PROPERTY INSPECTION REPORT



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9910 N Corey LnMequonWI
Inspection Prepared For: Brian Dreesen
Agent: Jay Schmidt - Keller Williams

Date of Inspection: 11/3/2025
Age of House: See data sheet Size: See data sheet
Weather: Sunny Faces North

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Report Summary

"Defect" means a condition of any component of an improvement that would significantly impair the health or safety of future occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Defects		
Grounds		
Page 8 Item: 6	Deck/Balcony	• Some of the deck planking had wood decay. Replace boards where necessary. The deck rail was loose on the south and may not hold back a 200 pound live load. There were some posts that had Wood decay and appear to need replacement at deck area areas. Recommend a stair rail for the full run of deck steps and at step with more than three risers. Replace wood damaged pieces at upper level deck rails for safety.
Page 12 Item: 10	Retaining wall	• Wood rot at landscape timbers/retaining wall. Have a landscape contractor evaluate for repair or replacement.
Exterior		
Page 19 Item: 3	Siding	• Repair the woodpecker hole where present on the east to keep moisture out of the building envelope
Laundry Room		
Page 28 Item: 1	Laundry	• Install a GFCI outlet near the laundry sink
Master Bathroom		
Page 31 Item: 1	Bath	• Leaking diverter at the tub. Repair to prevent moisture damage to areas below.
Second Floor North Bedroom		
Page 36 Item: 1	Room	• Damaged window sill trim. Replace to keep moisture out.

Repair Items		
Grounds		
Page 7 Item: 1	Service Walks	• Some bricks at the walkway were moving due to tree roots. Make repairs as needed
Page 11 Item: 9	Landscaping affecting foundation	• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. Regrade in areas if necessary.

Roof		
Page 14 Item: 1	General	• Add weather caps. Repair the clay flue in the South. Main chimney.
Exterior		
Page 17 Item: 1	Chimney(s)	• Add weather caps. Repair the clay flues. Main chimney.
Page 19 Item: 2	Gutters/Scuppers/ Eavestrough	• Gutters partially missing. Add to minimize maintenance on the home
Page 19 Item: 4	Trim	• Trim had some deterioration recommend repair, or replacement and painting where needed.
Page 22 Item: 14	Exterior Doors	• Repair the damaged sill at the South exterior west door. • Fogged glass sauna room exterior door.
Garage/Carport		
Page 25 Item: 3	Safety Reverse	• Adjust the garage door pressure reverse for proper operation • Electric eyes too high above ground, potential safety hazard. Recommend 6" from floor
Bathroom Upper North Bedroom suite		
Page 29 Item: 1	Bath	• Secure the toilet tightly to the floor to avoid future leaking • Microbial growth at the rafter in the shower. Clean and to run bath fans for 45 minutes after showering
Bathroom Upper Main		
Page 30 Item: 1	Bath	• Leaky shower head noted. Repair. • Repair or replace the tub diverter. Not all water is diverted from tub to shower. • Secure the toilet tightly to the floor to avoid future leaking
Master Bathroom		
Page 31 Item: 1	Bath	• Secure the mixer handle to the mixer • Moisture may escape the shower door. Improve weatherstripping as needed. Repair the drywall corner where damaged.
Bathroom Powder		
Page 34 Item: 1	Bath	• The Toilet bowl is loose. Recommend securing tightly to the floor to avoid future leaking.
Bathroom Basement		
Page 35 Item: 1	Bath	• Repair or replace the shower head.
Family Room Basement		
Page 42 Item: 1	Room	• Stains at the northwest basement family room wall corner were present. They were dry to the tester. Likely due to lack of gutters at the front entry. Repair moisture damage
Interior		
Page 43 Item: 1	Fireplace	• Recommend having flue cleaned and re-examined. Creosote buildup wood burning fireplace. Fill open mortar joints at the fire box.

Basement		
Page 45 Item: 2	Foundation	• High efflourescence at foundation walls typically indicates surface water maintenance problems. Add gutters front porch.

Items for further Evaluation		
Master Bathroom		
Page 31 Item: 1	Bath	• Check the shower steamer for operation
Living Room		
Page 41 Item: 1	Room	• Evidence of leaking insulated glass. Recommend repair/replacement of window or glass after cleaning the windows and checking to verify.
Electric/Cooling System		
Page 53 Item: 1	Main panel	• Buzzing was observed in the lighting control, panel room in a plug in transformer. Be sure all the panels are secured shut for safety. Acorn and nesting debris in the SW panel larger upper panel to the South. Dead mouse in the room. Have an electrician check to be sure that the buzzing is and the panel is not contaminated.

Potential Deferred Costs		
Exterior		
Page 23 Item: 15	Exterior A/C - Heat pump #1	• R22 or Freon is used as coolant at the AC. Difficult and possibly cost prohibitive to obtain. A new AC may be needed if a recharge is required. Budget to replace. 29 years old.
Plumbing		
Page 48 Item: 5	Water heater #1	• 11 and 18 year-old water heaters. They are on softeners and maybe nearing the end of their useful life.
Heating System		
Page 50 Item: 1	Heating system	• The 31 year old Furnace may be near the end of its expected service life. Budget accordingly.

Maintenance and Improvements		
Grounds		
Page 7 Item: 2	Driveway/Parking	• Settling Cracks at the drive. Have a contractor evaluate and repair as needed.
Page 11 Item: 8	Fence/Wall	• The fence needs maintenance and wood repairs.

Page 11 Item: 9	Landscaping affecting foundation	• Recommend trimming and/or removal of vegetation away from home. Trim trees 5-10 back from the roof.
Exterior		
Page 21 Item: 9	Windows/Screens	• Recommend paint maintenance at wood windows where peeling.
Page 23 Item: 15	Exterior A/C - Heat pump #1	• Dust buildup at the AC condenser fins. Clean and service the AC units.
Laundry Room		
Page 28 Item: 1	Laundry	• Adjust the laundry cabinet doors to close properly
Master Bathroom		
Page 31 Item: 1	Bath	• Caulk and or grout maintenance recommended in the shower/tub area. • Moisture stains at the tub sky light. Some wood decay. Appears to be from condensation. Was dry after rains. Maintenance, repair to wood trim as needed.
Heating System		
Page 50 Item: 1	Heating system	• Service the electronic filters regularly.

Monitor		
Exterior		
Page 20 Item: 7	Flashing	• Add flashing over wall penetrations or closely maintain sealant.
Kitchen		
Page 26 Item: 4	Kitchen Walls & Ceiling	• There were moisture stains under the skylights in the kitchen area. All of them appear to be dry and in an area where condensation may occur and run down the window. Monitor and vent the area.
Interior		
Page 43 Item: 3	Smoke/Carbon Monoxide detectors	• Alarm system detectors are in place. Determine that they test for both smoke and carbon monoxide and will be used at change of ownership. Be sure they are not older than 10 years of exceed manufacturer age for dependable detection. Test all at closing.

Grounds

1. Service Walks

- Brick
- Marginal
- Some bricks at the walkway were moving due to tree roots. Make repairs as needed



Some bricks at the walkway were moving due to tree roots. Make repairs as needed



Some bricks at the walkway were moving due to tree roots. Make repairs as needed

2. Driveway/Parking

- Asphalt
- Satisfactory
- Settling Cracks at the drive. Have a contractor evaluate and repair as needed.



Settling Cracks at the drive. Have a contractor evaluate and repair as needed.

3. Porch

- Satisfactory

4. Stoops/Steps

- Wood
- Satisfactory
- Recommend a rail at exterior steps with more than three risers

5. Patio

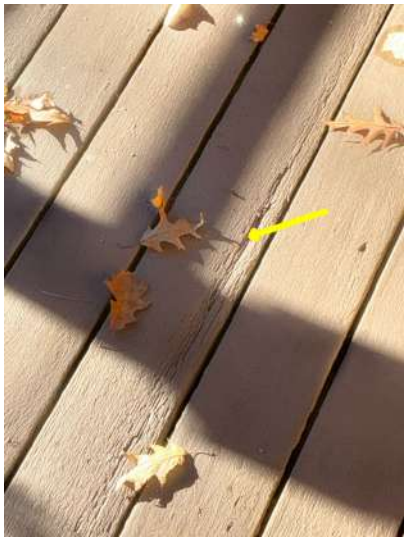
- Brick



Partially covered by leaves. Not able to fully evaluate

6. Deck/Balcony

- Wood
- Poor
- Some of the deck planking had wood decay. Replace boards where necessary. The deck rail was loose on the south and may not hold back a 200 pound live load. There were some posts that had Wood decay and appear to need replacement at deck area areas. Recommend a stair rail for the full run of deck steps and at step with more than three risers. Replace wood damaged pieces at upper level deck rails for safety.



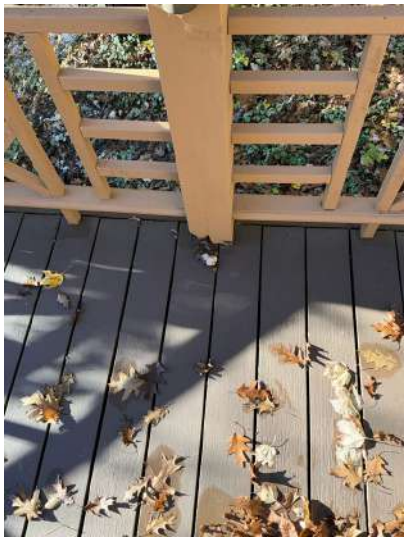
Damaged wood at the decking



Damaged wood at the decking



Damaged wood at the decking



Loose rail



Damaged wood at the decking



Add a rail.



Wood decay post cap



Engineered deck improvements have been recently made



Repair West deck rail parts where damaged



Rail damage west deck



Repair uneven decking.



Wood decay master deck rail.



Loose rail third floor deck



Wood rot deck rail



Wood rot

7. Deck/Patio/Porch Covers

• Satisfactory

8. Fence/Wall

• Wood
• Marginal
• The fence needs maintenance and wood repairs.

9. Landscaping affecting foundation

• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. Regrade in areas if necessary.
• Recommend trimming and/or removal of vegetation away from home. Trim trees 5-10 back from the roof.



Monitor trees close to the home



Recommend trimming and/or removal of vegetation away from home. Trim trees 5-10 back from the roof.



Low grade South

10. Retaining wall

- Concrete block
- Timbers
- Satisfactory
- Poor
- Wood rot at landscape timbers/retaining wall. Have a landscape contractor evaluate for repair or replacement.



Wood rot at landscape timbers/retaining wall. Have a landscape contractor evaluate for repair or replacement.



New retaining walls recently engineered and install installed at the rear southeast off the deck



Wood rot at landscape timbers/retaining wall. Have a landscape contractor evaluate for repair or replacement.

11. Hose bibs

- Satisfactory
- Marginal
- Operable: Yes
- Recommend removing hoses before winter to prevent freezing.



Recommend removing hoses before winter to prevent freezing.

Roof

1. General

- Visibility: All
- Roof inspected by drone.
- Add weather caps. Repair the clay flue in the South. Main chimney.



Bath fans



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference

2. Style of Roof

- Gable
- Pitch: Steep
- Type: Asphalt
- Layers: 1 Layer
- Age: 4-5
- Location: All sloped

3. Ventilation System

- Ridge

4. Flashing

- Galv/Alum
- Satisfactory

5. Valleys

- Galv/Alum
- Satisfactory

6. Condition of Roof Coverings

- Roof #1 Satisfactory

7. Skylights

- Satisfactory

8. Plumbing Vents

- Satisfactory

Exterior

1. Chimney(s)

- Middle of Roof
- South
- West
- Chimney inspected by drone
- Rain Cap/Spark Arrestor Yes
- Chase: Stone
- Flue: Tile, Metal, Not Visible
- Satisfactory
- Add weather caps. Repair the clay flues. Main chimney.



Stone appears satisfactory.



Metal flue



Add weather caps. Repair the clay flues.



Add weather caps. Repair the clay flues. Main chimney.





Appears satisfactory.



Appears satisfactory



Appears satisfactory.



Chimney inspected by drone

2. Gutters/Scuppers/Eavestrough

- Galvanized/Aluminum
- Satisfactory
- Marginal
- Gutters partially missing. Add to minimize maintenance on the home



Gutters partially missing. Add to minimize maintenance on the home

3. Siding

- Wood
- Marginal
- Repair the woodpecker hole where present on the east to keep moisture out of the building envelope



Woodpecker hole



Repair vent ports

4. Trim

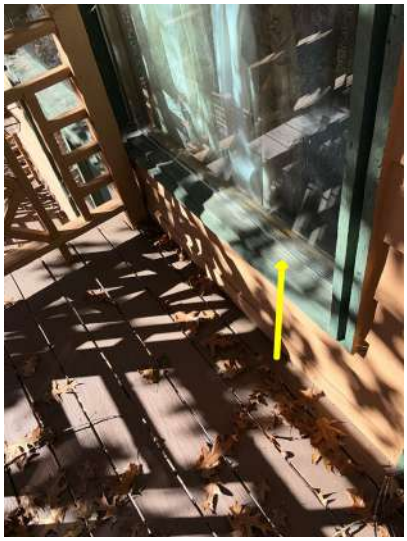
- Wood
- Marginal
- Trim had some deterioration recommend repair, or replacement and painting where needed.



Some trim decay.



Window sill trim needs maintenance



Paint



Sauna room wood trim damage.

5. Soffit

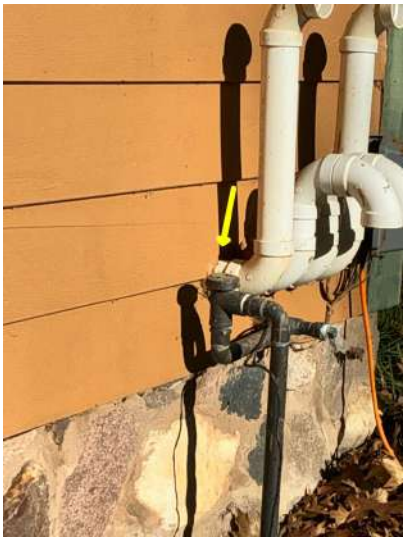
- Wood
- Satisfactory

6. Fascia/Rake

- Wood
- Satisfactory

7. Flashing

- Aluminum/Steel
- Satisfactory
- Add flashing over wall penetrations or closely maintain sealant.



Add flashing over wall penetrations or closely maintain sealant.

8. Caulking

- Satisfactory

9. Windows/Screens

- Wood
- Satisfactory
- Recommend paint maintenance at wood windows where peeling.



Recommend paint maintenance at wood windows where peeling.

10. Storms Windows

11. Slab-On-Grade/Foundation

- Foundation Wall Concrete block
- Satisfactory

12. Service Entry

- Underground
- Satisfactory

13. Building(s) Exterior Wall Construction

- Framed
- Satisfactory

14. Exterior Doors

- Main Entrance Door condition Satisfactory
- Rear door Door condition Satisfactory
- Other door Door condition Satisfactory
- Repair the damaged sill at the South exterior west door.
- Fogged glass sauna room exterior door.



Repair the damaged sill at the South exterior west door.



Paint the exterior door.



Fogged glass sauna room exterior door.

15. Exterior A/C - Heat pump #1

- Air cooled
- Condenser location West Exterior
- Brand: Carrier
- Approximate Age 18 29 and 2-3
- Satisfactory
- Marginal
- Energy source electric
- Outside Disconnect Yes
- A/C is level
- Condenser Fins Satisfactory
- Insulation Satisfactory
- Dust buildup at the AC condenser fins. Clean and service the AC units.
- R22 or Freon is used as coolant at the AC. Difficult and possibly cost prohibitive to obtain. A new AC may be needed if a recharge is required. Budget to replace. 29 years old.



Dust buildup at the AC condenser fins. Clean and service the AC



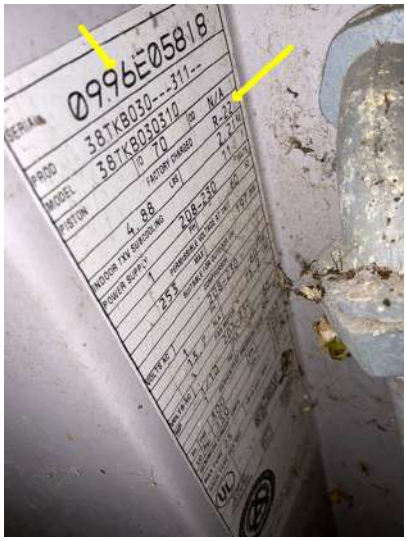
The photo shows AC information for your reference



Re level the unit as needed 12” clearance recommended



Caulk. Add insulation





Dust buildup at the AC condenser fins. Clean and service the AC

16. Exterior A/C - Heat pump #2

Garage/Carport

1. Type

- Attached
- 3-Car

2. Automatic Opener

- Garage opener operated

3. Safety Reverse

- Operation: Operable, Not Operable, Need(s) adjusting, Photo eyes and pressure reverse tested
- Adjust the garage door pressure reverse for proper operation
- Electric eyes too high above ground, potential safety hazard. Recommend 6" from floor

4. Roofing

- Same as house

5. Gutters/Eavestrough

- Same as house

6. Siding

- Same as house

7. Trim

- Same as house

8. Floor

- Concrete
- Satisfactory

9. Sill Plates

- Sill plates not visible.

10. Overhead Door(s)

- Masonite
- Satisfactory

11. Exterior Service Door

- Satisfactory

12. Electrical Receptacles

- Garage outlet(s) operable
- Reverse polarity NO
- Open ground NO
- GFCI Present Operable

13. Fire Separation Walls & Ceiling

- Satisfactory
- Fire door Satisfactory

Kitchen

1. Kitchen Countertops

- Satisfactory

2. Kitchen Cabinets

- Satisfactory

3. Kitchen Plumbing

- Kitchen faucet satisfactory
- Faucet Leaks NO
- Pipes leak/corroded No
- Functional drainage Satisfactory
- Functional flow Satisfactory

4. Kitchen Walls & Ceiling

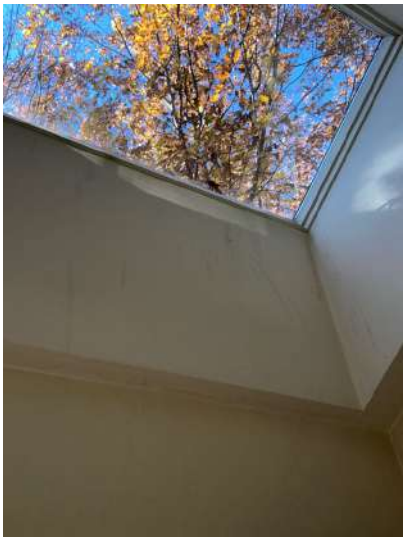
- Satisfactory
- Moisture stains present.
- There were moisture stains under the skylights in the kitchen area. All of them appear to be dry and in an area where condensation may occur and run down the window. Monitor and vent the area.



There were moisture stains under the skylights in the kitchen area. All of them appear to be dry and in an area where condensation may occur and run down the window. Monitor and vent the area.



There were moisture stains under the skylights in the kitchen area. All of them appear to be dry and in an area where condensation may occur and run down the window. Monitor and vent the area.



There were moisture stains under the skylights in the kitchen area. All of them appear to be dry and in an area where condensation may occur and run down the window. Monitor and vent the area.

5. Heating/Cooling Source

- Kitchen heating source present

6. Kitchen Floor

- Satisfactory

7. Kitchen Appliances

- Disposal Operable
- Oven Operable
- Range Operable
- Dishwasher Operable
- Exhaust fan Operable
- Refrigerator Operable
- Microwave Not Tested
- Dishwasher airgap Present
- GFCI Operable

Laundry Room

1. Laundry

- Faucet leaks NO
- Pipes leak NO
- Cross connections NO
- Heat source present YES
- Dryer vented Wall
- Appliances: Washer, Dryer
- Water hammer arrestors present at wash machine water lines.
- Rubber supply hoses for the wash machine. Improve with stainless steel reinforced hoses to minimize leak potential.
- The laundry is set up for a gas dryer
- The laundry is set up for an electric dryer
- Clean dryer venting regularly as a course of normal maintenance. Lint buildup can develop into a fire hazard and the dryer will operate more efficiently.
- Install a GFCI outlet near the laundry sink
- Adjust the laundry cabinet doors to close properly



Adjust the laundry cabinet doors to close properly



Install a GFCI outlet near the laundry sink

Bathroom Upper North Bedroom suite

1. Bath

- Second floor bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Shower/Tub area Ceramic/Plastic
- Secure the toilet tightly to the floor to avoid future leaking
- Microbial growth at the rafter in the shower. Clean and to run bath fans for 45 minutes after showering



Caulking or Grout maintenance recommended at the shower

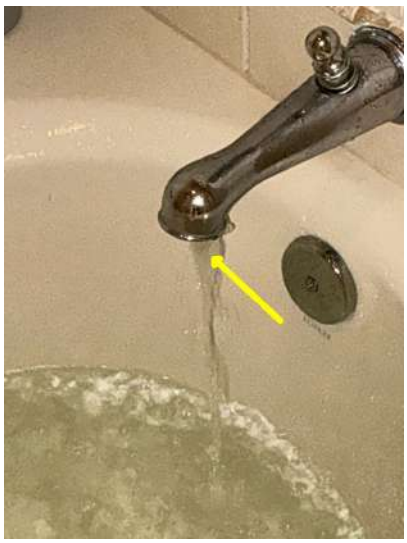


Microbial growth at the rafter in the shower

Bathroom Upper Main

1. Bath

- Second floor bath
- Main Bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Tubs Faucet Satisfactory
- Shower/Tub area Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- GFCI outlet present and operable
- Door Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Shower Pipes Not visible
- Shower/Tub area Fiberglass, Ceramic/Plastic
- Whirlpool Operable
- Leaky shower head noted. Repair.
- Repair or replace the tub diverter. Not all water is diverted from tub to shower.
- Secure the toilet tightly to the floor to avoid future leaking



Repair or replace the tub diverter. Not all water is diverted from tub to shower.



Leaky shower head noted. Repair.

Master Bathroom

1. Bath

- Second floor Master bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Tubs Faucet Satisfactory
- Shower/Tub area Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Window Present and Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Tub/shower drain pipes not visible
- Shower/Tub area Ceramic/Plastic
- Whirlpool Operable
- Caulk and or grout maintenance recommended in the shower/tub area.
- Secure the mixer handle to the mixer
- Moisture may escape the shower door. Improve weatherstripping as needed. Repair the drywall corner where damaged.
- Check the shower steamer for operation
- Moisture stains at the tub sky light. Some wood decay. Appears to be from condensation. Was dry after rains. Maintenance, repair to wood trim as needed.
- Leaking diverter at the tub. Repair to prevent moisture damage to areas below.



Caulk and or grout maintenance recommended in the shower/tub area.



Secure the mixer handle to the mixer



Moisture may escape the shower door. Improve weatherstripping as needed. Repair the drywall corner where damaged.



Check the steamer for operation



Moisture stains at the tub sky light.



Condensation stains.



Leaking diverter at the tub.



Caulking or Grout maintenance recommended at the tub



Stains dry. Older Leak.

Bathroom Powder

1. Bath

- First floor half bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Water flow Functional
- Toilet Operable
- GFCI outlet present and operable
- Door Satisfactory
- Exhaust fan Operable
- The Toilet bowl is loose. Recommend securing tightly to the floor to avoid future leaking.

Bathroom Basement

1. Bath

- Basement bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Tubs Faucet Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Tub/shower drain pipes not visible
- Shower/Tub area Ceramic/Plastic
- Repair or replace the shower head.



Toilet backup stains



Repair or replace the shower head.

Second Floor North Bedroom

1. Room

- Second floor
- North
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present
- Damaged window sill trim. Replace to keep moisture out.



Damaged window sill trim. Replace

Upper East Bedroom Third Floor

1. Room

- Third floor
- East
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- Walls and/or ceiling has moisture staining. Dry to the tester



Dry moisture stains.

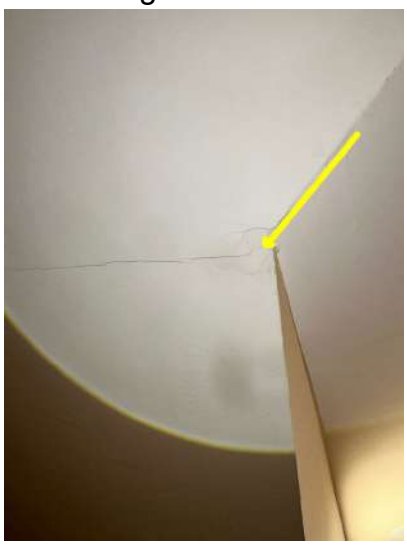


Dry moisture stains

Upper West Living Room.

1. Room

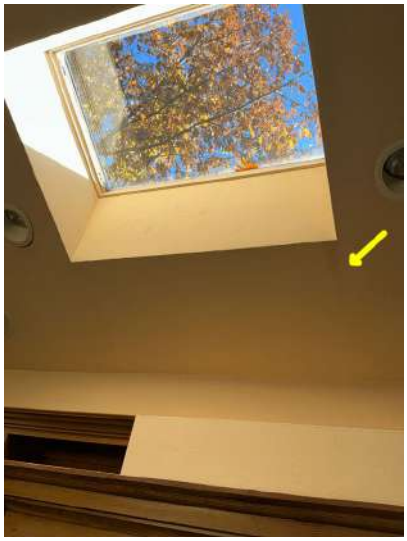
- Second floor
- West
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- Walls and/or ceiling has moisture staining. Dry to the tester



Dry past leak



Dry stains



Dry stains

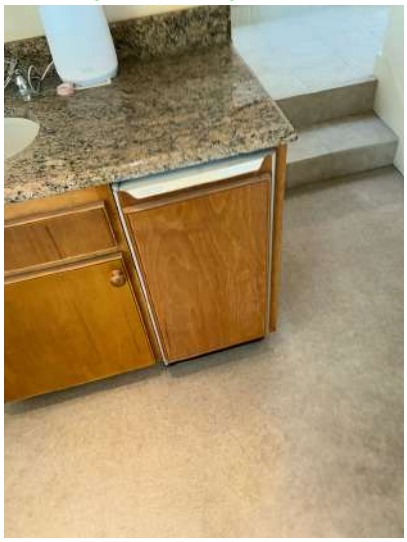


Dry stains

Master Bedroom

1. Room

- Second floor
- SE
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated



Off. Not tested



Deck rail

Dining Room

1. Room

- First floor
- North
- DINING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Windows Satisfactory
- No moisture stains on walls or ceilings present

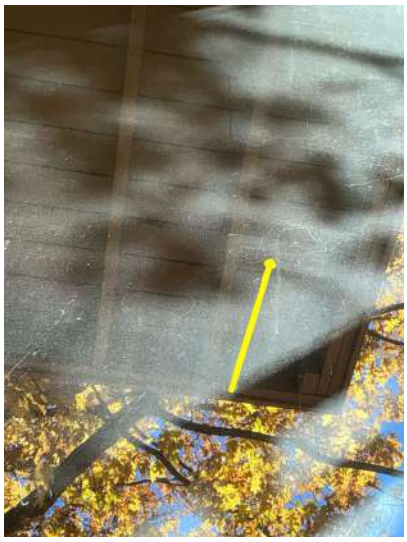
Living Room

1. Room

- First floor
- NE
- LIVING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Evidence of leaking insulated glass. Recommend repair/replacement of window or glass after cleaning the windows and checking to verify.



Past stains



Evidence of leaking insulated glass. Recommend repair/replacement of window or glass.



Evidence of leaking insulated glass. Recommend repair/replacement of window or glass.

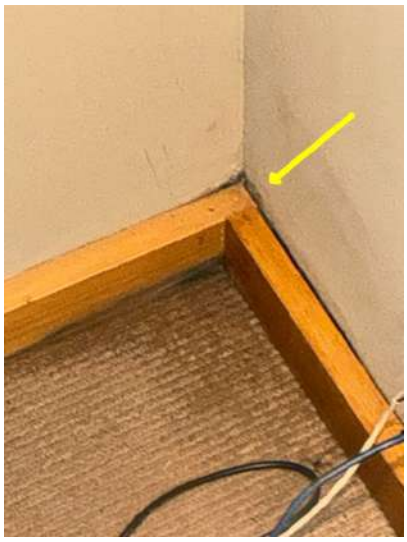


Clean window recheck.

Family Room Basement

1. Room

- Basement
- FAMILY ROOMGame Room
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Stains at the northwest basement family room wall corner were present. They were dry to the tester. Likely due to lack of gutters at the front entry. Repair moisture damage



Stains at the northwest basement family room wall corner were present. They were dry to the tester. Likely due to lack of gutters at the front entry. Repair moisture damage



Wine room stain. Dry at inspection. There was a toilet overflow adjacent to t to wine room.



Insulate the box sill

Interior

1. Fireplace

- Living room
- Family room
- Master bedroom
- Bedroom
- Type: Gas
- Material: Metal (pre-fabricated)
- Miscellaneous Operable Yes
- Miscellaneous Damper operable
- Hearth extension adequate Yes
- Mantel: Secure
- The fireplace company is coming next week to set all the fireplaces up and make them operational using push button controls on the wall
- Recommend having flue cleaned and re-examined. Creosote buildup wood burning fireplace. Fill open mortar joints at the fire box.



2. Stairs/Steps/Balconies

- Satisfactory
- Handrail: Satisfactory

3. Smoke/Carbon Monoxide detectors

- Smoke Detector Present
- Smoke Detectors not tested
- CO Detector Present
- CO Detectors Not tested
- Smoke and carbon monoxide detectors should be present and operable at each level of the home. A smoke and carbon monoxide detector is required to be present in the hallway outside all bedrooms. Smoke detectors should be no older than 10 years and carbon monoxide detectors no older than 5 years. Test all at closing.
- Older smoke detectors should be updated
- Test all smoke and CO detectors at closing
- Alarm system detectors are in place. Determine that they test for both smoke and carbon monoxide and will be used at change of ownership. Be sure they are not older than 10 years of exceed manufacturer age for dependable detection. Test all at closing.





Test all smoke and CO detectors at closing

4. Attic/Structure/Framing/Insulation

Basement

1. Stairs

- Satisfactory
- Handrail Condition Satisfactory

2. Foundation

- Concrete block
- Covered walls North, East, West, South
- Horizontal cracks None
- Step cracks None
- Vertical cracks None
- Movement apparent None
- Indication of moisture No
- High efflourescence at foundation walls typically indicates surface water maintenance problems. Add gutters front porch.



Not accessible due to storage items



The crawlspace had no cracking or water staining



Visible East basement walls had no cracking or water staining



High moisture stains. Surface drainage

3. Floor

- Concrete
- Satisfactory

4. Drainage

- Sump pump Yes, Working
- Floor drains Yes, Drains not tested

5. Girders/Beams

- Not Visible

6. Columns

- Not Visible

7. Joists

- Wood
- 2x10
- Engineered I-Type

8. Subfloor

- Satisfactory

Plumbing

1. Water service

- In the basement
- Yes
- Water entry piping Copper/Galv.
- Lead other than solder joints NO
- Visible water distribution piping Copper
- Satisfactory
- Pipes Supply/Drain Cross connection No
- Pipes Supply/Drain Satisfactory
- Drain/Waste/Vent pipe PVC
- Type: Metal strapping, Plastic strapping
- Fuel line Black iron



Main water shutoff



Whirlpool tub is operable per seller.

2. Main fuel shut-off location

- On the rear exterior wall

3. Well pump

- In basement



Well pressure 45 psi

4. Sanitary/Grinder pump

5. Water heater #1

- Gas
- Brand Name Bradford White
- 75 gallon water heater
- Approx. age 18 and 11
- Relief valve Extension proper Yes
- Relief valve
- Vent pipe Satisfactory
- Marginal
- 11 and 18 year-old water heaters. They are on softeners and maybe nearing the end of their useful life.



18



Photo shows water heater details for your information



11



Photo shows water heater details for your information

6. Water heater #2

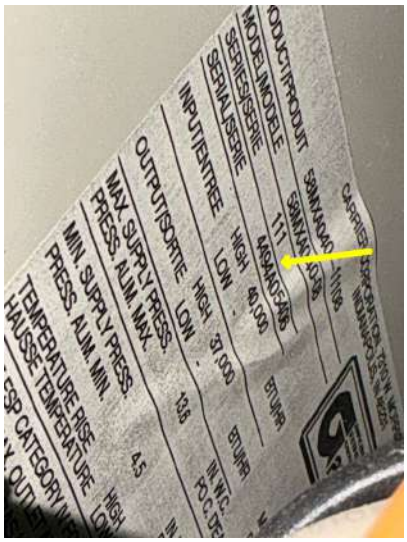
7. Water softener

- Loop installed YES
- Plumbing hooked upYES
- Plumbing leaking NO
- The water softener was not tested to avoid disruption of its operation schedule. Verify operation. Appears to be on an in use with no leaking.

Heating System

1. Heating system

- Brand name Carrier
- Approx. age 31 years old, 3 years old, 5 years old
- Energy source Gas
- Heat exchanger Sealed, Not Visible
- Limited heat exchanger visibility.
- Carbon monoxide Not problematic
- Warm air system CENTRAL
- Combustion air venting present and checked
- Controls Disconnect YES
- Controls Gas shut off valve YES
- Controls Normal operating and safety controls observed
- Filter: Electronic (not tested)
- Distribution: Metal ducts with return air
- Flue piping Satisfactory
- When turned on by thermostat Proper operation YES
- Heat pump No
- Sub-slab ducts no
- The 31 year old Furnace may be near the end of its expected service life. Budget accordingly.
- Service the electronic filters regularly.



The photo shows furnace model and serial numbers for your information



Service the electronic filters regularly.



The photo shows furnace model and serial numbers for your information. 2921 manuf



The photo shows furnace model and serial numbers for your information
5





Service the electronic filters regularly.





2. Boiler system

3. Other systems

Electric/Cooling System

1. Main panel

- Exterior wall
- Basement
- Satisfactory
- Evaluation and repair by an electrician appears needed.
- Adequate Clearance to Panel Yes
- Amperage/Voltage: 200a, 120v/240v
- Breakers/Fuses: Breakers
- Appears grounded Yes
- Branch wire Copper
- Romex
- Conduit
- Buzzing was observed in the lighting control, panel room in a plug in transformer. Be sure all the panels are secured shut for safety. Acorn and nesting debris in the SW panel larger upper panel to the South. Dead mouse in the room. Have an electrician check to be sure that the buzzing is and the panel is not contaminated.



Main disconnect at exterior south wall.



Main disconnect at exterior south wall.

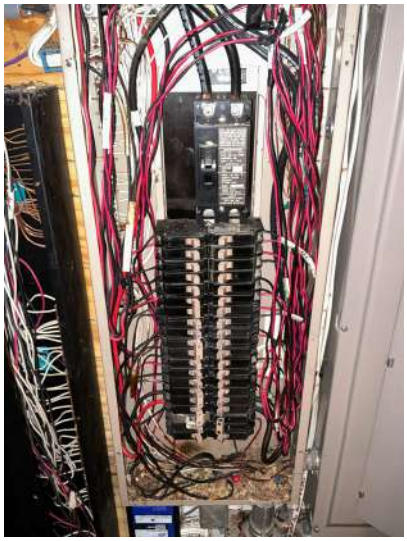


Buzzing

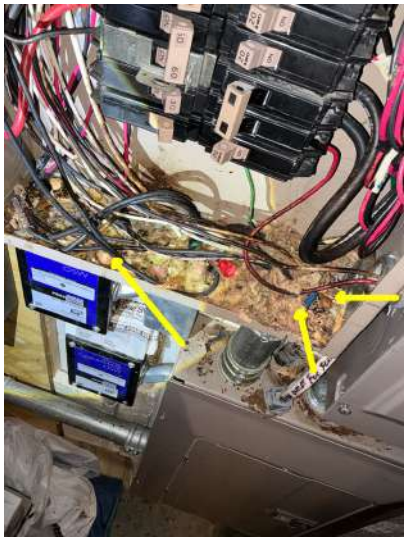


Inside of the panel for your reference

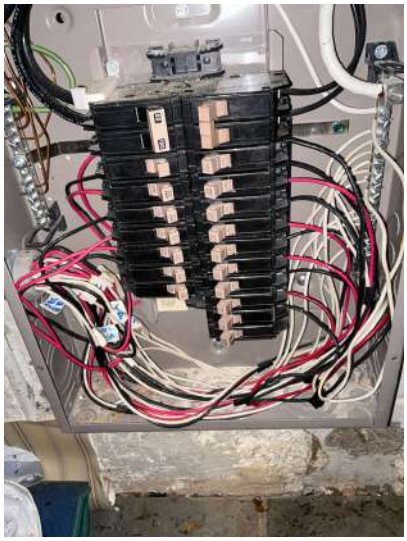




Inside of the panel for your reference



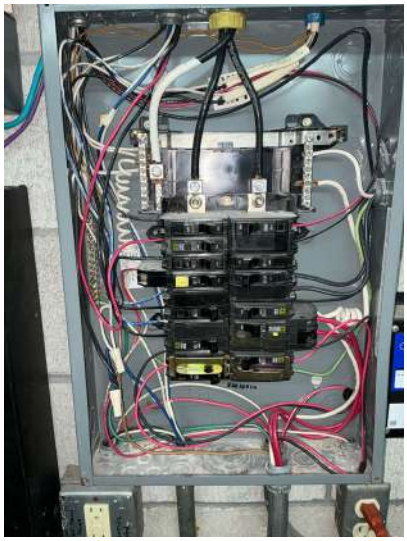
Pest nuts and nesting material



Inside of the panel for your reference



Inside of the panel for your reference



Inside of the panel for your reference

2. Sub panel(s)

3. Evaporator Coil Section Unit #1

- AC evaporator coils located in the furnaces.
- Age: 25+, 5-10+, 1-5+
- General: Central system
- Evaporator coil Not Visible
- Refrigerant lines Satisfactory
- Condensate line/drain Floor drain
- Satisfactory
- Marginal
- Recommend HVAC technician examine/clean/service
- Not operated due to exterior temperature

4. Evaporator Coil Section Unit #2

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.