

Disclosure of Pre-Sale Inspection Report

2220 Stonecroft Dr.

Attached is an inspection completed by Integrated Home Inspections, LLC, dated 8/20/2026 (44 pages). Buyer Acknowledges receipt of the attached report, and work orders for work completed (47 pages total). Buyer and Seller agree the information within these documents shall be considered a part of the Offer to Purchase for the above address and items within shall be inserted on lines 109-111 of the WB-11 Residential Offer to Purchase.

The following items have been corrected:

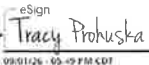
1. Pg. 14, item 2: Seller reconnected downspout and re-routed underground drains.
2. Pg. 14, item 3: Seller caulked/sealed holes (pictured on pg. 15)
3. Pg. 17, item 12: Seller installed new GFCI & replaced missing front door bell (west side)
4. Pg. 19, item 12: Seller installed new GFCI outlet and re-ran wiring along the side of studs/joist
5. Pg. 20, item 13: Seller added additional 2x8 sister boards at notching
6. Pg. 23, item 7: Ice maker & water are functioning on refrigerator
7. Pg. 41, item 1: Seller installed cover on open junction box
8. Pg. 34, item 4: P&R addressed additional condensation staining in attic. See attached documentation.
9. Pg. 8, item 9: Trimmed vegetation away from home
10. Pg. 18, item 15: Trimmed growth away from the air conditioner
11. Pg. 24, item 1: Cleaned Dryer Vent
12. Pg. 25, item 1: Seller caulked tub spout; repaired vanity cabinet drawer & fixed lock on pocket door
13. Pg. 39/40, item 1: Seller replaced furnace filter

The following items will be completed prior to closing:

1. Pg. 7 of Report, item 6: 12x28 floating deck and railings (treated wood) ^{has been} ~~will be~~ installed prior to closing.

Additional Information/Clarifications per Seller:

1. Pg. 23, item 7: Stove was unplugged at time of inspection. Stovetop and Oven currently operate property. Control board sometimes flashes.

Seller  Date 09/01/2026 Seller  Date 09/01/2026

Seller  Date 09/01/2026 Seller  Date 09/02/2026

Buyer _____ Date _____ Buyer _____ Date _____

P&R Cleaning, LLC
1570 Wisconsin Avenue
Grafton, WI 53024 US
jes@prcleaning1.com

Invoice

BILL TO
Bob Prohuska
2220 Stonecroft Drive
Grafton, WI 53024

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
m43002	08/03/2026	\$0.00	08/14/2026	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	// Prep, containment, chambers //	Prep work needed before work can begin Relocating contents Cover contents Pathways Set up chambers Isolations PPE	1	267.00	267.00T
	Antimicrobial cleaning	Cleaning and application of antimicrobial agents	1	341.00	341.00T
	// Work performed at the source of loss //	Work performed at the source of loss Demolitions Work inside the chambers	1	418.00	418.00T
	PPE bundle	Protective equipment allocation for each job per day per employee. Includes masks, suits, cartridges, sanitizer and cleaner.	1	193.00	193.00T
	Negative air fan	Daily rate for usage of the machine. Used on all jobs per COVID19 protocols	1	223.00	223.00T

Ways to pay



View and pay

SUBTOTAL	1,442.00
TAX	79.31
TOTAL	1,521.31
PAYMENT	1,521.31
BALANCE DUE	\$0.00



1570 Wisconsin Ave, Grafton WI 53024
262-375-9623

Date: 9/2/2026

P&R Cleaning completed mold remediation of the affected attic areas at address: [2220 Stonecroft Drive Grafton, WI 53024](#) on August 6, 2026. We sprayed the attic cavity with an antimicrobial treatment. After the antimicrobial spraying was completed, we then treated the affected areas with mold stain remover.

Thank you,

Jes D'Acquisto
P&R Cleaning

PROPERTY INSPECTION REPORT



Mark Henry
Integrated Home Inspections, LLC

2220 Stonecroft Dr Grafton WI
Inspection Prepared For: Tracy Prohuska
Agent: Jaime Lubner - Compass

Date of Inspection: 8/20/2026
Age of House: See data sheet Size: See data sheet
Weather: Sunny

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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 6 Item: 1	Service Walks	• Brick deterioration and sloping toward the home at the sidewalk. Make repairs or replace as needed
Exterior		
Page 14 Item: 2	Gutters/Scuppers/Eavestrough	• The downspout from the roof has become disconnected from the extension. Repair to keep water off the Foundation area
Page 14 Item: 3	Siding	• EIFS siding, trim requires a certified EIFS inspector to evaluate. There are areas that appear to need repair. Evaluate and repair as needed.
Page 17 Item: 12	Service Entry	• The exterior GFCI Outlets did not trip when tested. Check and replace the GFCI outlet if needed. Missing west doorbell.
Garage/Carport		
Page 19 Item: 12	Electrical Receptacles	• Handyman wiring in the garage to an outlet that isn't GFCI protected with unprotected horizontal wiring in the stud cavity. Have an electrician evaluate and repair
Page 20 Item: 13	Fire Separation Walls & Ceiling	• Excessive cutting, drilling or notching of the garage deck joists to install the roof drainage system and bath Piping need to be repaired. Have a carpenter evaluate further and make Joist repairs as needed for proper support
Upper East Bedroom		
Page 28 Item: 1	Room	• Open ground outlet(s)
Interior		
Page 33 Item: 2	Stairs/Steps/Balconies	• Handrail partially missing, potential safety issue. Recommend installing handrail for the full stair run. Stairs down to the basement
Electric/Cooling System		
Page 41 Item: 1	Main panel	• Handyman wiring of basement lighting into an open junction box. Have an electrician evaluate and repair

Repair Items

Grounds

Page 6 Item: 2	Driveway/Parking	• Small area of surface damage at the driveway. Repair
Page 7 Item: 4	Stoops/Steps	• Uneven risers at the entry step
Page 8 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.

Laundry Room

Page 24 Item: 1	Laundry	• Water hammer arrestors were not present at wash machine supply lines. Recommended to protect your wash machine.
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Bathroom Upper Main

Page 25 Item: 1	Bath	• Missing tub stopper • Repair the vanity cabinet drawer two close properly • Repair the lock at the bath pocket door
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Interior

Page 33 Item: 3	Smoke/Carbon Monoxide detectors	• Older smoke detectors should be updated. Install a carbon monoxide detector in the hallway outside the bedrooms, on the first floor, and basement. Update the older smoke detector in the basement.
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Heating System

Page 39 Item: 1	Heating system	• Seal return air ducts where needed.
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Electric/Cooling System

Page 41 Item: 1	Main panel	• Cover horizontal wiring at stud cavities
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Items for further Evaluation

Kitchen

Page 23 Item: 7	Kitchen Appliances	• The ice maker is off or out of operation. Verify operation and water line and make repairs if needed. • The range was not powered. Unable to test. Confirm operation
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Interior

Page 34 Item: 4	Attic/Structure/Framing/Insulation	• Condensation staining in the attic is being remediated. Be sure the fans from below exhaust through the roof properly. They are not sealed through to the exterior. Improve insulation over the pull down along with adding a weatherstripping. The attic has soffit baffles but they don't appear to be soffit vents. Make roofing vent ventilation improve improvements. Check with contractors for planned repairs.
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Plumbing

Page 38 Item: 7	Water softener	• Sulphur smell in the water during testing. This could be due to while water sitting in pipes without use lately. Additionally the water softener appears to be older than 20 years. They can become any efficient and lose effectiveness after ages 15 to 20. Test for replacement. Test water for iron
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Potential Deferred Costs**Roof**

Page 9 Item: 1	General	• Corroded galvanized pan gutter. Lichen and algae. Some granule loss. The roof is older and approaching the end of its life. Budget be accordingly.
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Exterior

Page 18 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. 20 years old. • Trim growth away from the AC. Service and check
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Heating System

Page 39 Item: 1	Heating system	• The electric air handler and likely heater may be near the end of its expected service life. Budget accordingly. Confirm the unit heats as well. There were electric baseboard heaters in every room. The main thermostat was turned up after running cooling for two hours it was difficult to confirm heat with cold ducts.
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Maintenance and Improvements**Grounds**

Page 8 Item: 9	Landscaping affecting foundation	• Recommend trimming and/or removal of vegetation away from home
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Exterior

Page 17 Item: 8	Caulking	• Caulking dried and cracked in areas, recommend removing and replacing.
Page 18 Item: 15	Exterior A/C - Heat pump #1	• Trim growth away from the air conditioner condenser for efficient operation

Laundry Room

Page 24 Item: 1	Laundry	• 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.
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Bathroom Upper Main

Page 25 Item: 1	Bath	• Caulk the tub spout.
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Monitor		
Grounds		
Page 7 Item: 6	Deck/Balcony	• The decking appears to have been removed to complete the rubber roof. There is no decking or rail for safety. Recommend installation and blocking off the access door so no one can get onto the deck without a Rail.

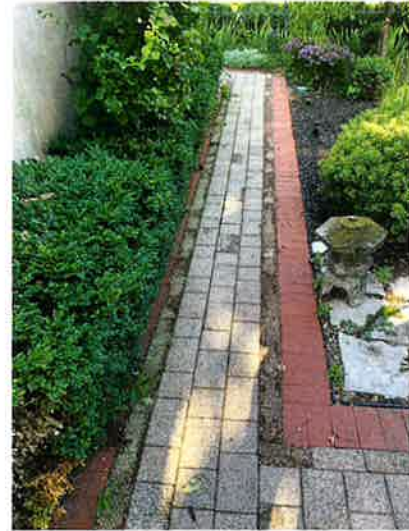
Grounds

1. Service Walks

- Brick
- Marginal
- Brick deterioration and sloping toward the home at the sidewalk. Make repairs or replace as needed



Some brick deterioration and sloping toward the home at the sidewalk. Make repairs as needed



Some brick deterioration and sloping toward the home at the sidewalk. Make repairs as needed

2. Driveway/Parking

- Asphalt
- Marginal
- Small area of surface damage at the driveway. Repair



Surface damage at the drive

3. Porch

4. Stoops/Steps

- Other
- Uneven risers at the entry step



Uneven risers at the entry step

5. Patio

- Brick
- Satisfactory

6. Deck/Balcony

- The decking appears to have been removed to complete the rubber roof. There is no decking or rail for safety. Recommend installation and blocking off the access door so no one can get onto the deck without a Rail.



The decking appears to have been removed to complete the rubber roof. There is no decking or rail for safety. Recommend installation and blocking off the access door so no one can get onto the deck without a Rail

7. Deck/Patio/Porch Covers

8. Fence/Wall

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.
- Recommend trimming and/or removal of vegetation away from home



Low grade North



Recommend trimming and/or removal of vegetation away from home



Recommend trimming and/or removal of vegetation away from home

10. Retaining wall

11. Hose bibs

- Satisfactory
- Operable: Yes

Roof

1. General

- Visibility: All
- Roof inspected by drone.

• Corroded galvanized pan [REDACTED] Lichen and algae. Some granule loss. The roof is older and approaching the end of its life. Budget be accordingly



New drains



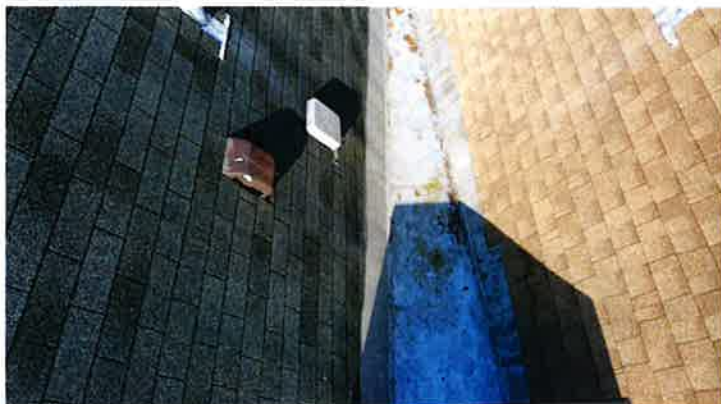
New flat roof



Hail dents vent no notable hail marks



Roof photo for your reference



Corrosion



Uneven



Lichen



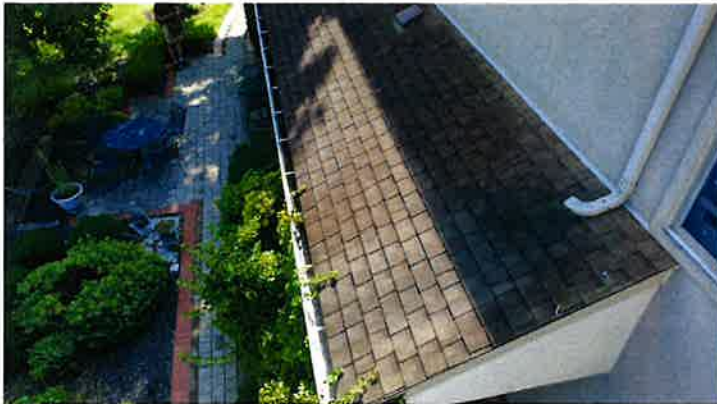
Algae



Algae



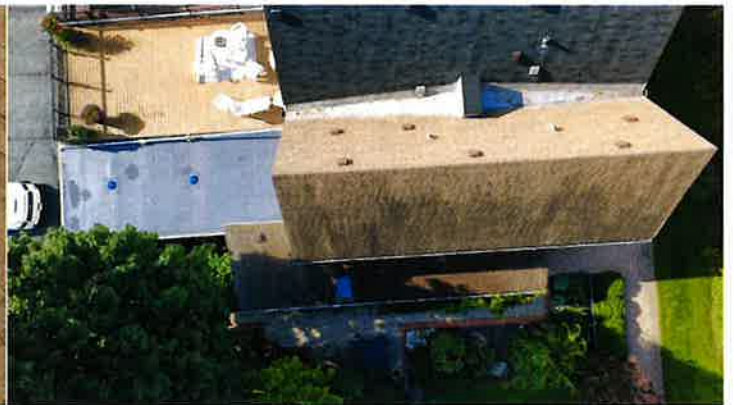
Lead



Remove ivy



Corroded galvanized pan valley



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Algae



Lichen



Lichen



Lead flashing satisfactory



Roof photo for your reference

2. Style of Roof

- Gable
- Pitch: Steep
- Type: Asphalt
- Layers: 1 Layer
- Age: 20+
- Location: All sloped

3. Ventilation System

- Roof

4. Flashing

- Galv/Alum
- Marginal

5. Valleys

- Galv/Alum
- Marginal
- Rusted

6. Condition of Roof Coverings

- Roof #1 Marginal

7. Skylights**8. Plumbing Vents**

- Satisfactory

Exterior

1. Chimney(s)

2. Gutters/Scuppers/Eavestrough

- Galvanized/Aluminum
- Marginal
- The downspout from the roof has become disconnected from the extension. Repair to keep water off the Foundation area



The downspout from the roof has become disconnected from the extension. Repaired to keep water off the Foundation area

3. Siding

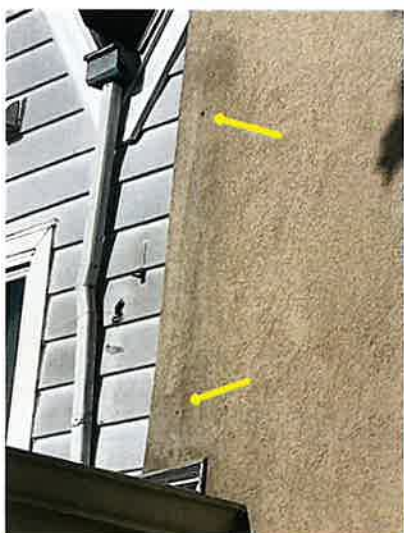
- EIFS* Not Inspected
- Metal/Vinyl
- Marginal
- EIFS siding, trim requires a certified EIFS inspector to evaluate. There are areas that appear to need repair. Evaluate and repair as needed.



EFS siding requires a certified EFS inspector to evaluate.



Surface damage



Holes



Ripple



Surface damage



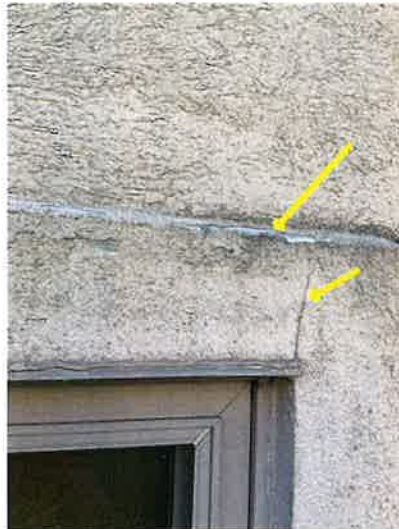
Damage



Cracks at trim



Cracking



Surface damage and cracking

4. Trim

- Wood
- Other
- Marginal

5. Soffit

- Wood
- Satisfactory
- Soffit vents not present. Upper roof. No soffit

6. Fascia/Rake

- Wood
- Satisfactory

7. Flashing

- Not visible

8. Caulking

- Marginal
- Caulking dried and cracked in areas, recommend removing and replacing.

9. Windows/Screens

- Aluminum/Vinyl clad
- Satisfactory

10. Storms Windows**11. Slab-On-Grade/Foundation**

- Foundation Wall Not Visible

12. Service Entry

- Underground
- Satisfactory
- The exterior GFCI Outlets did not trip when tested. Check and replace the GFCI outlet if needed. Missing west doorbell.



Missing door bell

13. Building(s) Exterior Wall Construction

- Framed
- Not Visible
- Satisfactory

14. Exterior Doors

- Main Entrance Door condition Satisfactory
- Rear door Door condition Satisfactory
- Other door Door condition Satisfactory

Garage/Carport

1. Type

- Attached
- 1-Car

2. Automatic Opener

- Garage opener operated

3. Safety Reverse

- Operation: Operable

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

- Elevated

10. Overhead Door(s)

- Metal
- Satisfactory

11. Exterior Service Door

- None

12. Electrical Receptacles

- Garage outlet(s) operable
- GFCI Present Operable
- GFCI outlet missing
- Handyman wiring in the garage to an outlet that isn't GFCI protected with unprotected horizontal wiring in the stud cavity. Have an electrician evaluate and repair



Handyman wiring in the garage to an outlet that isn't GFCI protected with unprotected horizontal wiring in the stud cavity. Have an electrician evaluate and repair

13. Fire Separation Walls & Ceiling

- Satisfactory
- Fire door Not verifiable
- Excessive cutting, drilling or notching of the garage deck joists to install the roof drainage system and bath Piping need to be repaired. Have a carpenter evaluate further and make Joist repairs as needed for proper support



Big hole for bath vent



Cut joist looks recent.



Cut joist



Cut joist

Kitchen

1. Kitchen Countertops

- Satisfactory

2. Kitchen Cabinets

- Satisfactory

3. Kitchen Plumbing

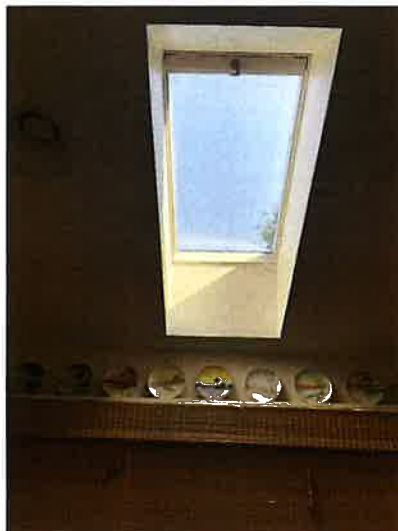
- Kitchen faucet satisfactory
- Pipes leak/corroded No
- Functional drainage Satisfactory
- Functional flow Satisfactory
- There is moisture staining under the sink. Nothing leaked during testing of the faucet and drains



There is moisture staining under the sink. Nothing leaked during testing of the faucet and drains

4. Kitchen Walls & Ceiling

- Satisfactory



Skylight appears to be dirty rather than having defective seals. Clean the window

5. Heating/Cooling Source

- Kitchen heating source present

6. Kitchen Floor

- Satisfactory

7. Kitchen Appliances

- Disposal Operable
- Dishwasher Operable
- Exhaust fan Operable
- Refrigerator Operable
- Microwave: NA
- Dishwasher airgap Present
- Receptacles present Operable
- GFCI Operable
- The ice maker is off or out of operation. Verify operation and water line and make repairs if needed.
- The range was not powered. Unable to test. Confirm operation



The range was not powered. Unable to test. Confirm operation

Laundry Room

1. Laundry

- Laundry sink N/A
- Dryer vented Wall
- GFCI not present. Doesn't appear needed.
- Appliances: Washer, Dryer
 - Water hammer arrestors were not present at wash machine supply lines. Recommended to protect your wash machine.
 - 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.



Unable to see behind the washer/dryer. No representations can be made.

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 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 Fiberglass, Ceramic/Plastic
- Missing tub stopper
- Repair the vanity cabinet drawer two close properly
- Caulk the tub spout.
- Repair the lock at the bath pocket door



Missing tub stopper



Repair the vanity cabinet drawer two close properly



Caulk the tub spout.

Bathroom Powder

1. Bath

- First floor half bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- 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
- Tubs N/A
- Showers N/A

Upper East Bedroom

1. Room

- Second floor
- East
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition 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
- Open ground outlet(s)



Open ground outlet(s)

Upper West Bedroom

1. Room

- Second floor
- West
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition 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

Dining Room

1. Room

- First floor
- South
- 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
- West
- LIVING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Windows Satisfactory

Family Room

1. Room

- Basement
- West
- FAMILY ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present



Some surface damage at the base molding. It could be scraped. There was not moisture when tested with the moisture tester



Some buckling

Interior

1. Fireplace

2. Stairs/Steps/Balconies

- Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory
- Handrail partially missing, potential safety issue. Recommend installing handrail for the full stair run. Stairs down to the basement



Handrail partially missing, potential safety issue. Recommend installing handrail for the full stair run. Stairs down to the basement

3. Smoke/Carbon Monoxide detectors

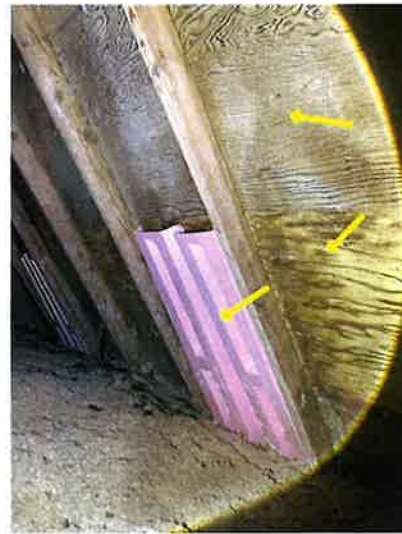
- Smoke Detector Present
- Smoke Detectors not tested
- Older smoke detectors should be updated. Install a carbon monoxide detector in the hallway outside the bedrooms, on the first floor, and basement. Update the older smoke detector in the basement.

4. Attic/Structure/Framing/Insulation

- Hallway
- Access: Pulldown
- Inspected from Access panel, In the attic
- No Flooring in the attic
- Depth: 12+
- Insulation: Loose, **Cellulose**
- Vapor barriers not visible in the attic
- Installed in Between ceiling joists
- Ventilation: Ventilation appears adequate
- Fans exhausted to Outside Yes, No
- Structural problems observed No
- Roof structure framed by wood trusses.
- Ceiling joists are wood
- Sheathing: Plywood
- Evidence of condensation Yes
- Evidence of leaking No
- Recommend proper weatherstripping and insulation be installed at the attic access
- Condensation staining in the attic is being remediated. Be sure the fans from below exhaust through the roof properly. They are not sealed through to the exterior. Improve insulation over the pull down along with adding a weatherstripping. The attic has soffit baffles but they don't appear to be soffit vents. Make roofing vent ventilation improve improvements. Check with contractors for planned repairs.



Microbial growth/condensation stains



Baffles but no vents



Fans don't vent sealed through the roof opening



Attic photo for your reference.



Attic photo for your reference.

Basement

1. Stairs

- Marginal

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 Yes, Old stains



High moisture stains.



Low moisture stains

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
- Satisfactory

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, Cast iron
- Type: Metal strapping, Plastic strapping
- Fuel line Black iron



Main water shutoff



Corrosion noted. No moisture observed

2. Main fuel shut-off location

3. Well pump

4. Sanitary/Grinder pump

5. Water heater #1

- Electric
- Brand Name A.O. Smith
- 50 gallon water heater
- Approx. age 2
- Seismic restraints needed NO
- Relief valve Extension proper Yes
- Relief valve
- Vent pipe Satisfactory
- Satisfactory

6. Water heater #2**7. Water softener**

- Loop installed YES
- Plumbing hooked up YES
- Plumbing leaking NO
- Sulphur smell in the water during testing. This could be due to while water sitting in pipes without use lately. Additionally the water softener appears to be older than 20 years. They can become any efficient and lose effectiveness after ages 15 to 20. Test for replacement. Test water for iron



Sulphur smell in the water during testing. This could be due to while water sitting in pipes without use lately. Additionally the water softener appears to be older than 20 years. They can become any efficient and lose effectiveness after ages 15 to 20. Test for replacement. Test water for iron

Heating System

1. Heating system

- Brand name Rheem
- Approx. age 26
- Energy source Electric
- Heat exchanger Sealed, Not Visible
- Limited heat exchanger visibility.
- Warm air system CENTRAL
- Filter: Standard, Needs cleaning/replacement
- Distribution: Metal ducts with return air
- When turned on by thermostat Proper operation YES
- Heat pump No
- Sub-slab ducts no
- The furnace filter was very dirty and looks like it may not have had service in time. Recommend a clean check
- The electric air handler and likely heater may be near the end of its expected service life. Budget accordingly. Confirm the unit heats as well. There were electric baseboard heaters in every room. The main thermostat was turned up after running cooling for two hours it was difficult to confirm heat with cold ducts.
- Seal return air ducts where needed.



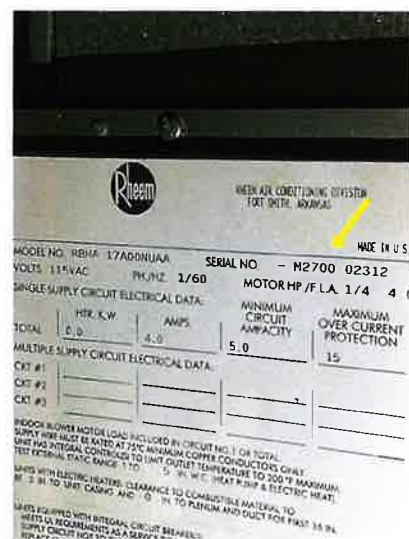
Seal return air ducts where needed.



The photo shows furnace model and serial numbers for your information



Dirty furnace filter needs to be changed.



MODEL NO. RBHA 17ADDN1AA	SERIAL NO. - M2700 02312
VOLTS 115VAC	PH/Hz 1/60
SINGLE SUPPLY CIRCUIT ELECTRICAL DATA:	
TOTAL	MINIMUM CIRCUIT AMPS
5.0	5.0
MULTIPLE SUPPLY CIRCUIT ELECTRICAL DATA:	
CKT #1	MINIMUM CIRCUIT AMPS
CKT #2	MINIMUM CIRCUIT AMPS
CKT #3	MINIMUM CIRCUIT AMPS
INDOOR BLOWER MOTOR (LOAD INCLUDED IN CIRCUIT NO. 1 OR TOTAL SUPPLY WIRE MUST BE RATED AT 75% MINIMUM COPPER CONDUCTORS ONLY. UNIT HAS INTEGRAL CONTROLS TO UNIT OUTLET TEMPERATURE TO 200°F MAXIMUM. TEST EXTERNAL STATIC RANGE 1 TO 5 IN. W.C. (HEAT PUMP & ELECTRIC HEAT). UNITS WITH ELECTRIC HEATERS: CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 2 IN. TO UNITS CASING AND 0 IN. TO PANEL AND DUCT FOR FIRST 35 IN. UNITS EQUIPPED WITH INTEGRAL CIRCUIT BREAKERS: MEETS ALL REQUIREMENTS AS A SERVICE.	

2. Boiler system

3. Other systems

Electric/Cooling System

1. Main panel

- Basement
- Satisfactory
- Adequate Clearance to Panel Yes
- Amperage/Voltage: 200a, 120v/240v
- Breakers/Fuses: Breakers
- Appears grounded Yes
- Main wire Condition Satisfactory
- Main wire Copper
- Branch wire Copper
- Romex
- Cover horizontal wiring at stud cavities
- Handyman wiring of basement lighting into an open junction box. Have an electrician evaluate and repair



Cover horizontal wiring and stud cavities



Cover horizontal wiring and stud cavities



Handyman wiring of basement lighting into an open junction box. Have an electrician evaluate and repair



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 coil located in the furnace.
- Age: 26
- General: Central system
- Evaporator coil Not Visible
- Condensate line/drain Floor drain
- Operation Differential 17
- Marginal
- Recommend HVAC technician examine/clean/service

4. Evaporator Coil Section Unit #2

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.