, we recommend a GFCI outlet in this potentially wet/damp area



Water temperature was within the recommended range.

## Walls & Ceiling

**Condition** ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☒ Moisture stains  
☐ Window Difficult Or Stiff To Open

**Comments**

## Photos



Staining inside adjacent pantry was dry at time of inspection



Crack and discoloration on ceiling above kitchen window was dry at time of inspection

## Heating/Cooling Source

☒ Yes ☐ No

## Comments

## Floor

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☒ Squeaks ☐ Broken tiles ☐ Recommend Repair

**Comments** Normal wear and tear to the home's flooring is considered cosmetic in nature in areas of high foot traffic and not commented unless significant damage was observed.

## Appliances And Outlets

**Disposal** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Oven** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Range** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No ☒ Recommend An Anti-tip Device Is Installed

**Dishwasher** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Trash Compactor** ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No

**Exhaust fan** ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

**Refrigerator** ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No

**Microwave** ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No

**Other Appliance** : Operable: ☐ Yes ☐ No ☒ None

**Dishwasher airgap** ☐ Yes ☒ No ☐ None

**Dishwasher drain line looped** ☐ Yes ☒ No ☐ None

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No

**GFCI** ☐ Yes ☒ No Operable: ☐ Yes ☐ No Recommend GFCI Receptacles: ☒ Yes ☐ No

☒ Potential Safety Hazard(s)

**Open ground/Reverse polarity:** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Comments** \*Appliances only tested for operation, working or not. Quality or extent of operation, including ice makers, are not part of testing or inspection. Water supply lines to refrigerator are prone to leaking and should be checked occasionally.

**Maintenance:** Garbage disposals can develop bacteria and in turn create a smell. It is good habit to freeze some vinegar ice cubes and blend in disposal with slices of orange, lemon or lime, with rinds, once a month. This is also an effective way to sharpen and maintain the grinding blades.

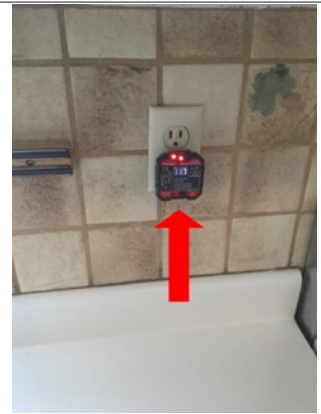
## Photos



Romex electrical supply wire to garbage disposal was not intended for use outside of a finished wall. Armor shielding should - wiring is susceptible to damage.



Older hot water dispenser was not in use and not evaluated. These older units are commonly abandoned due to leakage issues.



GFCI protection has improved and is now recommended for all outlets above countertop surfaces.



In-wall stove was not in use and not evaluated. We recommend removing due to age and lack of modern safety features



Refrigerator was not on at time of inspection and not evaluated



Dishwasher was leaking at corner when operated



Braided stainless steel hose for dishwasher was in use, manufacturers do not recommend these connectors be installed through floors or walls.



Wiring for dishwasher was not installed/protected properly and appears to be an amateur installation.



# Living Room

## Living Room

**Location** First Floor

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Doors** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware ☐ Difficult Or Stiff To Open

**Comments**

**Photos**



Living Room



Cracked glass pane and lower sash was loose to frame

# Family Room

## Family Room

**Location** First Floor

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Typical cracks ☐ Damage

**Moisture stains** ☒ Yes ☐ No

Where: Ceiling adjacent fireplace

**Floor** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☒ UV damage

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Cracked glass ☒ Evidence of leaking insulated glass

☐ Broken/Missing hardware ☐ Difficult Or Stiff To Open

## Comments

## Photos



Family Room



Ultraviolet sunlight damage was observed on hardwood floors.



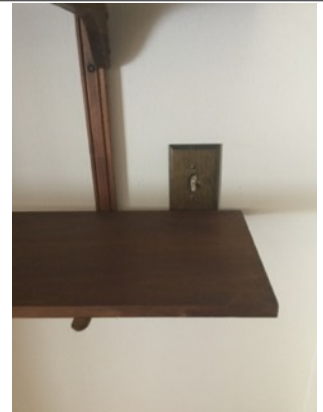
Floor register was outside the similar temperature rise range as other registers in house, a damper on this supply ductwork was partially closed/damaged.



Staining on floor adjacent larger North window was dry at time of inspection. Exterior rot was observed around windows and we can not rule out possible continued interior damage until window damage is repaired.



Water staining on window frame.



Wall switch was not verified for function



Older water damage on ceiling adjacent fireplace was moisture meter tested and showed no signs of an active leak.

# Master Bedroom

## Master Bedroom

**Location** First floor

**Type** MASTER BEDROOM

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

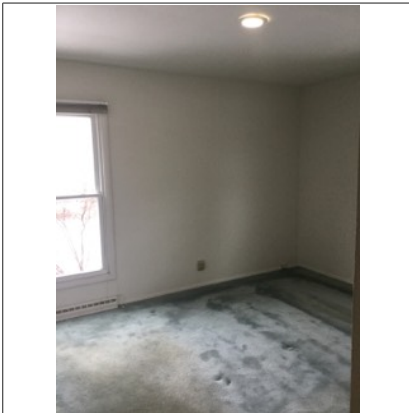
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No ☐ Window Sill Above 44"

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/missing hardware and/or screens ☐ Difficult Or Stiff To Open

**Comments**

**Photos**



Master Bedroom



# Master Bathroom

## Master Bathroom

**Location** Master bath  
**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No  
**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible  
**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks  
**Shower/Tub area** ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal  
☐ Poor ☐ Rotted floors ☐ Recommend Caulking/Grouting in Wet Area(s)  
**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry  
**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor  
**Window** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Difficult Or Stiff To Open  
**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No  
**GFCI** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI  
☐ GFCI Reset Located In Other Bathroom  
**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard  
**Heat source present** ☒ Yes ☐ No  
**Exhaust fan** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Noisy  
**Comments**  
**Photos**



Master Bathroom



Stopper assembly was not functional with a leak at connection



Shutoff valve was leaking, recommend adjusting/repairing as needed.



Door did not latch properly, recommend adjusting/repairing as needed

# Bedroom (2)

## Bedroom

**Location** First floor

**Type** BEDROOM

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

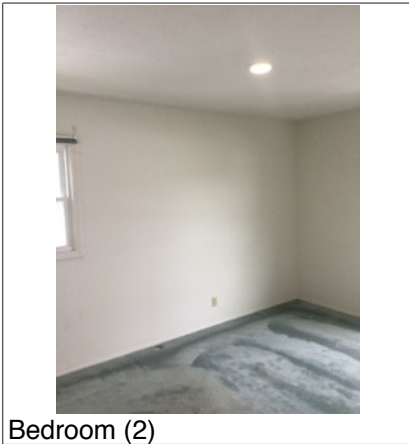
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No ☐ Window Sill Above 44"

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware ☐ Difficult Or Stiff To Open

**Comments**

**Photos**



Bedroom (2)

# Bedroom (3)

## Bedroom

**Location** First floor

**Type** BEDROOM

**Walls & Ceiling** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

**Moisture stains** ☐ Yes ☒ No

Where:

**Floor** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

**Ceiling fan** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

**Electrical** Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable  
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

**Heating source present** ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

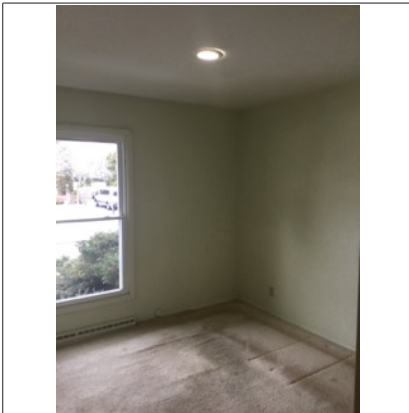
**Bedroom Egress restricted** ☐ N/A ☐ Yes ☒ No ☐ Window Sill Above 44"

**Doors** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

**Windows** ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass  
☐ Broken/Missing hardware ☐ Difficult Or Stiff To Open

**Comments**

**Photos**



Bedroom (3)

# Bathroom (2)

## Bathroom 2

**Location** First floor bath

**Sinks** Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

**Tubs** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Showers** ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

**Toilet** Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☒ Toilet leaks

**Shower/Tub area** ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: Condition: ☐ Satisfactory ☒ Marginal  
☐ Poor ☒ Rotted floors ☒ Recommend Caulking/Grouting in Wet Area(s)

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Water flow** ☒ Satisfactory ☐ Marginal ☐ Poor

**Moisture stains present** ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

**Doors** ☒ Satisfactory ☐ Marginal ☐ Poor

**Window** ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Difficult Or Stiff To Open

**Receptacles present** ☒ Yes ☐ No Operable: ☒ Yes ☐ No

**GFCI** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI  
☐ GFCI Reset Located In Other Bathroom

**Open ground/Reverse polarity** ☐ Yes ☒ No ☐ Potential Safety Hazard

**Heat source present** ☒ Yes ☐ No

**Exhaust fan** ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☒ Noisy

**Comments** **Preventative Maintenance:** Recommend operating exhaust fan during a shower and for at least 20 minutes after a shower to ensure proper humidity levels are maintained.

## Photos



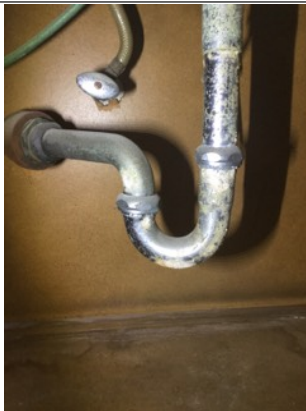
Bathroom (2)  
- Bathroom outlet was not GFCI protected



Water damage was evident adjacent bathtub area, recommend repairing as needed.



Light fixtures above shower areas in both bathrooms were not rated to be installed in a wet location.



Corrosion on drainage pipe is most commonly due to harsh chemicals stored in cabinet.



Door did not lock properly



Floor around toilet was moisture meter tested and showed signs of an active leak



Toilet was recycling water and in need of a flapper adjustment or replacement.

# Laundry Room

## Laundry

**Laundry sink** ☒ Yes ☐ No ☐ N/A ☒ Loose Attachment  
**Faucet leaks** ☐ Yes ☒ No ☐ N/A  
**Pipes leak** ☐ Yes ☒ No ☐ Not Visible  
**Cross connections** ☐ Yes ☒ No ☐ Potential Safety Hazard  
**Heat source present** ☒ Yes ☐ No  
**Room vented** ☒ Yes ☐ No  
**Dryer vented** ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Flexible foil or Plastic dryer vent not recommended  
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard ☒ Not Visible  
**Electrical** Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard  
**GFCI present** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ Recommend GFCI Receptacles  
**Appliances** ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace/Boiler ☐ None  
**Washer hook-up lines/valves** ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible ☐ Recommend Replacing  
**Gas shut-off valve** ☐ N/A ☒ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible  
**Comments** **Maintenance:** *Operating household appliances is outside the scope of a standard home inspection; however we recommend routinely cleaning dryer lint trap and dryer exhaust vent to prevent blockage and the related hazards.*

## Photos



Laundry Room



-Galvanized piping was installed for gas piping and is no longer recommended, black iron is now an industry standard material.  
 Piping was also loose to wall, recommend proper attachment.  
 -Recommend replacing older flexible gas connector with a stainless steel connector.



Dryer vent was not connected, recommend proper attachment.



Recommend sealing all open holes to exterior. Pest droppings were observed in the basement area.



# Basement

## Stairs

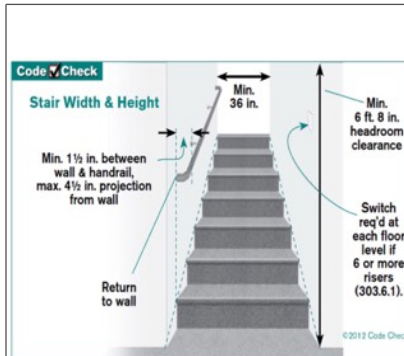
**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Typical wear and tear ☐ Need repair ☒ Risers Uneven  
☒ Safety Hazard ☒ Open Stairway  
**Handrail** ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Loose ☐ Handrail/Railing/Balusters recommended  
☒ Improper Termination  
**Headway over stairs** ☒ Satisfactory ☐ Low clearance ☐ Safety hazard

## Comments

## Photos



Basement stairway did not have safety guardrails, had open risers and there was no visible light switch on basement level, recommend a qualified person or contractor repair as needed.



Stairway safety clearances informational image

## Foundation

**Condition** ☒ Satisfactory ☐ Marginal ☐ Have evaluated ☐ Seal cracks and monitor ☐ Not Evaluated  
**Material** ☐ ICF ☐ Brick ☐ Concrete block ☐ Stone Masonry ☒ Poured concrete ☐ Not visible  
**Horizontal cracks** ☒ None apparent ☐ North ☐ South ☐ East ☐ West  
**Step cracks** ☒ None apparent ☐ North ☐ South ☐ East ☐ West  
**Vertical cracks** ☒ None apparent ☐ North ☐ South ☐ East ☐ West  
**Covered walls** ☐ Drywall, paneling, paint or storage material ☐ North ☐ South ☐ East ☐ West ☒ N/A - Vacant  
**Movement apparent** ☒ None apparent or N/A ☐ North ☐ South ☐ East ☐ West  
**Indication of moisture** ☒ Yes ☐ No ☐ Fresh ☒ Old stains ☐ Efflorescence

## Comments

Informational Conditions: *Moisture intrusion is always a concern with which you should be aware of. It involves a host of interrelated factors and can be unpredictable, intermittent or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence (salt crystal formations), rust on metal components and wood rot. However, humidity and condensation can also produce similar conditions. Basements are below grade and no homeowner can rule out the potential for moisture intrusion and/or plumbing related leaks. Moisture intrusion can not always be detected during the inspection as it can be hidden by walls or under floors.*

•Limited visual access of the foundation walls and/or ceilings due to interior coverings, paint, storage or personal belongings. A complete visual assessment of the foundation could not be done. We make no representation as to the condition of areas that were visually inaccessible at the time of inspection.



## Photos



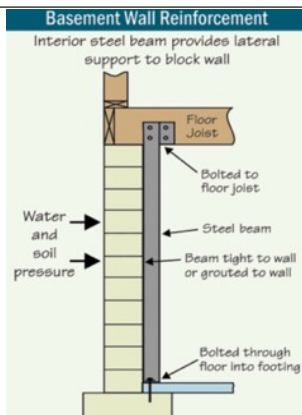
Several foundation cracks have been recently sealed with an epoxy injection.



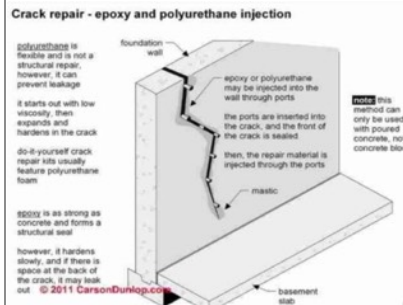
Some walls in basement have been reinforced/stabilized with steel beams. This is a common repair for excess moisture expansion in adjacent soil due to frost cycles. Recommend consulting with seller for additional information and/or possible warranty.



Older water staining below basement windows was evident. These metal windows will have diminishing performance, risk of ongoing deterioration and eventual air and water leakage. Windows should be budgeted for replacement.



Steel beam informational image



Epoxy injection informational image

## Floor

### Material

☒ Concrete ☐ Dirt/Gravel ☐ Not Visible Other: ☐ Finish Material - Not Visible

### Condition

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Not Visible

### Comments

Unfinished or exposed portions of the floor appeared to be in overall adequate condition.

## Photos



Older watermarks were evident in the North basement area indicating water has entered this area in the past. The basement was dry at the time of the inspection, be sure all exterior grades pitch away from house and extend downspouts as far away as practical.

## Drainage

**Sump pump** ☒ Yes ☐ No ☒ Working ☐ Not working ☐ Needs cleaning ☐ Pump not tested  
☐ Recommend Installing Check Valve

**Floor drains** ☒ Yes ☐ Not Visible ☒ Drains not tested or evaluated. ☐ Palmer Valve Stuck

**Comments** **Preventative Maintenance:** *The average life expectancy of a sump pump is 2-10 years and may need replacing at any time - prior to pump failure. The installation of a battery backup power source is strongly recommended in order to reduce the risk of water damage or flooding during a power disruption or outage.*

## Photos



Sump pump discharge pipe reduces in diameter, is below grade and exterior termination point was not visible, recommend occasionally monitoring for proper water runoff.

## Girders/Beams

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted ☐ Not Visible  
**Material** ☒ Steel ☐ Wood ☐ Concrete ☐ LVL ☐ Masonry ☐ Not Visible  
**Comments**

## Columns

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/Rusted ☐ Not Visible

# Basement

## Columns cont.

**Material** ☒ Steel ☐ Wood ☐ Concrete ☐ Block ☐ Masonry/Brick ☐ Not Visible  
**Comments**

## Joists

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Recommend Insulating At Rim Joist Cavity ☒ Improper Notching  
☒ Missing fasteners  
**Material** ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☒ 2x10 ☐ 2x12 ☐ Engineered I-Type  
☒ Sagging/altered joists

**Comments**  
**Photos**



Joist was improperly cut without reinforcement or bracing with no signs of failure, "sistering" is a common repair.



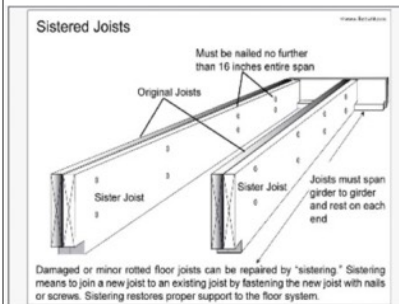
Numerous joist hangers were missing most or all of the required nails, recommend installing. Picture is joist adjacent fireplace.



All joists along basement stairway were missing required nails.



Joists do not have their rated load capacity until all holes in joist hanger are nailed.



Sistered joist informational image

## Subfloor

**Condition** ☐ Not Visible ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Indication of moisture stains/rotting  
☒ Recommend Monitoring Older Staining ☐ Not Visible and/or Painted

**Comments** *\*If the basement ceiling was partially finished, a complete visual inspection of the first floor components was limited.*

## Photos



Chronic water staining was observed below both bathrooms. Toilet was leaking at time of inspection however, we can not guarantee an additional leak is hidden below an adjacent fixture.



Water staining below North Family Room Windows. Wood rot was observed on exterior of this location.



A draft with previous screen was evident below kitchen area. The deck limited a visual inspection of this exterior area. Pest dropping were in this basement area and leaves/foliage, recommend sealing.

# Plumbing

## Water service

**Main shut-off location** In the basement

**Water entry piping** ☐ Not Visible ☒ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic  
☐ PEX Plastic ☐ Polyethylene ☐ Lead, recommend further evaluation

**Lead other than solder joints** ☐ Yes ☒ No ☐ Unknown ☐ Service entry

**Visible water distribution piping** ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic  
☐ PEX Plastic Other: \_\_\_\_\_

**Condition** ☒ Satisfactory ☐ Marginal ☐ Poor

**Flow** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate  
☐ Recommend pressure regulator

**Pipes Supply/Drain** ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes  
☒ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

**Drain/Waste/Vent pipe** ☐ Copper ☒ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass

**Condition** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Leaking - Health Hazard

**Support/Insulation** Type: Metal and/or Plastic strapping  
 • insulation on water supply piping limited a complete visual inspection

**Traps proper P-Type** ☒ Yes ☐ No ☐ P-traps recommended

**Drainage** ☒ Satisfactory ☐ Marginal ☐ Poor

**Interior fuel storage system** ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

**Fuel line** ☐ N/A ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible  
☒ Galvanized, recommend upgrading ☐ Recommend CSST be properly bonded

**Condition** ☐ N/A ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend plumber evaluate

☒ Recommend Bonding Gas Piping ☐ Recommend Bonding CSST Gas Connectors

**Comments** **Informational Conditions:** *Underground plumbing systems, including waste and drain pipes are not within the scope of a standard home inspection. Blockages and/or failure can occur in the life of any system. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages and/or slow drains. However, this is not always a conclusive test, we recommend consulting with seller for any drainage problems and/or a qualified specialist perform a video scan to confirm its actual condition.*

•When the home has been vacant for an extended amount of time there is an increased risk for deterioration of some plumbing components. While every effort is made to identify these conditions during the inspection, they may not be evident and may possibly fail after just a few days.

•The interior gas piping was not bonded at visible portions. Any metal pipe has the potential to carry electrical current, bonding by a qualified electrician is recommended to reduce related safety hazards.



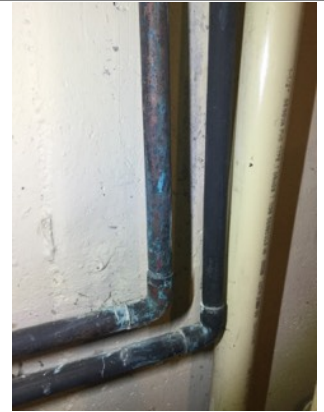
## Photos



Main water shutoff valve



Drainage pipe below bathrooms has signs of chronic and active leaks



A black coating was observed on a majority of the copper water supply piping. This is common for homes with well water or homes with previous well water supplied and high levels of iron within the water. The black coating indicates elevated levels of sulfur. The homes water supply is currently connected to the city's water supply.



Drain for dishwasher is below kitchen in laundry room. Dishwasher drains are commonly connected to the kitchen sinks drainage pipe. This configuration potentially allows sewer gases into the dishwasher. A minimum 3" length horizontal pipe is recommended to prevent water siphoning through trap.

### Main fuel (gas) shut-off location

**Location** Gas meter is located on the rear exterior wall. Consider placing a crescent wrench near the gas meter to turn the gas off quickly in an emergency.

### Water heater

# Plumbing

## Water heater cont.

### General

Brand Name: Reliance  
Serial #: 1330A001460  
Capacity: 40 gallons

Approx. age: 7 years old

### Type

☒ Gas ☐ Electric ☐ Oil ☐ LP ☐ Tankless

### Combustion air venting present

☒ Yes ☐ No ☐ N/A

☐ Combustible Materials Located Too Close To Gas Fired Appliance

### Relief valve

☒ Yes ☐ No Extension proper: ☐ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

### Vent pipe

☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

### Condition

☐ Satisfactory ☒ Marginal based on age ☐ Poor ☐ Recommend Repair

☐ Not Visible/Blanket Installed ☐ Maintenance is Recommended Every 6 Months

### Comments

**Life Expectancy:** The average design life expectancy of a water heater is about 10 years, though some have only lasted 5, others have lasted over 40 years. When your water heater is more than 7 years old, expect to replace it at any time. It is good maintenance practice to drain 5-10 gallons from the faucet at the base of the water heater every six months to remove sediment, which may help prolong the tanks useful life.

### Photos



Consider upgrading the difficult to operate, older brass gas shutoff valve for water heater with an industry standard ball valve.

# Heating and Interior Cooling Systems

## Heating system

Brand name: Carrier

Approx. age: 19 years old

☐ Unknown Model #: 58MVP080F114 Serial #: 3801A13948 ☐ Satisfactory ☒ Marginal based on age

☐ Poor ☒ Recommended HVAC technician examine

**Energy source** ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

**Warm air system** ☐ Belt drive ☒ Direct drive ☐ Gravity ☒ Central system ☐ Floor/wall furnace

**Heat exchanger** ☐ N/A ☒ Sealed ☒ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusted  
☐ Carbon/soot buildup

**Carbon monoxide** ☐ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested

Tester - Tif 8800: Gas piping around gas fired appliances were checked with a Tif 8800 and no leaks were apparent.

☒ No Leaks Apparent

**Combustion air venting present** ☐ N/A ☒ Yes ☐ No

☐ Combustible Materials Located Too Close To Gas Fired Appliance

**Controls** Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed Gas shut off valve: ☒ Yes  
☐ No

**Distribution** ☒ Metal duct ☐ Insulated flex duct ☒ Cold air returns ☒ Duct board ☐ Asbestos-like wrap

☐ Safety Hazard ☐ No Cold Air Returns On Second Floor

**Flue piping** ☐ N/A ☐ Satisfactory ☐ Rusted ☒ Improper slope ☐ Safety hazard ☒ Recommend repair/replace

**Filter** ☒ Standard ☐ Electrostatic ☐ Satisfactory ☒ Needs cleaning/replacement ☐ Missing

☐ Electronic (not tested)

**When turned on by thermostat** ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not tested

**Comments** **Life Expectancy:** Gas fired warm air furnaces have an average service life expectancy between 15-20 years - though failures have been documented from 10 to 50 years. If your furnace is near 15 years old, expect to replace it at any time. It is good practice to have annual maintenance on HVAC equipment to avoid unexpected repairs. Several components within the furnace have a much shorter service life than the furnace as a whole.

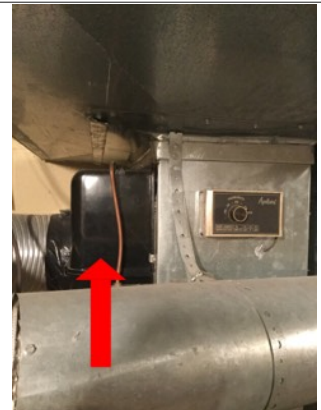
## Photos



Consider upgrading thermostat to a newer programable style to help reduce energy loss.



Furnace with cover removed. Furnace operated as intended at time of inspection.



Evaluating the function or efficiency of humidifiers is outside the scope of a standard home inspection. These units require annual maintenance and older units are prone to leaking, recommend servicing as desired to prevent possible damage to the furnace's heat exchanger and/or ductwork.



Water gurgling was heard at exhaust pipe indicating condensation is trapped within pipe and a leak was observed at exterior elbow, a routine maintenance evaluation is recommended.



When tested at a register, temperature rise was within the recommended range and two gas detectors displayed a zero reading.



Recommend replacing 20x25x4 furnace filter



Furnace exhaust pipe has evidence of a leak. Condensation appears to be trapped indicating an improper slope, recommend further evaluation

#### Interior Evaporator Coil for Air Conditioning Unit

##### General

☒ Central system ☐ Wall unit

Location: Above furnace inside plenum (ductwork)

Age: 19 years old

**Evaporator coil** ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

**Refrigerant lines** ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory

**Condensate line/drain** ☐ To pump ☒ Floor drain ☒ Recommend Clean/Maintain Hoses

**Operation** Differential: ☐ Satisfactory Between 15-20° ☒ Not Evaluated

**Condition** ☐ Satisfactory ☒ Marginal based on age ☐ Poor ☒ Not operated due to exterior temperature

# Electrical System(s)

## Main panel

**Location** Basement

**Physical Condition** ☐ Satisfactory ☒ Recommend Repair

**Adequate Clearance to Panel** ☒ Yes ☐ No ☐ Not Evaluated ☐ Recommend Improving

**Amperage/Voltage** ☐ Unknown ☐ 60a ☒ 100a ☐ 150a ☐ 200a ☐ 400a ☒ 120v/240v

**Breakers/Fuses** ☒ Breakers ☐ Fuses

**Appears grounded** ☒ Yes ☐ No ☐ Not Visible

**GFCI breaker** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

**AFCI breaker** ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

**Main wire** ☐ Copper ☒ Aluminum ☐ Not Visible Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

**Branch wire condition** ☐ Satisfactory ☐ Poor ☒ Recommend electrician evaluate/repair ☒ Romex ☐ BX cable

☒ Conduit ☐ Knob/Tube ☒ Double tapping ☐ Wires undersized/oversized breaker/fuse

☒ Dissimilar Circuit Breakers ☒ Recommend Separating Ground And Neutral Wires

**Branch wire** ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

**Comments** **Informational conditions:** *If electrical repairs have been noted in the report, a licensed electrician may find additional repairs/safety concerns not within the scope of the inspection.*

## Photos

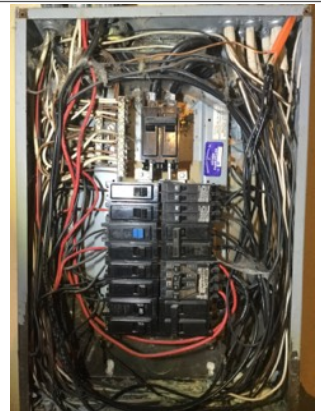


Electrical panel was not properly labeled, recommend a qualified person or contractor label every circuit as needed so power can be turned off in a possible emergency.

- Typical design life of circuit breakers is between 30-35 years. The installed electrical panel/system is older than 35 years old and we recommend consulting with a licensed electrician for evaluation to determine the need for a system upgrade.

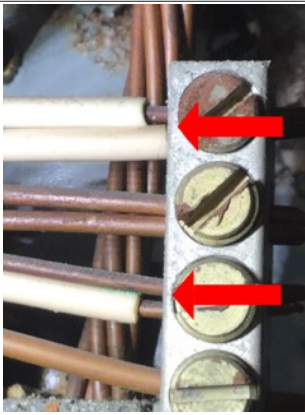


Electrical panel manufacturers recommend their brand specific (ITE) circuit breakers be installed within the panel to ensure the breakers are seated properly, reducing the risk for arcing and related hazards. Some installed circuit breakers were a dissimilar (Bryant and Challenger) than the electrical panel was designed for, further evaluation by a licensed electrician is recommended.



Electrical panel with cover removed  
- There are no spare circuit breakers available in the electrical panel. Good electrical practices recommend a larger panel or subpanel of sufficient capacity be considered to provide future expansion and unforeseen electrical demands.





Electrical safety has improved, multiple neutral (white) wires are no longer recommended to be installed under the same screw and ground (bare) wires are no longer recommended to be installed under the same screw as neutral wires



Several (4) circuit breakers were double tapped. A double tapped breaker is when two or more wires are installed in a single circuit or under a single lug that was designed for one wire - not making proper contact and potentially overloading the circuit.



Double tapped circuit breaker