neway rei

Our Certified Pre-Owned Home Program

We get it. House flippers have a bad reputation for putting "lipstick on a pig", using the cheapest materials, ignoring essential repairs that need to be made, and delivering lifeless houses that have no character and don't feel like home.

The Neway REI Certified Pre-Owned Home Program is our attempt to do things the right way. **Our goal is to deliver safe, quality homes** to Wisconsin, whether the home has been fully renovated or we just did some light updating. We designed this program to give buyers total confidence when purchasing a renovated home.

THIS CERTIFIED HOME INCLUDES

- A **comprehensive home inspection report** available upfront for full transparency
- Forget the maintenance **with 3 New Garage Doors and Motors**
- **New 2026 1-inch thick custom** Windows installed throughout
- A **Boiler (2022) Service** from Bloch Heating keeping a piece of mind for long term ownership

THE FOLLOWING REPAIRS HAVE BEEN OR WILL BE COMPLETED FROM THE INSPECTION REPORT:

- ✓ 6.6.1 Lighting Fixtures, Switches & Receptacles
- ✓ 10.6.1 GFCI and Electric in Bathroom
- ✓ 11.5.1 GFCI and Electric in Bathroom
- ✓ 12.7.1 Steps, Stairways & Railings
- ✓ 14.5.1 Floor Drain Location
- ✓ 15.1.1 Equipment
- ✓ 17.2.1 Main & Subpanels, Service & Grounding
- ✓ 17.2.2 Main & Subpanels, Service & Grounding
- ✓ 17.5.1 Lighting Fixtures, Switches & Receptacles

SCAN ME FOR REPORT

INVOICE	#229
PAYMENT TERMS	Upon receipt
DUE DATE	Sep 01, 2026
AMOUNT DUE	**$5,775.00**

Hung Right Garage Doors LLC

Ben Busha
W73N917 London Court
Cedarburg, WI 53012

Ben@newayrei.com

CONTACT US

2956 S 53rd St
Milwaukee, WI 53219

(414) 813-1983
jimmy@garagedoorshungright.com

INVOICE

Services	Qty	Unit price	Amount
7' tall Garage Door Replacement Price varies by size, style, and brand 9x7 LHR track Sandstone CHI Model 2250(non insulated)	2.0	$1,150.00	$2,300.00
8' tall Garage Door Replacement Price varies by size, style, and brand 9x8 12" Radius track Sandstone CHI Model 2250(non insulated) Non attached door in back	1.0	$1,350.00	$1,350.00
7' tall Garage door motor Price varies by brand, style, size, and model Belt 1/2HP 2 remotes Battery backup Material, labor, and tax	2.0	$675.00	$1,350.00
8' tall Garage door motor Price varies by brand, style, size, and model Belt 1/2HP 2 remotes Battery backup Material, labor, and tax 8' extension	1.0	$775.00	$775.00

Subtotal	$5,775.00
Job Total	**$5,775.00**

Please make check payable to "Bloch Heating and Air Conditioning".

262-377-7072

Subtotal	$0.00
Sales Tax (5.5%)	$0.00

W. WAN CONSTRUCTION INC.

2600 W. 35th St. Chicago, IL 60632 Phone: 872-588-2888

Date: 8-20-2026 **Job#:** _____

Customer Name: Ben

Billing Address: _____
Street City State Zip Code

Telephone: _____ _____
Cell Home Work Cell Home Work

Job Address: W73 N917 London Ct. Cedarburg WI
Street City State Zip Code

According to the following specifications:

1. Prior to Installation: It will remain at all times the responsibility of the Purchaser to remove from around each window site any items that may obstruct the contractor's ability to perform the work or that may be damaged if not so removed, prior to installation. In the event that said items have not been moved away from the windows prior to installation, Contractor has purchaser's permission to move each item in order to properly perform the work.
2. Installation: A) Removal of existing wood stops and existing windows. B) Installation of new windows in existing windows. C) Pack wall side of fiberglass insulation (optional). D) Reinstall old wood stops at their original condition (or replace with new ones at additional charge. Painting is excluded).
3. Caulking & Caulking: A) Window frame to be wrapped with aluminum wire mill. B) Caulk around to seal inside and outside of windows (recommend to ventilate occupied area after caulking).
4. Clean up: Clean up removal of all related material.

☐ ALUMINUM THERMAL BREAK ☐ WELDED VINYL ☐ SPECIAL

UNIT	WIDTH	HEIGHT	WINDOW TYPE	COLOR	GLASS	SCREEN	GRIDS	UNIT PRICE	AMOUNT
BW									

Optional Charges:
____ Replace Interior Molding, size _____
____ Replace rotten wood, size _____
____ Pack Weights Pockets with Fiberglass
____ Sheet Pan Removal
____ Air Conditioning Removal & Reinstall
____ Window Blind Removal & Reinstall
____ Security Bar Removal & Reinstall
____ Permit Fee

SUBTOTAL:	$
SALES TAX:	$
TOTAL:	$ 17770.—
DEPOSIT:	$ 8885
BALANCE:	$ 8885.—

TOTAL WINDOW UNITS:

PIECES:

APPROXIMATE INSTALLATION DATE:

Purchaser shall pay upon demand all of Contractor's costs, charges and expenses, including reasonable fees of attorneys, agents and others retained by Contractor, incurred in enforcing any of the obligations of Purchaser's under this Contract or in any litigation, negotiation or transaction in which Contractor becomes involved through or on account of this Contract.

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become extra charge to the purchaser.

All agreements of Contractor made herein are expressly contingent upon strikes, accidents and or other delays beyond Contractor's control.

Payment terms: 50% deposit
Check #: _____ DATE: _____
Amount: _____

Full payment by cashier or certified check upon delivery of products at site before installation.

Cashier's Check #: _____

I/We, the Purchaser hereby accept the above terms and conditions.

Purchaser Signature: _____ **Date:** _____

Contractor Signature: _____ **Date:** 8-20-26

Amount Due	**$5,775.00**

See our Terms & Conditions

JPR HOME INSPECTIONS LLC
262-483-8369
jrichter@jprhomeinspectionsllc.com
https://www.jprhomeinspectionsllc.com



RESIDENTIAL REPORT

W73N917 London Ct
Cedarburg, WI 53012

Neway REI
SEPTEMBER 8, 2026



Inspector
John Richter

License # 2604-106
262-483-8369
jrichter@jprhomeinspectionsllc.com

TABLE OF CONTENTS

1: Scope and Limitations	4
2: Inspection/Property Details	7
3: Utility Locations and Shut-offs	8
4: Roofing	10
5: Exterior	14
6: Garage	22
7: Attic, Insulation & Ventilation	28
8: Kitchen	30
9: Hall Bathroom	36
10: Upstairs Bathroom	38
11: Basement Bathroom	40
12: Doors, Windows & Interior	43
13: Laundry	46
14: Basement, Foundation, Crawlspace & Structure	48
15: Heating	51
16: Plumbing	53
17: Electrical	57
18: Environmental	64
19: Focus On Energy Free Stuff	67
20: Report Conclusion & Walk-Through	67
Standards of Practice	69

SUMMARY

Summary ONLY shows the prioritized observation and immediate concern items found in the home (orange/red). It's recommended the FULL REPORT be reviewed as all items noted will be listed only in the full report.

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed, but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminates, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

This summary page 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.

For the purposes of the report, "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 judgment 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.

5.7.1 Exterior - Decks, Balconies, Steps: Deck / No Ledger Flashing

5.8.1 Exterior - Exterior Doors: Damaged Door Sill/Trim

5.8.2 Exterior - Exterior Doors: Door Closing Mechanism Issue

5.9.1 Exterior - Exterior Windows / Shutters / Panels / Awnings: Window / Concrete Ledge

6.4.1 Garage - Floor: Heaving / Settling / Cracking

6.5.1 Garage - Lighting Fixtures, Switches & Receptacles: Intermittent / Damaged / Not Working / Missing / Loose Outlet (GFCI)

6.9.1 Garage - Side Door to Exterior: No Door Hardware Installed.

6.11.1 Garage - Gutters: Loose / Damaged / Missing Gutters.

6.12.1 Garage - Foundation : Foundation Block Cracks

8.11.1 Kitchen - Garbage Disposel: Excessive Noise

10.4.1 Upstairs Bathroom - Bathroom Exhaust Fan / Window: Damaged Exterior Termination

10.5.1 Upstairs Bathroom - GFCI and Electric in Bathroom: GFCI Improperly Wired / Not Working

11.2.1 Basement Bathroom - Bathroom Toilets: Loose Toilet/Tank

11.5.1 Basement Bathroom - GFCI and Electric in Bathroom: GFCI Improperly Wired / Not Working

12.3.1 Doors, Windows & Interior - Windows: Failed Seal

12.7.1 Doors, Windows & Interior - Steps, Stairways & Railings: Handrails Loose / Missing / Rusted / Damaged

14.5.1 Basement, Foundation, Crawlspace & Structure - Floor Drain Location: Clean Out Cover Missing

15.1.1 Heating - Equipment: Inoperable Heating Equipment

15.5.1 Heating - Normal Operating Controls: Change Batteries

17.2.1 Electrical - Main & Subpanels, Service & Grounding: Missing Labels on Panel

17.2.2 Electrical - Main & Subpanels, Service & Grounding: Ground bar should be separated from the neutral

17.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground / Neutral / Hot / Hot-Neutral Reversed / Reverse-Polarity / No Power

18.1.1 Environmental - Pest / Insect: Mouse Droppings and Traps Present

1: SCOPE AND LIMITATIONS

Information

General: Using This Report

Thank you for choosing *Jpr Home Inspections LLC* to inspect your new home! *Please carefully read your entire Inspection Report. If you have any questions throughout the closing process don't hesitate to ask. This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes. Any and all evaluations or repairs made by JPRHILLC should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.*

The Inspection is not Pass/Fail

A property does not "Pass" or "Fail" a General Home inspection. Please feel free to contact me with any questions about either the report or the property. The goal of this inspection report is not to make a purchase recommendation, but to provide you

with useful, accurate information that will be helpful in making an informed purchase decision.

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard, viewing the front of the home.

This Report places concern(s) into three categories:

Minor Concern(s) / Maintenance Item(s) / FYI, Moderate Concern(s), and Elevated Concern(s) / Safety. The heading above each recommendation will be color coded for reference. *Due to your perception, opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision.*

1) **Minor Concern(s) / Maintenance Item(s) / FYI** *-Means maintenance should be performed. This categorization will include items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.*

2) **Moderate Concern(s)** *- Means these items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems (Defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.*

3) **Elevated Concern(s) / Safety** *- Means this category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace.*

Trades Recommendations

Listed with most items is a recommendation for a trades specialist. The persons recommended in this report are, in my honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lessor skilled individual to perform repairs is not the decision of our company and the person who hires the contractor assumes all risk.

Due Diligence

Some repairs may be complex and there may be additional concerns that cannot be seen or discovered during this inspection. Therefor, I highly recommend ALL of the following items to be addressed or reviewed further by licensed contractors or repair professionals PRIOR to the purchase of the home so that you will be fully aware of the depth of repair for each particular concern.

Do a Final Walk-Through

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

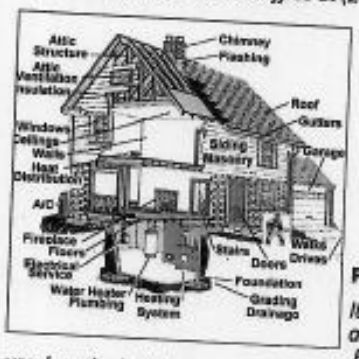
THIS REPORT IS NOT A WARRANTY

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. ***The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property.*** *This report is not binding unless the pre-inspection agreement has been signed by the client and returned to jpr Home Inspections LLC along with payment of the inspection fee.*

KEYS TO THE HOME INSPECTION

The home inspection was performed in accordance with the Standard of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). *These standards are included in the report under each section summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Sellers Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected jpr Home Inspections LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, jpr Home Inspections LLC,*

cannot be held liable for your understanding or misunderstanding of this reports contents. If you were not present during this inspection, please call the office at (262-483-8369) to arrange for your verbal consultation.



Permits Explained-

It is recommended that the buyer confirm with the applicable city to ensure all updates and remodeling have had permits pulled to ensure all improvements are code compliant. Home inspections are not code compliant inspections. Permits follow the building, when you buy the building you are responsible for all permits past and present.

Water , Moisture and Condensation:

Moisture Meter

A moisture meter will used where necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter (if present) should be seen as qualitative readings only as it will be the job Of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

* **0-16% - Typical Wood EMC - (Equilibrium Moisture Content)**
* **16-19% - Fungal growth and mold can grow and produce spores.**
* **20-26% - Wood Decay begins.**
* **27%+ - Wood Decay rapidly accelerates**
* **30%+ - FSP The Fiber Saturation point has been reached and the wood is fully saturated with water/moisture.**

Protecting You

Buy-Back Guarantee

If your participating inspector misses anything, we'll buy your home back.

1. InterNACHI's Buy-Back Program ("Program") is offered to homebuyers who hire a participating InterNACHI® member to perform their home inspection. Under the Program, if InterNACHI® determines that the inspector missed something that he/she should have identified and reported, InterNACHI® will buy your home back. (See inspector for more details)

Home Maintenance Booklet

This booklet provides accurate and useful information in regard to the maintenance of a residential building.

MOLD

This home inspection is not an inspection for mold. *Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.*
Recommended reading - A Brief Guide to Mold Moisture and Your Home :https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home.

For Agents:

We make it easy if you prefer just to view the summary. You can click the summary button under my name and license # for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from.

Thank you for all the hard work that you put into this transaction!

John Richter

2: INSPECTION/PROPERTY DETAILS

Information

In Attendance
Client Is Contractor

Approximate Square Footage
1548
Square Feet

Temperature (Approximate)
71 degrees
Fahrenheit (F)

Weather Conditions
Partly sunny

Elevation Pictures
Front, Side, Back Yard





Occupancy, Style, & Services

Vacant

Definitions:

FURNISHED - Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

OCCUPIED - Similar to FURNISHED. Potentially more areas of restricted acces due to furniture and personal belongs. Areas that are restricted are excluded from this inspection report.
UNOCCUPIED - The home was not being lived in and was empty of furniture at the time of the inspection.

VACANT - Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the home may be limited due to locked doors, barricades or usage conditions. Any items or areas that are not accessible for the above reasons will be excluded from this report.

STAGED - The home was unoccupied, but had been staged with furniture at the time of the inspection. Homes that are not used on a full-time basis may have problems, such as plumbing leakage, that will not be identified without regular use.

UTILITIES OFF - The utilities were shut off to the house at the time of the inspection. The plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

3: UTILITY LOCATIONS AND SHUT-OFFS

Information

Electric: Electric disconnect

Basement

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.



Gas / LP Shut-Off

Exterior side

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.



Water: Shut-off

Basement

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.



4: ROOFING

Information

Inspection Method
Ladder, Walk On Roof

Roof Type/Style
Gable

Roof Coverings: Number of Layers
1layers

Vents: Number of Vents
Ridge venting

Chimneys (Above Roof): Crown Top
Masonry

General Roof Inspection Description

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. *Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.*

Roofs may leak anytime. Leaks often appear at roof penetrations, flashing, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Disclaimer / Shingle Installation

Shingle installation

A huge number of different types and models of asphalt shingles have been produced and installed over the years. Shingles vary in material design and quality, in installation quality, installation requirements, and performance characteristics. For optimum performance, and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, can often require research, and exceeds the scope of the General Home Inspection.

No destructive testing or research

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

Roof Coverings: Roof Surface Condition: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, *loss of adhesion between the shingles, and any other signs of damage or excessive age. The shingles appeared to be in satisfactory condition, allowing for normal wear and tear, at the time of inspection. No deficiencies were observed unless otherwise noted in this report.*

Roof Coverings: Architectural Shingles

The roof covering was comprised of architectural composition shingles. *Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.*

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Roof Coverings: Material

Architectural Composite Shingles

At the time of inspection the roof material seemed to be in good condition. *I recommend monitoring for future damage and or leakage. Any defects will be listed separately in the report.*



Flashings: Material

Aluminum

At time of inspection the roof flashing's appear to be functional. *Any defects will be listed separately in the report.*

Roof Drainage Systems: Drainage Material

Aluminum

Basement leakage is often caused by conditions on the exterior of the home. *Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and*

downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than the foundation.

At the time of inspection the gutter and downspouts appeared to be functional. I recommend periodic cleaning to maintain open flow of water.

Roof Drainage Systems: Drainage Type(s)

Eave mounted

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing may be needed at seams or end-caps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Drainage Systems: Gutter and Downspout Discharge

Above grade

Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Stack Vent/Penetrations: Homeowners Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. *Sometimes they deteriorate and cause a roof leak.*

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.



Stack Vent/Penetrations: Types of vent Penetrations

Main Stack, No issues

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, *the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.*

Limitations

General

ROOF LIMITATIONS

- The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. *The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.*

Roof Coverings

ACCESSIBILITY

Roof was visually inspected from accessible points on the interior and/or exterior. *If a roof is too high, is too steep, is wet, is slippery or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.*

Roof Coverings

DISCLAIM PROPER FASTENING

Inspection of fasteners of shingles to the roof are not required nor are they checked for proper fastening techniques. *This would require breaking the bonds of all the adhesive strips to examine all the fasteners. For asphalt shingles, the adhesive strip is the most important component in resisting wind damage. Fasteners for asphalt shingles should be roofing nails or staples. The head of a roofing nail or the crown of a staple is what actually holds a shingle in place. Although both nails and staples have been used in the past, staples are often not recommended in areas subject to high winds, and they are not allowed in new construction by the IRC. Shingles fastened with staples are often not warranted against wind blow-off.*

Both nails and staples have sufficient strength to resist small uplift load on the shingles, as long as the tabs remain sealed. If staples are properly installed, they offer nearly the same wind resistance as nails.

The problem with staples is the orientation of the staple crown.

Roof Coverings

DISCLAIMER / INSTALLATION

Shingle installation

A huge number of different types and models of asphalt shingles have been produced and installed over the years. *Shingles vary in material design and quality, in installation quality, installation requirements, and performance characteristics. For optimum performance, and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, can often require research, and exceeds the scope of the General Home Inspection.*

No destructive testing or research

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

5: EXTERIOR

Information

Eaves, Soffits & Fascia: Material

Aluminum

Foundation Wall and Condition: Foundation Material(s)
Masonry Block

Decks, Balconies, Steps: Material
Wood, No performance issues were noted.

Exterior Doors: Entry Doors Front/Back
Fix Hardware

Section Introduction

Inspection of the home exterior typically includes: *exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components , exterior plumbing components , potential tree problems and retaining wall conditions that may affect the home structure.* *Note: The general home inspection does not include inspection of landscape irrigation systems, fencing or swimming pools spas, unless prearranged as axillary inspections.*

Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building): Lot Slope
Away from building

At the time of inspection the lot slope appeared to be in good condition. Any recommendations will be listed separately in the report.

Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building): Trees, Flowers, Shrubs

Present and maintained:

When landscaping keep plants and branches, even at full growth, 12-18 away from house siding, roof and windows. Keep the trees away from the foundation. Plants or trees in contact or in close proximity to the home can provide pathways for wood destroying insects to enter the house and can damage the exterior walls, windows, roofs and foundations.

Any recommendations will be listed separately in the report.

Walkways,& Driveways: Driveway and Walkway Condition: Driveway / Walkway Information

The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. *I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.*







Siding, Flashing & Trim: Exterior/Details

Inspection of the home exterior typically includes: *exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.* **Note:** *The general home inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.*

Siding, Flashing & Trim: Siding Material

Stone, Wood, Vinyl

At the time of inspection the siding, flashing and trim appeared to be in good condition. *Any recommendations will be listed separately in the report.*

Eaves, Soffits & Fascia: Satisfactory Condition

The eaves/facia were observed to be in overall satisfactory condition with little or no deficiencies. *Recommend monitoring and maintaining.*

Foundation Wall and Condition: Satisfactory Condition

No noticeable issues

The exterior foundation walls were observed to be in overall satisfactory condition *with little or no deficiencies. Monitor and maintain.*

Exterior Doors: Patio Doors

None

At the time of inspection the exterior doors appeared to be in good condition. *Any recommendations will be listed separately in the report.*

Exterior Windows / Shutters / Panels / Awnings: Windows / Exterior

No issues were found on the exterior of windows unless noted in the report.

Lighting Fixtures, Switches & Receptacles: Exterior GFCI's

Present

At the time of inspection the exterior GFCI outlets were functioning properly. *GFCI'S not working are noted in this report.*

Lighting Fixtures, Switches & Receptacles: Lighting Fixtures
Present and Tested

At the time of inspection the exterior lighting fixtures were functioning properly.

Exterior Faucets: Location
Front of home, Back of house



Front



Back

Exterior Faucets: Water Pressure
64 psi

A normal residential water pressure is the average water pressure for a home and can be between 40 and 80 pounds per square inch. *The maximum water pressure for a residence is 80 psi. A standard water pressure is important in ensuring a constant water supply and to prevent leaks.*

High water pressure is a major cause of pipe damage, water waste and leaks. Excessive water pressure can also lead to thermal expansion in a residence. A homeowner can test water pressure using a gauge that is screwed onto the hose bibb. Owners of homes with high water pressure can install a pressure regulator at the meter to ensure a safe pressure.



Limitations

General

LIMITATIONS

A representative sample of exterior components were inspected rather than every occurrence of components. *When present, seasonal accessories, recreational facilities, outbuildings and fences are not inspected unless specifically agreed upon and documented in this report. A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions or environmental hazards.*

Foundation Wall and Condition

LIMITATIONS

A representative sample of the visible structural components were inspected. *Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.*

Foundation Wall and Condition

WALL STRUCTURE: NOT VISIBLE

The exterior wall structure was not visible to inspect. *The general home inspection does not include evaluation of structural components hidden behind finishing materials, but is visual and non-invasive only.*

Observations

5.7.1 Decks, Balconies, Steps

DECK / NO LEDGER FLASHING

Marginal Defects

The ledger attaching the deck structure to the home structure interrupted the exterior wall covering and was inadequately flashed. No flashing was installed above the ledger. *Flashing is designed to protect the wall assembly from moisture intrusion where the deck attaches to the home.* *The inspector recommends correction by a qualified contractor to help prevent damage from moisture intrusion of the exterior wall structure with the potential for damage to the structure, home materials and the development of microbial growth such as mold.*

Recommendation

Contact a qualified professional.



No flashing on ledger board

5.8.1 Exterior Doors

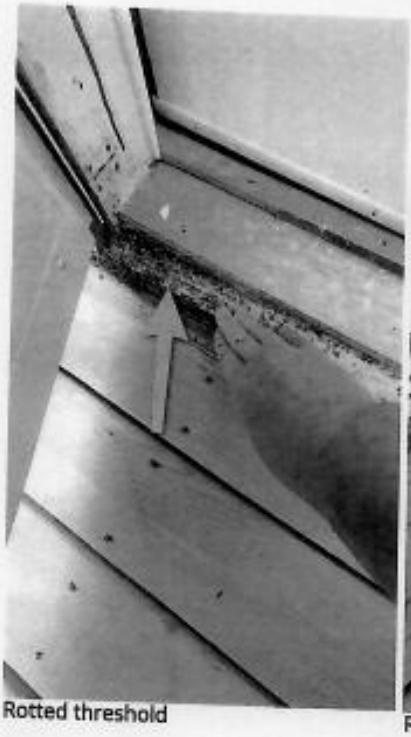
DAMAGED DOOR SILL/TRIM

Marginal Defects

The door sill and/or trim at the exterior door is damaged, missing, or showing significant wear. *Deteriorated sills and trim can allow water infiltration around the door frame, potentially leading to rot in the surrounding wood structure and compromised weatherproofing.* *The damaged sill/trim should be replaced or repaired by a qualified professional to restore proper water shedding and maintain the integrity of the door assembly.*

Recommendation

Contact a qualified door repair/installation contractor.



Rotted threshold



Rotted trim

5.8.2 Exterior Doors

Minor Defects, Maintenance Item, or FYI Item

DOOR CLOSING MECHANISM ISSUE

FRONT DOOR

The closing mechanism on the exterior door is not functioning properly or missing. *This may affect the door's ability to close securely and could impact weather sealing and security. A door repair contractor should evaluate the closer, hinges, or latch assembly to determine the appropriate repair or replacement.*

Recommendation

Contact a qualified door repair/installation contractor.



No door closing mechanism

5.9.1 Exterior Windows / Shutters / Panels / Awnings

Marginal Defects

WINDOW / CONCRETE LEDGE

Stone ledge was loose and could easily be removed. *This should be sealed in place so no water can enter behind the siding. Work should be completed by qualified contractor.*

Recommendation

Contact a qualified professional.



Loose

6: GARAGE

Information

Roof: Roof Condition
No Issues

Ceiling and Walls: Ceiling / Walls Condition / Type
Studded, Drywall



Above Ceiling Access: Ceiling Access
Light storage access

Floor: Floor Condition
Major Cracking

Overhead Door/Sensors: Door Material
Metal, Insulated

Garage Door Opener: Brand
Chamberlain wi-fi