

HOME INSPECTION REPORT



5314 West Nokomis Road, Brown Deer, WI

INSPECTION PREPARED FOR: Laura Creswell

Real Estate Agent: Monica Lange

Date of Inspection: 6/30/2026 Time: 5:00 PM



Inspector: David Nason

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RADON TESTING

HOME INSPECTIONS

CONSULTING

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Thank you!

Thank you for choosing Best Inspections, LLC to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision.

This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection and unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Best Inspections, LLC endeavors to perform all inspections in substantial compliance with the Wisconsin Standards of Practice for a home inspection. As such, I inspect the readily accessible, visually observable, installed systems and components of a home except as may be noted in this report or the Inspection Agreement. This Home Inspection Report contains observations of those systems and components that, in the experienced judgement of the Inspector, are not functioning properly, installed improperly, unsafe, or are near the end of their service lives. If the cause of the issue is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life may be reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated in the standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A link to a copy of the Wisconsin Standards of Practice was included in the inspection confirmation email you received. These standards define the scope of a home inspection in Wisconsin. Clients sometimes assume that a home inspection will include many things that are beyond this scope. This inspection is not a code compliance inspection; the home will not be inspected to meet current state or local building or zoning codes. I encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the conditions of the house on the date and time of the inspection. A home inspector cannot predict future behavior, and as such, cannot be responsible for things that occur after the inspection. If conditions change, I will be available to revisit the property and update this report.

The report has been prepared for your exclusive use, as my client. No use by a third party is intended without your or my consent. I will not be responsible to any party for the contents of the report, other than the party named herein. The report may not be used in whole or in part without Best Inspections, LLC's express written permission.

Again, thank you very much for the opportunity of conducting this inspection for you. I am available to you throughout your entire real estate transaction process if needed.

If you have any questions, please call or email me.

Sincerely,

David Nason

Best Inspections, LLC

Wisconsin Home Inspector License #2626-106

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david@bestinspectionsllc.com

Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under Wis. Stats. SPS 131.32 to detect observable conditions of an improvement to a real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of the purchase of the property; any component or system that was not observed; the presence or absence of pests such as wood damaging organisms, rodents, mammals, or insects; or cosmetic items, underground items, or items not permanently installed.

Home Inspectors are not required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous, including but not limited to mold, toxins, carcinogens, noise, contaminants in the home or in soil, water, and air.

Definitions

The inspection only includes components listed in the report, as defined by the Standards of Practice of the State of Wisconsin SPS131.31.

Note: All definitions listed below refer to the property or components listed as inspected on this report at the time of the inspection.

Functional - A component is performing its function and its condition is appropriate for its age and/or use.

Defect - A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of the inspection, would significantly impair the health or safety of 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.

Further Evaluation - A component that is not functioning as intended, needs further evaluation by a qualified professional.

Needs Repair - The condition of the component warrants repair but does not pose a health or safety concern nor rise to the level of Defect.

Needs Maintenance - All homes need to be maintained on a regular basis - these are components that are in need of Maintenance.

Monitor - Components currently functioning, but the condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

Not Inspected - Component was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at the time of the inspection or was not within the scope of this inspection.

Not Present - A component that was not present or not found at the time of the inspection.

Report Summary

NOTE: This **Report Summary** is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

The Report Summary includes a listing of components, other than items labeled as **Defects** that: need **Further Evaluation**, need **Repair**, are **Maintenance** items, or are items to **Monitor**.

For the purposes of the Report, the term "defect", as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of 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. The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

NOTE: A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

For clarification in the body of the report and the summary, comments about **Defects** and items needing **Further Evaluation** will be in **RED** type; and comments about other items (**Repair, Maintenance, and Monitor**) will be in **BLUE** type.

ALL further evaluation and repairs of issues or damage identified in this report or such discovered during additional inspections should be completed by a qualified, and licensed if required, contractor that is familiar with or trained to perform the work. All paperwork, permits, receipts and lien waivers should be obtained from the contractors that complete these repairs.

Maintenance

Exterior

Page 13 Item: 3	Paint & Caulk	• MAINTENANCE: Cracking/peeling paint/caulk observed at the siding, trim, windows, and/or other surfaces; suggest scraping, caulking, priming, and painting as necessary.
Page 14 Item: 6	Veneer	• MAINTENANCE: Brick veneer appeared to be in overall satisfactory condition on the home; no major concerns observed. Minor shrinkage cracking observed in the mortar in areas. Consult a qualified masonry restoration contractor for repairs as needed.
Page 15 Item: 9	Flashing	• MAINTENANCE: The flashing from the siding to the stone sills at the front elevation is minimal and should extend at least 1" beyond the siding. The roof overhang is helping to keep moisture off the sills and no major concerns were observed. Maintain caulk as needed.

Grounds		
Page 17 Item: 8	Grading & Drainage	• MAINTENANCE: There are some low spots or flat areas along the foundation where the grade does not slope away. Recommend raking back mulch/rocks and adding or removing soil to create the proper slope away from the house to allow for effective drainage. Be careful not to raise the grade too high on the brick veneer to avoid allowing moisture intrusion into the wall behind and maintain at least 4" of space between the siding and the soil below to prevent potential siding damage or moisture intrusion.
Interior Rooms		
Page 26 Item: 10	Windows	• MAINTENANCE: Failing finish observed at several wood window sash and sills due to age, moisture and/or sun exposure. Sand, stain, and varnish as needed; use an exterior spar varnish with UV protection for longer life.
Heat and A/C		
Page 39 Item: 4	HVAC Filter	• MAINTENANCE: The furnace filter was filthy and removed. Replacement needed very soon.
Page 39 Item: 5	Humidifier	• MAINTENANCE: The humidifier filter appeared to have some scale buildup and will need to be replaced soon or before the next heating season.
Basement and Foundation		
Page 42 Item: 3	Foundation Walls	• MAINTENANCE: Past or recent water penetration through the foundation walls observed as evidenced by staining and efflorescence in several areas. No current leaking or moisture was observed on the foundation walls or floor. Missing or detached downspout extensions and poor grading and drainage are the most likely causes of the moisture intrusion. See Roof, Gutters/Downspouts and Grounds, Grading and Drainage sections for additional comments regarding the recommended corrections of the water intrusion issues.

Repair		
Exterior		
Page 13 Item: 4	Siding & Trim	• REPAIR: Corner pieces observed to be coming loose. Repair needed.
Grounds		
Page 16 Item: 1	Driveway	• REPAIR: The concrete driveway appeared to be in overall satisfactory condition. Some joints are opening up possibly caused by water and gravity causing the concrete to slip downhill. Suggest sealing joints to prevent additional moisture intrusion. The large crack near the bottom of the driveway may be caused by a poor sub base in the area; repair or replacement needed.

Page 17 Item: 4	Patio	• REPAIR: The paver patio areas are beginning to settle and heave in areas causing potential trip hazards. Suggest making repairs as needed. Consult a qualified landscape contractor if needed.
Interior Rooms		
Page 25 Item: 6	Interior Doors & Hardware	• REPAIR: The latches at a bedroom and bathroom door need adjustment to latch properly.
Page 25 Item: 7	Exterior Doors	• REPAIR: Damage observed at the frame of the rear entry door apparently from a forced entry attempt. Repair/replacement needed.
Page 26 Item: 10	Windows	• REPAIR: At least one window, in the bathroom, has balances that are broken which prevent the lower sash from staying up when opened. Repair needed.
Bathrooms		
Page 28 Item: 2	Floor	• REPAIR: Damaged wood transition observed at the hall/bathroom door opening. Repair needed.
Plumbing		
Page 32 Item: 7	Laundry	• REPAIR: Gas pipe not secured to the wall. Recommend securing properly to prevent loosening at pipe joints or kinking the flexible gas connector.
Page 33 Item: 12	Exterior Faucets	• REPAIR: The faucet on the front elevation is missing a handle and there is no vacuum breaker present. The interior piping had been cut and the new piping was not completed. Repair/replacement needed.
Electrical		
Page 35 Item: 1	Main Electrical Panel	• REPAIR: The main panel is not labeled properly, which may indicate the panel was updated without a permit or final inspection. Recommend having the circuits properly labeled for safety in case of an emergency.
Page 36 Item: 7	Interior	• REPAIR: A switch in the front hall did not operate any fixtures or receptacles; it may have previously controlled receptacles in the living room but was disabled when the receptacles were replaced. Repair needed when other electrical work is done.
Page 37 Item: 15	Garage	• REPAIR: The overhead door opener is plugged into an extension cord as permanent wiring. Installation of a receptacle near the opener needed.
Basement and Foundation		
Page 44 Item: 7	Masonry Chimney	• REPAIR: Recommend sealing old openings and gaps in the chimney to prevent warm air from rising into the attic.

Further Evaluation

Attic

Page 22 Item: 2	Structure	• FURTHER EVALUATION: Staining was observed on the roof sheathing on the north facing slope and above the bathroom that may be an organic growth likely caused by excessive condensation during cold weather months, due to air leaking into the attic from the home. Recommend further evaluation of the condition of the attic; proper cleaning of the structure may also be needed by a qualified professional contractor that specializes in this type of cleaning.
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Plumbing

Page 32 Item: 9	Water Heater	• FURTHER EVALUATION: The water heater was not functional - the installation appeared to be satisfactory and the circuit breaker in the panel was on, however the unit was not functioning. Recommend further evaluation by a plumbing contractor to determine any repair or correction needed.
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Electrical

Page 36 Item: 6	Circuit Breakers / Fuses	• FURTHER EVALUATION: There are no AFCI breakers in the main electrical panel, another possible indication it was installed without a permit or inspection. Recommend further evaluation by a licensed electrician to determine the number of AFCI breakers required.
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Heat and A/C

Page 38 Item: 1	Main Heat Source	• FURTHER EVALUATION: Although no major concerns were observed with the furnace, it may not have been serviced since it was installed in 2024. The filter was damaged and filthy and the A/C was not functional. Due to the condition of the filter and air quality issues in the basement, the unit was shut down. Recommend further evaluation and service by a qualified HVAC technician to service/repair as needed.
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Basement and Foundation

Page 41 Item: 2	Finished Walls & Ceilings	• FURTHER EVALUATION: Stains and possible organic growth were observed on the walls around the stair possibly caused or excessive humidity in the basement. Recommend further evaluation by a qualified contractor to clean and/or remove the damaged surfaces.
Page 42 Item: 3	Foundation Walls	• FURTHER EVALUATION: The west foundation wall is bowing in approximately 3/4" in the center of the wall. Horizontal cracks near the top of the west and east walls were observed that are evidence of past or recent movement; other foundation walls are not completely plumb in areas. Recommend further evaluation and review of all the foundation walls by a qualified foundation consultant or foundation repair contractor to determine if repair and bracing is needed.

Page 44 Item: 5	Drain Tile	• FURTHER EVALUATION: Staining and seepage was observed at the bottom course of block and on the floor along the east foundation wall. These conditions may be an indication of a compromised drain tile system. Recommend further evaluation by a qualified independent drain tile consultant to evaluate the condition of the drain tile to determine if repair or replacement of the drain tile is necessary.
Page 45 Item: 14	Joists and Subfloor	• FURTHER EVALUATION: An organic growth was observed on the entire sub-floor and floor joist system that may have been caused by excessive moisture and humidity in the basement. Recommend further evaluation and cleaning by a qualified contractor trained in this type of cleaning.

Defect

Attached Garage

Page 20 Item: 10	Fire Door	• DEFECT: The door between the garage and house is a solid core wood door however it is not a labeled fire rated door, there are gaps at the jamb, and the threshold was removed when the new flooring was installed. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. Although a fire door may not have been required when the house was built, this door will not afford protection from fire, smoke, or combustion gases and is a safety hazard. Replacement needed, which will require some re-work of the flooring.
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Electrical

Page 36 Item: 8	Smoke/CO Detectors	• DEFECT: There were no operable smoke or carbon monoxide (CO) detectors on the main floor or in the basement. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. Recommend putting a combination detector on each level of the home.
Page 37 Item: 15	Garage	• DEFECT: The original receptacle present is not a GFCI which is a safety hazard. Correction or replacement needed.

Inspection Details

1. Report Information:

Report Prepared By: David Nason • Date Report Completed: 7/1/26

2. Attendance during the inspection:

Buyer present, end of the inspection • Buyer's agent present, entire inspection

3. Home information provided by others:

Type/Age/Size: Single Family • Ranch • 1967 • 1139sf

4. Occupancy on the day of the inspection:

Vacant, unfurnished

5. Weather Conditions at the time of the inspection:

85 to 90F • Recent moderate rain • High humidity • Mostly Sunny • Dry ground conditions

6. Front Elevation of the Home Faces:

South • All references to direction in this report assume the front entry elevation faces this direction.

7. Amateur or Non-permitted Work:

Property owners often complete minor and even major repairs and remodeling without professional contractors or permits. Copies of permits and any paperwork from contractors the owner hired should be requested and/or contacting the local municipality should be done to verify if permits were obtained and final inspections were completed for any work that was done requiring a permit.

8. Seller's Condition Report:

No issues with the home disclosed on the Condition Report. • See seller's Condition Report for complete information.

9. Important Exclusions of the Inspection:

- **HAZARDOUS MATERIALS.** Inspecting for the presence of hazardous materials is beyond the scope of a home inspection. Lead paint was banned in the U.S. in 1978; however, asbestos was banned only briefly more than 25 years ago and may still be found in some construction materials today. If a material commonly known to contain asbestos or lead is observed, it may be identified with a recommendation for further evaluation or testing, however not all hazards may be identified.
- **INDOOR AIR QUALITY.** Testing the indoor air quality and inspecting for the presence of organic growth or "mold", the type of "mold", potential locations of "mold" or effects of "mold" requires advanced training and equipment and is beyond the scope of this inspection. If evidence of possible organic growth is observed during the inspection, it may be identified with a recommendation for further evaluation or testing by a qualified professional; however, not all locations or instances of these issues may be observed or identified during the inspection.
- **PESTS.** Inspecting for the presence of pests including rodents, mammals, insects, and wood-damaging organisms is beyond the scope of a home inspection. If evidence of or damage by pests is observed, a recommendation for further evaluation by a qualified pest management contractor will be made; however, not all instances may be observed or identified during the inspection.
- **CONCEALED PLUMBING.** Observation of underfloor and underground plumbing is beyond the scope of a home inspection and the condition of these pipes was not inspected or determined during this inspection. A homeowner is responsible for the maintenance and repair of the sewer lateral that extends all the way to the sewer main under the street in front of the house. Consider the age of the home and the presence of large trees, if any, in the front yard when deciding if a camera inspection by a qualified plumbing or sewer contractor of the lateral is needed to determine if any issues or blockages are present.

Roof

A roof may or may not be inspected by walking the roof. If the height, pitch, or conditions make walking a roof dangerous, the inspection will be made from a ladder at the gutter edge, from other accessible points, the ground, or by drone. Inspection in these cases will be limited. This section will specify how the roof was inspected, the material and number of layers observed, and its condition. Also included in a roof inspection is the presence and condition of flashing, ventilation, plumbing vents, skylights, chimneys, metal vent caps, gutters, and downspouts.

1. Sloped Roof

Inspected by: Walking the roof.

Roofing type: Dimensional asphalt shingles.

- There appeared to be only one layer of shingles, however metal roof edge and gutter apron flashing can conceal an additional layer.
- The shingles appeared to be functional and in satisfactory condition; no visible issues observed.
- Recommend asking the seller for the age of the shingles and all paperwork relating to product information and transferable warranty from the latest shingle replacement for future reference.



2. Flat or Low Slope

- No flat or low slope roof areas present.

3. Ventilation

- Fixed, static roof vents present.
- Continuous ridge exhaust venting present.
- Bathroom exhaust vent present on the roof.
- All venting observed to be functional and in satisfactory condition.

4. Flashing

- Metal **valley flashing** appeared to be functional and in satisfactory condition.

5. Skylights

- There were no skylights present on the roof.

6. Vent Caps

- There were no metal exhaust vent caps present on the roof.

7. Plumbing Vents

- Rubber boot flashing at cast iron plumbing vent pipes present.
- Observed to be functional and in satisfactory condition.

8. Flue Cap/Spark Arrestor

- N/A

9. Chimneys

- No chimney present.

10. Gutters

- Gutters appeared to be installed and draining properly, no standing water or visible issues observed.
- Keep all gutters clean of leaves and other debris to allow for proper drainage. Clogged and overflowing gutters can cause fascia and soffit damage and drainage problems which may lead to foundation damage.



11. Downspouts & Extensions

- Aluminum downspouts and extensions in place and appeared to be in satisfactory condition.
- Make sure all downspout extensions are and remain clear, connected, and routed to discharge 4'-6' away from the home's foundation to reduce the potential for water to enter the basement.

Exterior

The inspection of the exterior will identify the type of wall construction and will also describe the condition of the soffit and fascia, siding and trim, windows and exterior doors, veneer, stucco/EIFS, flashings, paint and caulk, and any attachments to the house. Balconies and porches are also observed and inspected if present.

1. Exterior Elevations

- Elevation photos included to provide information relating to the home's orientation on the property.



Front / South



Left / West



Right / East



Rear / North

2. Wall Construction

- Exterior walls appeared to be wood framed and clad with wood siding, aluminum siding, and brick veneer; no visible issues observed with the wall construction.

3. Paint & Caulk

• Exterior painting and caulking are part of seasonal routine maintenance to prevent water intrusion and potential deterioration of wood trim and siding materials. All exterior painted surfaces should be scraped, primed, caulked and painted as needed; also make sure surfaces are clean, dry, and dull prior to painting. All utility or mechanical penetrations through siding and trim should be sealed to prevent moisture or pest intrusion around them. Use of an exterior grade polyurethane based caulk (Vulkem or Quad OSI) and a quality primer and paint is essential. Consult a qualified painting contractor if necessary.

• **MAINTENANCE:** Cracking/peeling paint/caulk observed at the siding, trim, windows, and/or other surfaces; suggest scraping, caulking, priming, and painting as necessary.



4. Siding & Trim

Siding and Trim type(s): Painted vertical wood siding • Aluminum siding • Painted wood trim.

- No major concerns observed with the majority of the siding and trim.
- Weathering observed at the wood siding on the front elevation due to direct sun exposure. Caulk and paint as needed and have repairs made by a qualified siding contractor as necessary.
- Keep aluminum siding clean by washing with a mild detergent (or Jomax) and a garden hose - do not power wash the siding as this may force water behind the siding and cause damage.
- **REPAIR:** Corner pieces observed to be coming loose. Repair needed.





5. Soffit & Fascia

- Aluminum wrapped fascia and soffit panels observed.
- No major concerns observed; all exterior trim covered with aluminum cladding should be routinely examined, repaired, and caulked as needed.

6. Veneer

Veneer Type: Brick veneer

- **MAINTENANCE:** Brick veneer appeared to be in overall satisfactory condition on the home; no major concerns observed. Minor shrinkage cracking observed in the mortar in areas. Consult a qualified masonry restoration contractor for repairs as needed.



7. Stucco/EIFS

- No stucco or EIFS (Exterior Insulation and Finishing System) present on the exterior of the home.

8. Windows & Doors

- The exterior of the windows and doors appeared to be functional and in satisfactory condition.
- See Exterior, Paint & Caulk section in this report for additional comments.

9. Flashing

- Due to a hip style roof and windows and doors are under the overhangs, there is no need for flashing above the windows and doors.
- **MAINTENANCE:** The flashing from the siding to the stone sills at the front elevation is minimal and should extend at least 1" beyond the siding. The roof overhang is helping to keep moisture off the sills and no major concerns were observed. Maintain caulk as needed.



10. Exhaust/Intake Vents

- Keep all exterior fresh air intake and exhaust vents clear of debris, lint, and wasp nests to allow for proper ventilation.

11. Porches

- No porches present.

12. Balconies

- No balconies present on the exterior of the home.

13. Attachments

- No attachments observed on the exterior of the house.

Grounds

Inspection of the grounds includes some of the most important aspects of the building as proper grading and drainage are essential to keeping water away from the foundation. Also included in the Grounds section are the driveway and walkways, patios, decks and stairs, retaining walls, and vegetation that is likely to adversely affect the building.

1. Driveway

- Concrete section of the driveway near the garage appeared to be newer and observed to be in good condition.
- **REPAIR:** The concrete driveway appeared to be in overall satisfactory condition. Some joints are opening up possibly caused by water and gravity causing the concrete to slip downhill. Suggest sealing joints to prevent additional moisture intrusion. The large crack near the bottom of the driveway may be caused by a poor sub base in the area; repair or replacement needed.



2. Walkways

- Concrete front walk observed to be newer and in good condition; no visible issues observed. Keep concrete surfaces sealed and clean to extend their life.

3. Steps and Stoops

- The concrete front stoop appeared to be in satisfactory condition.

4. Patio

- **REPAIR:** The paver patio areas are beginning to settle and heave in areas causing potential trip hazards. Suggest making repairs as needed. Consult a qualified landscape contractor if needed.



5. Deck

- No deck present on the property.

6. Stairs & Railings

- No deck or stair railings present.

7. Vegetation Observations

- When landscaping around the home keep plants, even at full growth, at least a foot (preferably 18") from the house. Keep trees away from the foundation and roof. Plants in contact with or proximity to the home can provide pathways for wood destroying insects and can damage siding, window screens and roofs.

8. Grading & Drainage

- Poor grading and drainage can have a significant impact on a home because of the damage that moisture can cause to the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Ideally, grading should slope away and fall (1) inch every foot for a distance of (6) feet around the perimeter of the structure.
- Viewing the grading and drainage around the home during a rain storm should be done seasonally to evaluate the effectiveness of downspouts and drainage. Make improvements as needed to keep water away from the foundation.
- **MAINTENANCE:** There are some low spots or flat areas along the foundation where the grade does not slope away. Recommend raking back mulch/rocks and adding or removing soil to create the proper slope away from the house to allow for effective drainage. Be careful not to raise the grade too high on the brick veneer to avoid allowing moisture intrusion into the wall behind and maintain at least 4" of space between the siding and the soil below to prevent potential siding damage or moisture intrusion.



9. Retaining Walls and Landscape Steps

- No retaining walls or landscape steps were observed or inspected on the property.

10. Accessory Structures and Features

- No accessory structures observed or inspected on the property.

Attached Garage

An attached garage has several safety aspects that are inspected because it is connected to the home. There is a much higher chance of fire in a garage, therefore the fire separation between the house and garage is important including the house entry fire door, wall and ceiling condition, and fire collars at penetrations. The overhead door is the largest moving object in the home and the proper operation of the door and opener is inspected. The condition of the roof structure, floor, service doors, and windows are also observed and described.

1. Roof Structure

- Structure: Dimensional lumber wood joists • Plywood Sheathing.
- No visible issues observed with the roof structure and sheathing.

2. Ventilation

- Type: Fixed, static roof vents observed.
- Ventilation appeared to be in satisfactory and functional condition.

3. Floor

- Material: Concrete floor
- **IMPROVEMENT:** Common shrinkage cracks and surface pitting/spalling observed caused by road salt from cars. Cleaning and sealing with a concrete sealer will extend the life of the concrete.



4. Wall/Ceiling Condition

- Garage/house fire wall separation appeared to be in satisfactory condition.
- Seal all holes in the drywall or gaps around penetrations with drywall joint tape and compound to maintain the fire separation between the garage and the home.

5. Walls

- Wood framed walls with fiberboard sheathing and diagonal bracing
- The wood framed walls appeared to be functional, no visible issues observed where accessible.

6. Radon System

- There was no radon system visible in the garage.

7. Stair

- No stair to the attic space or basement present.

8. Windows

- Original single glazed window present. Consider replacement for additional security and less maintenance.



9. Exterior Door

- No exterior service door present.

10. Fire Door

- **DEFECT:** The door between the garage and house is a solid core wood door however it is not a labeled fire rated door, there are gaps at the jamb, and the threshold was removed when the new flooring was installed. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. Although a fire door may not have been required when the house was built, this door will not afford protection from fire, smoke, or combustion gases and is a safety hazard. Replacement needed, which will require some re-work of the flooring.



11. Overhead Doors

Door Type: One 10' x 7' insulated steel door

- The door was operated and observed to be functional and in satisfactory condition.

12. Overhead Door Opener

- Door opener operated and observed as functional using the wall mounted or remote control.

13. Safety Eye Beam / Pressure Reverse

- An overhead door is the largest moving object in the home and closed by a motor driven operator which can cause serious injury or death if the safety features are not working or adjusted properly.
- Safety eye beam system was present within 6" of the floor, tested, and functioning properly.
- Overhead door opener auto-reverse was tested and observed to be adjusted properly; testing was done by placing an object approximately 2" in height on the floor in the center of the door and running the opener. Check adjustment regularly for safety.

Attic

If an attic is inaccessible or the access only allows inspection from the hatch, complete inspection of all these items will be limited. This section describes the roof structure, evidence of leaking or possible fungal growth, the condition of chimneys, the type and condition of the insulation and vapor barriers observed in the unfinished attic spaces when readily accessible, and the absence of insulation in unfinished spaces at conditioned surfaces. The presence and condition of any ventilation, exhaust fans, and ductwork are also inspected.

1. Attic Access

- **IMPROVEMENT:** Very little insulation observed on the access hatch and no weatherstripping around the opening, which is a significant source of heat loss and air leaking into the attic from the home; suggest adding insulation and weatherstripping to minimize heat loss.



2. Structure

Structure: Dimensional lumber wood rafters and joists • Plywood sheathing • OSB roof sheathing

- Except as noted, no major concerns were observed with most of the roof structure.

• **FURTHER EVALUATION:** Staining was observed on the roof sheathing on the north facing slope and above the bathroom that may be an organic growth likely caused by excessive condensation during cold weather months, due to air leaking into the attic from the home. Recommend further evaluation of the condition of the attic; proper cleaning of the structure may also be needed by a qualified professional contractor that specializes in this type of cleaning.



3. Ventilation

Type: Continuous ridge exhaust venting

- Observed to be in satisfactory condition where visible, the entire length of the vent was not visible from the attic access.
- **IMPROVEMENT:** No soffit baffles observed. Recommend adding baffles or other ventilation if additional insulation will be installed.

4. Insulation Condition

Material: Unfaced fiberglass batts observed.

Depth: Insulation appeared to average about 6-8 inches in depth, where visible.

- The insulation was not disturbed to determine the type/presence of a vapor barrier; this age of house likely did not have a vapor barrier at the ceiling when it was built, however when it was remodeled a vapor barrier may have been installed.
- **IMPROVEMENT:** The insulation in the attic is minimal by current standards, typical for a home this age. Higher energy costs and possible frost or condensation on roof boards during cold weather months should be expected due to heat loss. If additional energy efficiency is desired, recommend further evaluation of the attic environment including the amount of insulation present, exhaust venting, attic ventilation, and air leak sealing from the heated living space by a qualified insulation professional familiar with attic moisture issues. Or consider having an energy audit performed by Focus on Energy, search <https://www.focusonenergy.com>
- **[Focus on Energy](#)**



5. Duct Work

- No heating and cooling duct work was visible for inspection.

6. Exhaust Ducts

- **IMPROVEMENT:** The bathroom exhaust fan duct visible in the attic appeared to vent to the exterior properly, however recommend insulating the duct to improve venting and prevent possible condensation build up during cold months. The duct should also be mechanically fastened, with a hose clamp or zip tie, to the roof vent to prevent it from coming loose.



7. Plumbing Vents

- The visible plumbing vent piping appeared to be functional and in satisfactory condition.

8. Radon System Condition

- No radon mitigation system present in the home/attic. See Basement & Foundation, Radon section for additional comments.

9. Chimney

- The masonry chimney has been removed below the roof line and is no longer in use. Recommend sealing the flue to prevent warm air from the basement leaking into the attic.



10. Pests

- No evidence of pests was observed, however some mice activity in most attics is likely. Consult a qualified pest management company if the presence of pests is suspected or observed.

Interior Rooms

The Interior Rooms section covers areas of the house that are not a bathroom, kitchen, laundry, bar, or areas covered elsewhere in the Report. Interior Rooms usually consist of bedrooms, living areas, dining areas, hallways, closets, the entry foyer, and other open areas. Within these areas, the Inspector will perform a visual inspection and will report visible damage, wear and tear, and moisture problems if observed. Personal items in the rooms may prevent the Inspector from all areas of the floors and walls and these items will not be moved.

1. Ceiling/Walls

Material: Drywall or skim coat plaster

- No major concerns observed with the walls and ceilings in the home; common hairline cracks observed in the plaster finish in several areas are caused by seasonal drying over the years and some movement in the home.

2. Floors

- Floors throughout the home appeared to be functional and in satisfactory condition, no visible issues apparent.

3. Stairs

- Single story home, no interior stair to a second floor observed.

4. Handrails and Guardrails

- No interior handrails or guardrails observed.

5. Interior Millwork

- Wood trim appeared functional and in satisfactory condition.
- Built-in cabinets appeared functional and in satisfactory condition.

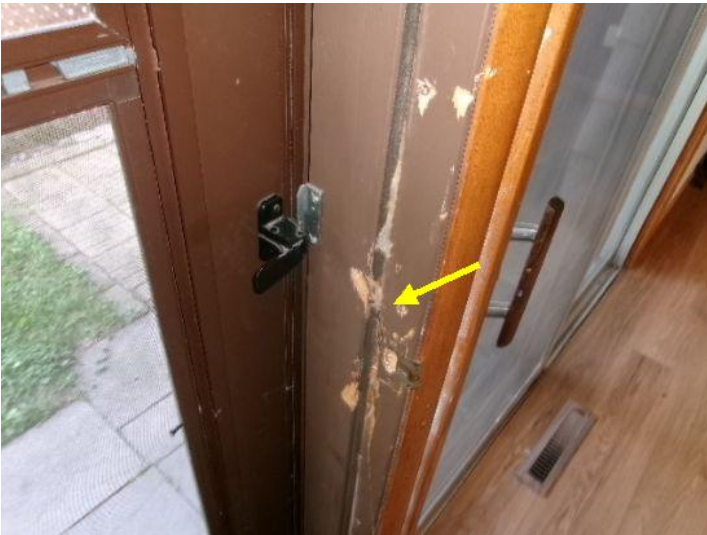
6. Interior Doors & Hardware

- Except as noted, a representative number of interior doors were opened and closed and appeared to be in satisfactory condition.
- **REPAIR:** The latches at a bedroom and bathroom door need adjustment to latch properly.



7. Exterior Doors

- Front entry door was functional and observed to be in satisfactory condition.
- **REPAIR:** Damage observed at the frame of the rear entry door apparently from a forced entry attempt. Repair/replacement needed.



8. Patio Doors

- Sliding patio door and screen door were functional and appeared to be in satisfactory condition.

9. Skylights

- No skylights present.

10. Windows

- Except as noted, a representative number of the windows were operated and appeared to be functional and in satisfactory condition.
- Operable windows need to be opened and cleaned regularly to extend their life and maintain proper operation.
- Locking all windows when not opened prevents air leakage or moisture intrusion, in winter and summer, by compressing the weatherstripping around the operable sash.
- **MAINTENANCE:** Failing finish observed at several wood window sash and sills due to age, moisture and/or sun exposure. Sand, stain, and varnish as needed; use an exterior spar varnish with UV protection for longer life.
- **REPAIR:** At least one window, in the bathroom, has balances that are broken which prevent the lower sash from staying up when opened. Repair needed.



11. Fireplaces

- No wood burning or gas-fired fireplaces present.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a range, dishwasher, sink, disposal, vent hood, refrigerator, and other appliances. Inspecting appliances is beyond the scope of an inspection and many times they are not included in the purchase of the home or a buyer may be planning on buying or bringing their own appliances. Therefore, built-in appliances are only inspected for their installation and basic operation and not all of the functions are tested or inspected. For a complete assessment of the condition of the appliances, a qualified appliance repair professional should be consulted.

1. Counters and Cabinets

- Countertops and cabinets appeared functional and in satisfactory condition.

2. Floor Condition

Flooring Type: Ceramic tile.

- Floor observed to be functional and in satisfactory condition, no visible issues observed.

3. Sinks & Faucets

- Sink and faucet were functional and in satisfactory condition.

4. Garbage Disposal

- Disposal was operated and observed to be functional.

5. Dishwasher

- No dishwasher present in the opening to the left of the sink and there are no plumbing or electrical connections present in the sink base cabinet to install a dishwasher. If one will be installed make sure the plumbing contractor installs an **air gap** above the flood rim of the sink or a stand-pipe drain in the sink base cabinet. One of these is needed to prevent the dishwasher from siphoning dirty water from the sink drain back into the unit.

6. Microwave

- No built-in microwave had been installed.

7. Vent Condition

- No exhaust vent observed.

8. Cook Top Condition

- No separate cooktop present.

9. Wall Oven / Warming Drawer

- No built-in wall oven or warming drawer present.

10. Built-in Refrigerator/Ice Maker

- No built-in refrigerator or undercounter ice maker present.

11. Garbage Compactor

- No garbage compactor present.

12. Free-standing appliances

- No free-standing range or refrigerator observed.

Bathrooms

Bathrooms can include multiple fixtures such as faucets, sinks, tubs, showers, and toilets. Because of all the plumbing involved, it is an important area of the house to look over carefully. Moisture in the air and leaks can cause organic growth, wallpaper and paint to peel, and other problems. The inspection will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

Main Floor Full Bathroom

2. Floor

Flooring Type: Ceramic tile.

- Except as noted, floor observed to be functional and in satisfactory condition.
- Several cracked tiles observed in the bathroom floor; no major concerns observed. Suggest caulking or re-grouting as needed.
- **REPAIR:** Damaged wood transition observed at the hall/bathroom door opening. Repair needed.



3. Counters & Cabinets

- Countertop and cabinet observed to be functional and in satisfactory condition.

4. Sinks & Faucets

- Sink and faucet observed to be functional and in satisfactory condition.

5. Exhaust Fan

- Exhaust fan appeared to be functional when turned on.

6. Toilets

- Toilet was flushed and appeared to be functional when tested.

7. Showers

- No separate shower observed.

8. Enclosure / Door

- No enclosure/shower door(s) present.

9. Bath Tubs

- Tub appeared functional and in satisfactory condition.

10. Tub/Shower Walls

Material/Condition:

- Ceramic tile
- Observed to be in satisfactory condition.
- Check grout and caulk at tile surround regularly and maintain as needed to prevent moisture intrusion.



Laundry

The inspection of the laundry will specify its location, the condition of the floor, counters, cabinets, utility sink, dryer vent, and exhaust fan if present. The washer and dryer are not run or tested for functionality.

1. Location

Basement

2. Floor Condition

Material: Concrete

- Floor appeared to be functional and in satisfactory condition.

3. Counters & Cabinets

- No cabinets and counters present.

4. Utility Sink & Faucet

- The utility sink in the laundry area appeared functional, no leaks observed.

5. Exhaust Fan

- No exhaust fan present in the laundry area.

6. Dryer Vent

- Recommend using smooth wall elbows and straight sections of ductwork or semi-rigid flexible aluminum ducting for improved dryer venting and minimized fire hazard due to lint buildup.
- Cleaning the exterior vent hood/louvers regularly is needed to minimize the chance of fire hazard and prevent it from becoming stuck open due to lint buildup which may allow moisture or pest intrusion.



Plumbing

The Plumbing section will: identify if the water supply is public or private; whether or not a lead lateral is suspected to be present; the location of the water main; describe the water supply, drain, waste, pipe supports, and main fuel shut-off valves; identify drainage sump pumps and test pumps with accessible floats; and the presence and condition of any visible fuel storage systems will be described. The condition of the plumbing in the kitchens, bathrooms, laundry, and other areas will be inspected and also described. The water heating equipment including venting, connections, energy sources, and the presence or absence of the temperature-pressure relief valve extension will be described.

1. Interior Water Main

Source: Municipal water.

Location: Main water shut off located in the basement at the south wall.

- Main shut off valves are not tested during the inspection. Verifying that the main shutoff valve works properly and does not leak before it is needed in an emergency should be done at least annually.
- Water shut off location shown to buyer for use in the event of an emergency or when leaving the home for an extended time during cold weather. See photo for main water shut off valve location.



2. Well Equipment

- Municipal water service - no well equipment present.

3. Interior Water Distribution

Water Supply Piping: Copper and PEX supply piping.

- Interior water supply piping and pipe supports observed to be functional and in satisfactory condition where visible, no leaks observed.

4. Interior Drain, Waste, & Vent

Drain, Waste, & Vent Piping: Poly Vinyl Chloride "PVC" waste and vent pipes. • Cast iron and galvanized waste and vent pipes.

- Drain, waste, and vent piping and pipe supports appeared to be functional and in satisfactory condition where visible, no leaks observed.
- Check the condition of the cast iron and galvanized pipes occasionally for rust and corrosion, as this is an indication the pipes are beginning to rust from the inside and nearing the end of their useful life. No current leaking was observed; have failed sections replaced if leaks occur.

5. Kitchen

- All kitchen under-cabinet plumbing appeared to be in functional condition, no current leaks observed.

6. Bathrooms

- All bathroom under-cabinet sink and accessible tub/shower drains and water supply lines appeared to be functional and in satisfactory condition, no leaks observed where visible.

7. Laundry

- All accessible plumbing appeared to be functional; no leaks observed, however laundry appliances were not operated.
- Rubber washing machine supply hoses require replacement every 3-5 years. Recommend using reinforced hoses to minimize the chance for water leaks and damage.
- **REPAIR:** Gas pipe not secured to the wall. Recommend securing properly to prevent loosening at pipe joints or kinking the flexible gas connector.



8. Wet Bar or Lower Bar/Kitchen

- No wet bar or Lower Bar/Kitchen present.

9. Water Heater

Brand/Age: Rheem • 2024

Type/Capacity: Electric • 40 gallons

- Temperature Pressure Relief (TPR) valve discharge pipe observed in place.

• **FURTHER EVALUATION:** The water heater was not functional - the installation appeared to be satisfactory and the circuit breaker in the panel was on, however the unit was not functioning. Recommend further evaluation by a plumbing contractor to determine any repair or correction needed.



10. Floor Drain

- Floor drain observed in the laundry area, but not tested for proper drainage. No issues observed.

11. Sanitary Crock

- Municipal sewer service - no sanitary crock present.

12. Exterior Faucets

Location(s): Front elevation • Rear elevation

- Faucet on the rear elevation observed to be off at an interior shutoff valve; it is frost proof with a vacuum breaker present.
- **REPAIR:** The faucet on the front elevation is missing a handle and there is no vacuum breaker present. The interior piping had been cut and the new piping was not completed. Repair/replacement needed.



Rear Elevation



Front Elevation



Front Elevation



Front Elevation

13. Garage

- No sink, faucet, or hose bib observed in the garage.

14. Fuel Meter/Valve and Supply Piping

Location: West elevation.

Fuel Type: Natural Gas.

- Gas meter and main shut off valve observed in place. Shut-off valves also observed at appliances in line where accessible.



15. Fuel Storage Tank

- No fuel tank observed in the basement or above ground on the property.

Electrical

The Electrical section describes the amperage of the service, the location of the main disconnect and any sub panel(s), and the presence of solid conductor aluminum branch circuit wiring. The inspection includes the viewable portions of the service drop from the utility to the building, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the overcurrent protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles throughout the home.

1. Main Electrical Panel

Location/Capacity: In the basement, east wall. • 100 amps / 240 Volts

- No major system, safety, or function concerns observed in the main electrical panel.
- The main electrical panel appeared to be grounded and bonded, however the exterior grounding rod was not visible for inspection.
- **REPAIR:** The main panel is not labeled properly, which may indicate the panel was updated without a permit or final inspection. Recommend having the circuits properly labeled for safety in case of an emergency.



2. Sub-Panels

- No sub panel present.

3. Backup Generator

- No transfer switch panel or generator present.

4. Main Wire

Main Wire: Copper

- Main wires in the panel appeared to be functional and in satisfactory condition.

5. Branch Wiring

Branch Wiring: Copper, Romex branch wiring observed.

- Branch wiring in the panel appeared to be functional and in satisfactory condition.

6. Circuit Breakers / Fuses

Type: Circuit Breakers

- Circuit breakers appeared to be in satisfactory condition, however they were not all tested.
- **FURTHER EVALUATION:** There are no **AFCI** breakers in the main electrical panel, another possible indication it was installed without a permit or inspection. Recommend further evaluation by a licensed electrician to determine the number of AFCI breakers required.

7. Interior

- A representative number of grounded receptacles and light fixtures throughout the main levels of the house were tested and appeared to be functional and operating correctly.
- **REPAIR:** A switch in the front hall did not operate any fixtures or receptacles; it may have previously controlled receptacles in the living room but was disabled when the receptacles were replaced. Repair needed when other electrical work is done.



8. Smoke/CO Detectors

- Recommend installing a smoke detector in each bedroom to meet current safety standards.
- **DEFECT:** There were no operable smoke or carbon monoxide (CO) detectors on the main floor or in the basement. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. Recommend putting a combination detector on each level of the home.



9. Kitchen

- The words "Test Monthly" appear on the front of a **GFCI** receptacle. A GFCI receptacle is a life safety device, therefore it should be tested monthly to make sure the circuit in the receptacle is working properly. If the test button "trips" but won't reset or the test button does not "trip", the receptacle is DEFECTIVE and should be replaced as soon as possible.
- GFCI receptacles present were tested and appeared to be functional and reset properly.

10. Bathrooms

- GFCI receptacle in place was tested and appeared to be functional and reset properly.

11. Laundry

- GFCI receptacle in the laundry area was tested and reset properly.
- 240 volt receptacle present for an electric dryer and a gas line is also present.

12. Wet Bar or Lower Bar/Kitchen

- No wet bar or lower bar/kitchen was present.

13. Attic

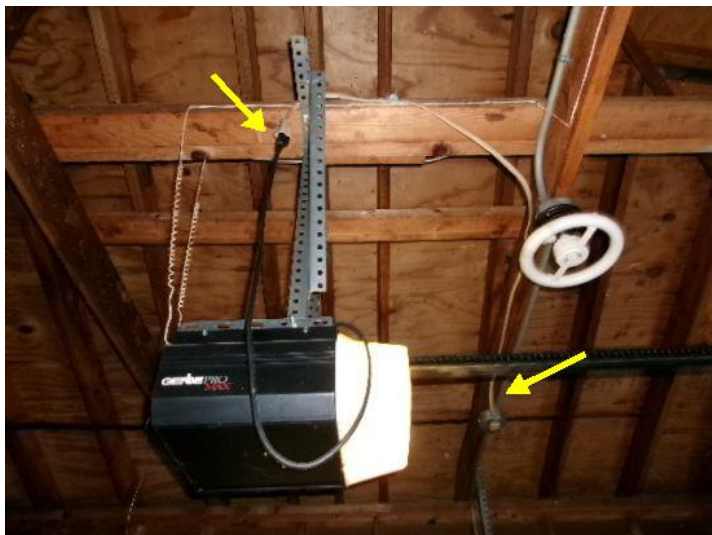
- No visible issues were observed with the electrical wiring that was visible.

14. Basement/Lower Level

- Grounded receptacles and light fixtures throughout the lower level/basement were tested and appeared to be operating correctly.
- GFCI receptacles in place, tested, and reset properly.

15. Garage

- **REPAIR:** The overhead door opener is plugged into an extension cord as permanent wiring. Installation of a receptacle near the opener needed.
- **DEFECT:** The original receptacle present is not a GFCI which is a safety hazard. Correction or replacement needed.



16. Electrical Service Entrance

- Type/Location: Overhead service drop. • East Elevation
- No major concerns observed with the electrical mast and drip loop at the main conductors.

17. Exterior

- No receptacles were observed on the exterior of the house. Recommend adding GFCI protected receptacles as needed.

Heat and A/C

The heating, ventilation, and air conditioning system (often referred to as HVAC) is the climate control system for the home. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as fuel oil, propane, solar panels, or wood. The main heat source and air conditioning will be operated with the thermostat(s) that are present, as temperature allows. Venting, filters, and distribution systems are also inspected. For a more thorough inspection of the system, contacting a qualified HVAC contractor is recommended.

1. Main Heat Source

Location: The basement.

Heat Source: Natural gas fired forced air furnace.

- Although the furnace was observed to be operating when controlled with the thermostat, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout the home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why HVAC contractors recommend a complete inspection annually.

- **FURTHER EVALUATION:** Although no major concerns were observed with the furnace, it may not have been serviced since it was installed in 2024. The filter was damaged and filthy and the **A/C** was not functional. Due to the condition of the filter and air quality issues in the basement, the unit was shut down. Recommend further evaluation and service by a qualified HVAC technician to service/repair as needed.



2. Main Heat Source Information

Brand/Age: Goodman • 2024

3. Main Heat Source Performance

HEATING CAPACITY: • 60,000 BTU/hr input. • TYPE: • High efficiency. • HEAT EXCHANGER: • Sealed and inaccessible. • A conclusive evaluation of a furnace or boiler heat exchanger requires dismantling the unit, including burner removal, and is beyond the Scope of this inspection. A heat exchanger can fail without notice, and must be evaluated by a qualified HVAC professional on a regular basis to ensure its integrity and the health of the occupants of the home. I do not report on, and am not responsible for the condition of heat exchangers.

4. HVAC Filter

Location: Located between the cold air supply plenum and the furnace cabinet.

- **MAINTENANCE:** The furnace filter was filthy and removed. Replacement needed very soon.



5. Humidifier

- **MAINTENANCE:** The humidifier filter appeared to have some scale buildup and will need to be replaced soon or before the next heating season.



6. Dehumidifier

- There was no whole house dehumidifier present.

7. Venting

Vent Type/Condition:

- PVC exhaust and intake air pipes.
- The visible and accessible portions of the vent pipes appeared to be in satisfactory condition.

8. Thermostats

Location/Type/Function:

- Main floor hallway
- Digital, Smart technology, may be operable remotely.
- The thermostat was functional and used to operate the furnace, however not all the functions of the thermostat were tested.

9. Supplemental Heat

- No supplemental heat source observed.

10. Ductwork/Distribution

- Heat/AC supply vents observed in each habitable room.
- Duct work appeared to be functional where visible and accessible in the basement.

11. Garage

- No heat source observed for the garage.

12. Air Conditioning

- EVAPORATION COIL
- The evaporation coil was not visible in the plenum above the furnace cabinet. Regular inspection and cleaning of the coil is needed at every scheduled HVAC service to ensure its proper operation and to extend the life of the equipment.
- REFRIGERANT LINES
- The refrigerant lines appeared to be functional and in satisfactory condition, where visible.

13. A/C Condenser

Location/Brand/Age: North elevation. • Goodman • 2024

Breaker Info/Refrigerant Type: MAX BREAKER: • 25 amps. • BREAKER IN PANEL: •

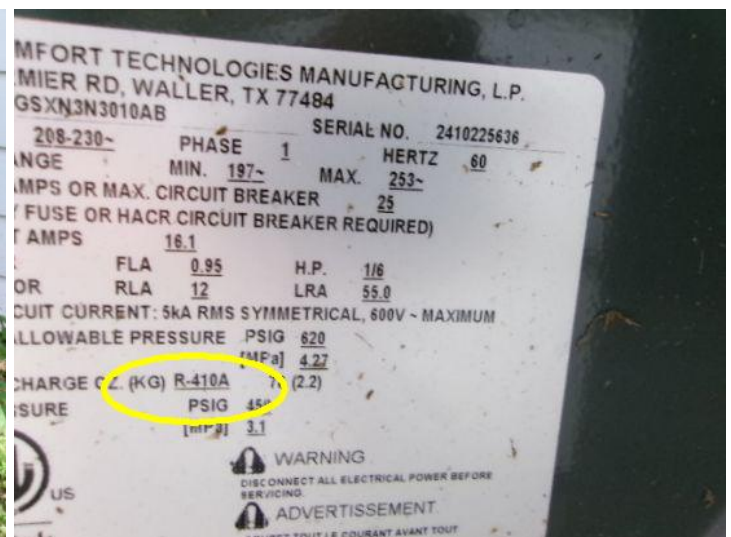
Undetermined, due to the lack of labeling in the electrical panel. • REFRIGERANT • R-410A

• A/C condenser was NOT functional when operated with the thermostat; see Heat and A/C, Main Heat Source section in this report for additional comments.

• Keeping the condenser level, the fins clean, and the unit clear of vegetation is needed for optimum performance.

• Recommend turning the electrical breaker for the condenser to the off position during the winter and covering only the top of the condenser with a piece of plywood or plastic cover to prevent damage to the top of the unit from falling ice. Do not wrap the unit in a tarp as this will provide a protected location for pests to nest.

• According to the label on the A/C condenser, the refrigerant used in this unit is R-410A. This is the refrigerant that replaced R-22 and has now been replaced with another refrigerant as of January 1, 2025. Recharging this unit may now be more expensive due to the limited availability of R-410A. Consult your HVAC contractor for additional information.



Basement and Foundation

This section describes the foundation, floor, floor framing, structural support, insulation, and foundation drainage if present. An inspection does not provide an opinion as to the structural adequacy of any structural systems or components or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. For an exhaustive evaluation of the foundation and building structure, a structural engineer should be consulted.

1. Basement

- Unfinished basement foundation walls
- All of the foundation walls were visible for inspection.
- Areas where electrical conduit or other mechanicals are on the foundation walls prevented checking for plumb with a 4' level.



2. Finished Walls & Ceilings

- None of the foundation walls were finished.
- **FURTHER EVALUATION:** Stains and possible organic growth were observed on the walls around the stair possibly caused or excessive humidity in the basement. Recommend further evaluation by a qualified contractor to clean and/or remove the damaged surfaces.



3. Foundation Walls

Foundation Type: Concrete Block

- Maintaining your basement foundation is one of the most important homeowner responsibilities. You need to maintain the grading, gutters, downspouts, sump pump discharge, and control all other sources of surface water to prevent foundation problems. Follow the recommendations provided in other sections of this report.

- The exposed and accessible foundation walls were checked for plumb with a 4'-0" level.

- The foundation walls have been painted which can make it difficult to view stains and evidence of water intrusion or the condition of cracks and repairs. Recommend asking the seller for information about the last time the foundation walls were painted.

- **MAINTENANCE:** Past or recent water penetration through the foundation walls observed as evidenced by staining and efflorescence in several areas. No current leaking or moisture was observed on the foundation walls or floor. Missing or detached downspout extensions and poor grading and drainage are the most likely causes of the moisture intrusion. See Roof, Gutters/Downspouts and Grounds, Grading and Drainage sections for additional comments regarding the recommended corrections of the water intrusion issues.

- **FURTHER EVALUATION:** The west foundation wall is bowing in approximately 3/4" in the center of the wall. Horizontal cracks near the top of the west and east walls were observed that are evidence of past or recent movement; other foundation walls are not completely plumb in areas. Recommend further evaluation and review of all the foundation walls by a qualified foundation consultant or foundation repair contractor to determine if repair and bracing is needed.





4. Ground Water Sump Crock & Pump

- The sump crock was located in the southwest corner of the basement.
- Submersible sump pump appeared to operate when tested by bypassing the float power cord.

5. Drain Tile

- Drain tile is a non-visible component of the home because it is buried under the concrete floor and/or along the exterior of the foundation, therefore the presence of or effectiveness of the drain tile can not be visually determined.
- **FURTHER EVALUATION:** Staining and seepage was observed at the bottom course of block and on the floor along the east foundation wall. These conditions may be an indication of a compromised drain tile system. Recommend further evaluation by a qualified independent drain tile consultant to evaluate the condition of the drain tile to determine if repair or replacement of the drain tile is necessary.



6. Floor Condition

Flooring Material: Painted concrete

- Common shrinkage cracks present; no major concerns observed.

7. Masonry Chimney

- **REPAIR:** Recommend sealing old openings and gaps in the chimney to prevent warm air from rising into the attic.



8. Window Condition

Window Type: Glass block with vents.

- Glass block windows appeared to be functional and in satisfactory condition.

9. Interior Basement Stair

- Interior basement stair and wall mounted handrail appeared to be functional and in satisfactory condition.

10. Exterior Basement Stair

- No stair leading directly to the garage or exterior was present.

11. Radon System Condition

- There is no radon mitigation system present in the home.
- Because the home does not have a radon mitigation system and a test was not performed with this inspection, recommend checking for recent test results or contacting a qualified radon testing company to perform a proper test soon. Or search www.lowradon.org for additional information.

12. Insulation

- **IMPROVEMENT:** Insulate gaps or holes and around penetrations in the box sills with expanding foam insulation to prevent cold air drafts or pest intrusion; replace missing or disturbed insulation.



13. Beams and Columns

- Steel I-Beams and steel post/columns
- Exposed beams and columns appeared to be functional and in satisfactory condition; no major concerns observed.

14. Joists and Subfloor

- SUBFLOOR
- Plywood sheathing
- JOISTS/FRAMING
- Dimensional lumber wood Joists
- **FURTHER EVALUATION:** An organic growth was observed on the entire sub-floor and floor joist system that may have been caused by excessive moisture and humidity in the basement. Recommend further evaluation and cleaning by a qualified contractor trained in this type of cleaning.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
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 Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.