

Inspection Report

4319 North 74th Street, Milwaukee, Wisconsin 53216

Report ID

AP-561-001183

Inspection Date

July 24, 2026 at 09:00 AM



Agent



Client



INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address

4319 North 74th Street, Milwaukee,
Wisconsin, 53216

Square Footage

1476

Year Built

1949

Type Of Building

Single Family (2 Story)

Standards Of Practice

InterNACHI Standards Of Practice

Occupancy

Occupied

Attending The Inspection

Home Owner

Weather During The Inspection

Sunny And Clear

Temperature During The Inspection

Over 65 (F) = 18 (C)

INSPECTOR INFO

Mike Vossekuil

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COMMENT KEY OR DEFINITION OF RECOMMENDATION

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair/Replace(RR)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		High	
6.		Medium	
7.		Low	
8.		Repair or Replace	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
9.		Important Info	The items noted in this section are important in regards to shut off valves, branch circuit locations and more.
10.		Limitations	These areas could not be inspected due to limitations of access, or areas blocked with personal items. We also put important information in regards to the home in this area.
11.		Monitor	Recommend monitoring in the future. If changes occur, a repair will need to be made.
12.		HVAC Summary	All items in the section will need to be serviced, repaired or replaced by a professional HVAC contractor.
13.		Health And Safety Summary	Items in this summary are considered unsafe and should be repaired as soon as possible by a professional contractor.
14.		Electrical Summary	All items in the section will need to be serviced, repaired or replaced by a professional electrical contractor.
15.		Plumbing Summary	All items in the section will need to be serviced, repaired or replaced by a professional plumbing contractor.
16.		Service Needed	The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.
17.		Home Maintenance	This section includes items around the home that will need to be maintained yearly and are part of the typical home maintenance required when buying a home.

18.		HOA	The item identified is the responsibility of the HOA. We still recommend having the identified problems added to the inspection objection, and brought to the attention of the HOA.
19.		Civil Or Structural Evaluation	The inspector recommends further evaluation by a professional structural, or soils engineer.
20.		HVAC Safety Concern	Denotes a HVAC condition that is unsafe and in need of prompt attention.
21.		Electrical Safety Concerns	Denotes an electrical condition that is unsafe and in need of prompt attention.
22.		Plumbing Safety Concerns	Denotes a plumbing condition that is unsafe and in need of prompt attention.



REPAIR OR REPLACE

2. Grounds

2.1.1 walkways

Low

One or more areas of settlement in concrete walkways/stoop. Recommend a qualified contractor evaluate and repair as needed.



1.1 Seal cracks as needed



1.2 Seal cracks as needed



1.3 Seal as needed

2.5.1 Fence

Low

Fence was showing signs of wear/rust. Recommend any repairs be made as needed.



1.1 Fence showing wear/rust

3. Exterior

3.1.1 Brick Veneer

Low

One or more areas of deteriorating/cracked mortar joints seen at the time of inspection. Recommend a qualified Mason evaluate and make any necessary repairs.



1.1 Seal cracks as needed



1.2 Tuckpoint as needed



1.3 Tuckpoint as needed



1.4 Tuckpoint as needed



1.5 Tuckpoint as needed



1.6 Tuckpoint as needed



1.7 Tuckpoint as needed

One or more areas loose or missing trim/siding. Recommend a qualified contractor evaluate and repair as needed.



1.1 Missing siding



1.2 Missing siding



1.3 Missing drip edge



1.4 Loose trim



1.5 Trim rigatoni trim and one or more nails popped



1.6 Missing siding

Recommend a qualified contractor properly cover open junctions and/or remove live wiring at exterior electrical components.



1.1 Properly cover/remove live wiring



1.2 Cover open junction

4. Garage

4.1.1 Garage receptacle (No GFCI)

Low

There were outlets in the garage with no GFCI protection. Extension cord wiring is not intended for permanent use. Recommend garage opener have a designated receptacle. A qualified contractor should make these type of repairs.



1.1 Update to GFCI as needed



1.2 Extension cord wiring is not intended for permanent use

4.3.1 Garage door rust

Low

Rust/damage at garage door. Recommend repairs be made as needed by a qualified contractor.



1.1 Damage to door

5. Interior

5.3.1 Bathroom ceiling

Low

Recommend scraping any loose paint at shower ceiling. Prime, then paint as needed.



1.1 Scrape, prime, paint as needed

One or more cosmetic issues present throughout home. Recommend repairs be made as needed.



1.1 Add transition as needed

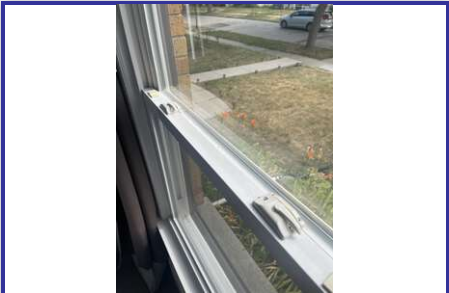


1.2 Replace cover plates after painting



1.3 Repair as needed

One or more windows may need adjustment at hardware or to replace caulking as needed.



1.1 Lock hardware may need adjustment



1.2 Seal as needed

6. Roof

Recommend a qualified contractor repair any open joints at chimney chase as needed. This will help prevent further damage at chimney.



1.1 Repair any damaged/open joints at chimney



1.2 Repair any damaged/open joints at chimney

7. Kitchen

7.7.1 Microwave light

Low

Light out at microwave. Change bulb as needed.



1.1 Replace bulb for microwave light as needed

7.9.1 Kitchen plumbing

Low

Supply piping is loosely attached under kitchen sink. Add brackets as needed.



1.1 Pex piping loosely attached

8. Bathroom

8.4.1 Slow drain

Low

Slow drain at bathroom sink. Start with cleaning the trap first. If still draining slow contact a qualified contractor to evaluate and repair as needed.



1.1 Slow drain

9. Laundry

9.3.1 No GFCI

Medium

The receptacle in the laundry room is not GFCI protected. It is recommended to have this receptacle switched/updated to a GFCI outlet. All work should be performed by a qualified contractor.



1.1 Open ground (update to GFCI)



1.2 Update to GFCI

13. Plumbing

13.2.1 Flues

Low

keep area sealed where flues enter chimney to help prevent backdrafting of gases



1.1 Keep areas sealed where flues enter chimney



1.2 Keep areas sealed where flues enter chimney

13.3.1 supports

Low

Recommend adding additional support to pipes as needed.



1.1 Add support as needed



1.2 Add support as needed

15. Basement/Crawl Space/Foundation

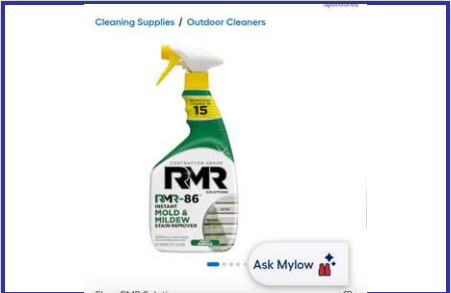
15.1.1 Basement walls

Medium

Mold/mildew stains at one or more areas of the basement walls. Recommend properly cleaning these areas with product listed below or something similar.



1.1 Clean mold stains at basement walls



1.2 Product for mold/mildew stains



1. Property Information

1.2.1 Utilities

Low

All utilities were on at the time of inspection. Fixtures/appliances were tested under normal operating conditions. Any limitations were recorded in their respective sections.

9. Laundry

9.1.1 Appliance video

Video and photographs were taken at the time of inspection to ensure the washer and dryer were properly functioning.

10. Attic

10.4.1 Insulation

Low

Insulation is not needed at roof sheathing only on the back side of finished rooms. Hanging Insulation can be removed as needed.



1.1 Insulation at roof sheathing not needed

12. Cooling

12.1.1 Air Conditioner Information

The air conditioner disconnect was located near the air conditioner. This is the disconnect that will shut the equipment off in an emergency. Central air condition maintenance and precautions:

A- Properly balance the system. Consult with a licensed Air Condition Contractor.

B- Keep compressor clean of shrub and debris in a 6 foot radius.

C- Keep compressor unit level.

D- Clean the compressor coil each season before using system.

E- Replace filter monthly or more often if it becomes dirty.

F- Lubricate fan motor with a non-detergent motor oil.

G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.

H- Do not run system if exterior temperature is below 55 degrees.

I- Have a licensed Air Condition Contractor check the amount of Freon and the possibility of Freon leaks in the system.

J- Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.

K- If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

13. Plumbing

13.1.1 Water shut off location

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.

13.1.2 Sewer clean out location

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. Also is not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.

13.1.3 Main fuel shut off location

The main fuel shut off is at gas meter outside. The inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



3.1 Gas shut off

The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.

Maintenance note: A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 18-22 years, while in others a homeowner is fortunate if the water heater lasts 10-15 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance

Maintenance note: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding.

Hot Water Causes Third Degree Burns2026

In 1 second at 156xBA, in 2 seconds at 149xBA, in 5 seconds at 140xBA, in 15 seconds at 133xBA.

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

Step 1 -You will need to shut down the gas and water supply, before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. **Step 2**- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. **Step 3**- You will need to turn on the water and gas valves, and re-light the water heater. Typically, the directions are on the side of the water heater.

14. Electrical

14.1.2 Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. And usually the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores). Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.

See Photos for location

15. Basement/Crawl Space/Foundation

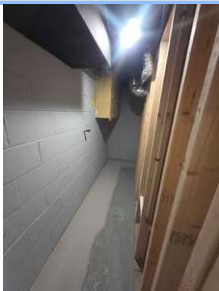
15.5.1 Foundation

Low

One or more foundation walls were finished limiting their view for inspection. Visible foundation walls appeared to be in good condition at the time of inspection measuring 0-1/4" out of plumb (movement consistent with settlement). Recommend keeping up with exterior grade and extending downspouts where needed. Run a dehumidifier spring summer and fall to help control humidity levels in the basement area.



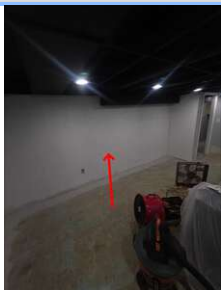
1.1 Walls showed signs of little to no movement



1.2 Visible foundation walls appeared to be in good condition



1.3 Minor efflorescence stains keep up with exterior grade and extend downspouts where needed



1.4 Finished walls limits view of foundation



10. Attic

10.1.1 Attic area

  Low

Attic area finished limiting view of insulation ventilation and roof structure.



11. Heating

11.1.1 Furnace use information

Low

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use.

Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life.



1.1 Furnace disconnect



1.2 Furnace gas shut off



1.3 Filter location



1.4 Blue flames when running properly

12. Cooling

12.1.1 AC

Low

AC unit functioning properly at the time of inspection. Recommend covering the top of the unit during the off season and keeping it clear of weeds and debris. Replace the foam insulation around the refrigerant line as needed.



1.1 Keep top covered in offseason



1.2 Replace foam insulation as needed



1.3 Mfg date 2021



14. Electrical

14.9.1 Smoke/carbon monoxide detectors

  Low

Recommend smoke and carbon monoxide detectors on each floor, within 6 feet of bedrooms and in garages. Change batteries and test regularly.



14. Electrical

14.1.1 Main panel location

Low

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well.

Main electrical panels are rated for approximately 40 years. That doesn't necessarily mean they need to be changed when they're older but electrical codes change over the years so older panels may not be up to date with current standards and breakers age as well. If breakers trip frequently or other issues are noticed recommend evaluation by a qualified contractor.

All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



1.1 Electrical panel wiring



13. Plumbing

13.1.1 Water heater age

  Medium

The water pressure and temperature were both adequate at the time of inspection however the water heater is at/past or near its average lifespan. Due to the age of the unit it'd be in your best interest to start budgeting for replacement.



1.1 Mfg date 2009



2. Grounds

2.2.1 Slope grade towards house - Monitor

Low

The soil or grading of the exterior sloped toward the home in one or more areas where water can pool along the foundation. These areas should be monitored regularly. Recommend soil is graded down and away from the foundation with a positive slope. A mix of clay and topsoil is a good mixture for making grade adjustments. Any settled concrete near the home's foundation can be mudjacked to prevent it from sloping towards the home. Contact a qualified contractor for these types of repairs.



1.1 Improve grade as needed



1.2 Improve grade as needed



1.3 Improve grade as needed

3. Exterior

3.5.1 Paint/caulk

Low

Replace any deteriorating caulking as needed. Keep exterior wood components painted to prevent moisture damage/intrusion.



1.1 Replace caulking as needed



1.2 Replace caulking as needed



1.3 Keep areas sealed

4. Garage

4.8.1 Garage floor

Low

Wear in concrete at garage floor. Recommend cleaning then sealing the entire floor with an epoxy based paint to help prolong the life of the concrete floor.



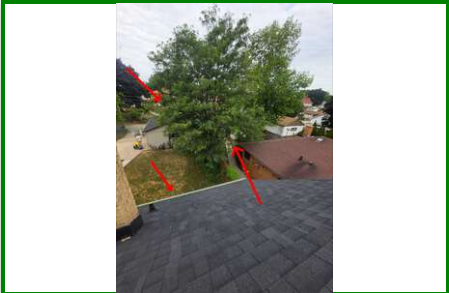
1.1 Seal cracks/flooring as needed

6. Roof

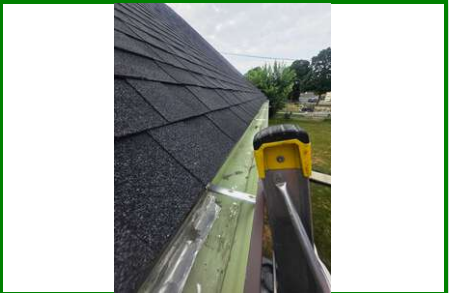
6.6.1 Gutters

Low

Clean gutters regularly to ensure proper roof drainage. Trimming branches away from the roof area will also help prevent debris buildup in gutters.



1.1 Trim branches overhanging garage/ home and clean gutters regularly



1.2 Clean gutters regularly

PROPERTY INFORMATION SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
1.1 Permit Information		✓			0	
1.2 Utilities	✓				1	View

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

1.2.1 Utilities

Low

i

 Important Info

All utilities were on at the time of inspection. Fixtures/appliances were tested under normal operating conditions. Any limitations were recorded in their respective sections.

GROUNDS SECTION STANDARD

Grounds Standards

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

GROUNDS MATERIAL

Driveway Material	Walkway Materials	Deck Type
Concrete	Concrete	none
Fence/Gate Type(s)	Porch types	Stoop type
Chain Link	Open design, same as structure	Concrete
Patio type		
Concrete		

GROUNDS SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
2.1 Driveway And Walkways Findings				✓	1	View
2.2 Grading, Drainage And Vegetation Findings	✓				1	View
2.3 Patio, Patio Covers	✓				0	
2.4 Stoop	✓				0	
2.5 Fences And Gates				✓	1	View
2.6 Porch/Porch Cover Findings	✓				0	
2.7 Downspouts	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

2.1.1 walkways

Low

 Repair or Replace

One or more areas of settlement in concrete walkways/stoop. Recommend a qualified contractor evaluate and repair as needed.



1.1 Seal cracks as needed



1.2 Seal cracks as needed



1.3 Seal as needed

2.2.1 Slope grade towards house - Monitor

Low

 Home Maintenance

The soil or grading of the exterior sloped toward the home in one or more areas where water can pool along the foundation. These areas should be monitored regularly. Recommend soil is graded down and away from the foundation with a positive slope. A mix of clay and topsoil is a good mixture for making grade adjustments. Any settled concrete near the home's foundation can be mudjacked to prevent it from sloping towards the home. Contact a qualified contractor for these types of repairs.



1.1 Improve grade as needed



1.2 Improve grade as needed



1.3 Improve grade as needed



Repair or Replace

Fence was showing signs of wear/rust. Recommend any repairs be made as needed.



1.1 Fence showing wear/rust

EXTERIOR SECTION STANDARD

Exterior Standards

The home inspector shall observe: Wall cladding, flashings, and trim, Entryway doors and a representative number of windows, Garage door operators, Decks, balconies, stoops, steps, areaways, porches and applicable railings, Eaves, soffits, and fascias, and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, Operate garage doors manually or by using permanently installed controls for any garage door operator, Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, Fences, Presence of safety glazing in doors and windows, Garage door operator remote control transmitters, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities, Detached buildings or structures, or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

EXTERIOR MATERIAL

Siding Material	Trim/Soffit/Fascia Material	Windows and Screen Materials
Brick Veneer	Metal	Wood/vinyl, Metal/vinyl
Basement Window Wells		
No		

EXTERIOR SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
3.1 Brick exterior				✓	1	View
3.2 Exterior Doors	✓				0	
3.3 Exterior Windows/Shutters	✓				0	
3.4 Wall Flashing					0	
3.5 Paint, Wood Finish, Or Caulking	✓				1	View
3.6 Vents and Misc. Problems	✓				0	
3.7 Trim, Soffits, And Fascia				✓	1	View
3.8 Exterior Electrical				✓	1	View
3.9 Exterior Plumbing	✓				0	
3.10 Doorbell					0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

3.1.1 Brick Veneer

Low

 Repair or Replace

One or more areas of deteriorating/cracked mortar joints seen at the time of inspection. Recommend a qualified Mason evaluate and make any necessary repairs.



1.1 Seal cracks as needed



1.2 Tuckpoint as needed



1.3 Tuckpoint as needed



1.4 Tuckpoint as needed



1.5 Tuckpoint as needed



1.6 Tuckpoint as needed



1.7 Tuckpoint as needed

3.5.1 Paint/caulk

Low

Home Maintenance

Replace any deteriorating caulking as needed. Keep exterior wood components painted to prevent moisture damage/intrusion.



1.1 Replace caulking as needed



1.2 Replace caulking as needed



1.3 Keep areas sealed

3.7.1 Trim/siding

Medium

Repair or Replace

One or more areas loose or missing trim/siding. Recommend a qualified contractor evaluate and repair as needed.



1.1 Missing siding



1.2 Missing siding



1.3 Missing drip edge



1.4 Loose trim



1.5 Trim sagging and one or more nails popped



1.6 Missing siding

3.8.1 Electrical

Medium

Repair or Replace

Recommend a qualified contractor properly cover open junctions and/or remove live wiring at exterior electrical components.



1.1 Properly cover/remove live wiring



1.2 Cover open junction

GARAGE SECTION STANDARD

Garage Standards

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage . Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

GARAGE MATERIAL

Garage/Carport Type Size	Auto-Opener Manufacturer	Number of Automatic Openers
Detached garage	Lift-Master	1
Ceiling type(s)	Wall type(s)	Stair type(s)
Exposed framing	Unfinished with studs exposed	None
Floor type(s)		
Concrete		



Section Items	IN	NI	NP	RR	Comments	
4.1 Garage Electrical				✓	1	View
4.2 Stair/Handrail/Guardrail Issues	✓				0	
4.3 Vehicle Doors/Operators/Switch				✓	1	View
4.4 Door Issues (To Interior)	✓				0	
4.5 Fire Rating (Doors/Walls/Ceiling)	✓				0	
4.6 Walls	✓				0	
4.7 Ceiling	✓				0	
4.8 Floors	✓				1	View

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

4.1.1 Garage receptacle (No GFCI) Low

Repair or Replace

There were outlets in the garage with no GFCI protection. Extension cord wiring is not intended for permanent use. Recommend garage opener have a designated receptacle. A qualified contractor should make these type of repairs.



1.1 Update to GFCI as needed



1.2 Extension cord wiring is not intended for permanent use

4.3.1 Garage door rust

Low



Repair or Replace

Rust/damage at garage door. Recommend repairs be made as needed by a qualified contractor.



1.1 Damage to door

4.8.1 Garage floor

Low



Home Maintenance

Wear in concrete at garage floor. Recommend cleaning then sealing the entire floor with an epoxy based paint to help prolong the life of the concrete floor.



1.1 Seal cracks/flooring as needed

INTERIOR SECTION STANDARD

Interior Standards

The home inspector shall observe: Walls, ceiling, and floors, Steps, stairways, balconies, and railings, Counters and a representative number of installed cabinets, and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors, and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, Carpeting, or Draperies, blinds, or other window treatments. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INTERIOR MATERIAL

Walls and Ceilings	Floor Covering Materials	Interior Doors
Drywall	Carpet, Wood Laminate	Wood Hollow Core
Window Material	Window Glazing	Window Operation
Vinyl	Double-pane	Double-hung



Section Items	IN	NI	NP	RR	Comments	
5.1 Thermal Scan (Ceiling and walls)					0	
5.2 Walls Issues	✓				0	
5.3 Ceilings Issues				✓	1	View
5.4 Interior Trim				✓	1	View
5.5 Interior Stairs	✓				0	
5.6 Windows and Skylights				✓	1	View
5.7 Doors	✓				0	
5.8 Lighting/Ceiling Fans	✓				0	
5.9 Electrical Receptacles	✓				0	
5.10 Switches	✓				0	
5.11 Asbestos/Lead/Mold					0	
5.12 Floor Issues	✓				0	

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COMMENTS

5.3.1 Bathroom ceiling

Low

Repair or Replace

Recommend scraping any loose paint at shower ceiling. Prime, then paint as needed.



1.1 Scrape, prime, paint as needed

5.4.1 Cosmetic issues

Low

 Repair or Replace

One or more cosmetic issues present throughout home. Recommend repairs be made as needed.



1.1 Add transition as needed



1.2 Replace cover plates after painting



1.3 Repair as needed

5.6.1 Windows

Low

 Repair or Replace

One or more windows may need adjustment at hardware or to replace caulking as needed.



1.1 Lock hardware may need adjustment



1.2 Seal as needed

ROOF SECTION STANDARD

Roof Standards

The home inspector shall observe: Roof covering, Roof drainage systems, Flashings, Skylights, chimneys, and roof penetrations, and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials, and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing, or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ROOF MATERIAL

Roof Access	The roof style was	Primary roof-covering type
Walked Roof	Gable	Architectural Fiberglass Asphalt Shingle
Drainage system description	Chimney/flue material	
Gutters and downspouts installed	Tile, Brick	

ROOF SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
6.1 Chimney at Roof				✓	1	View
6.2 Roof Flashing	✓				0	
6.3 Roof Vents	✓				0	
6.4 Plumbing and Combustion Vents	✓				0	
6.5 Asphalt Composition Shingle	✓				0	
6.6 Roof Drainage Components	✓				1	View

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6.1.1 Chimney

Medium

 Repair or Replace

Recommend a qualified contractor repair any open joints at chimney chase as needed. This will help prevent further damage at chimney.



1.1 Repair any damaged/open joints at chimney



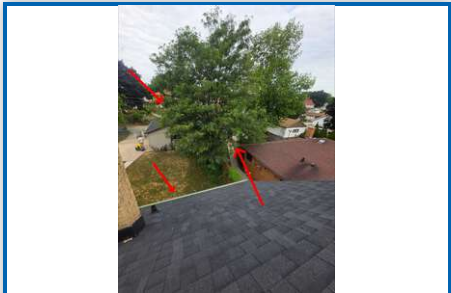
1.2 Repair any damaged/open joints at chimney

6.6.1 Gutters

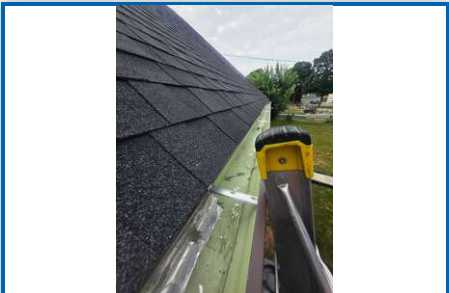
Low

 Home Maintenance

Clean gutters regularly to ensure proper roof drainage. Trimming branches away from the roof area will also help prevent debris buildup in gutters.



1.1 Trim branches overhanging garage/ home and clean gutters regularly



1.2 Clean gutters regularly

KITCHEN SECTION STANDARD

Kitchen Standards

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal, Ventilation equipment or range hood, and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, Non built-in appliances, or Refrigeration units. The home inspector is not required to operate: Appliances in use, or Any appliance that is shut down or otherwise inoperable. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

KITCHEN MATERIAL

Countertop	Cabinetry	Kitchen Sink Type(s)
Granite	Wood	Stainless Steel w/sprayer wand
Cook Top/Range Type(s)	Exhaust Vent Type(s)	Dishwasher Type(s)
Gas	Internal via the microwave	Built-in Standard Dishwasher
Refrigerator	Built in Microwave	
Inspected, With ice and water	Inpsected, Light not working	



Section Items	IN	NI	NP	RR	Comments	
7.1 Kitchen Outlets	✓				0	
7.2 Switches And Lighting	✓				0	
7.3 Cabinets And Counters	✓				0	
7.4 Range Hood	✓				0	
7.5 Garbage Disposal			✓		0	
7.6 Dishwasher	✓				0	
7.7 Microwave				✓	1	View
7.8 Refrigerator	✓				0	
7.9 Fixtures, Plumbing, And Drains				✓	1	View
7.10 Range And Cook Tops	✓				0	
7.11 Oven(s)	✓				0	

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COMMENTS

7.7.1 Microwave light

Low

 Repair or Replace

Light out at microwave. Change bulb as needed.



1.1 Replace bulb for microwave light as needed



Repair or Replace

Supply piping is loosely attached under kitchen sink. Add brackets as needed.



1.1 Pex piping loosely attached

BATHROOM SECTION STANDARD

Bathroom Standards

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior - Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

BATHROOM MATERIAL

Bathroom Configuration	Wall Material	Ceiling Materials
Sink In Cabinet, Toilet And Shower, Sink In Cabinet, Toilet, Tub/Shower	Drywall	Drywall
Floor Coverings	Shower and Tub	Exhaust Vent
Tile	Tile Surround	Electric
Sewer Odor		
No		



Section Items	IN	NI	NP	RR	Comments	
8.1 Electrical Receptacles	✓				0	
8.2 Switches And Lighting	✓				0	
8.3 Ventilation	✓				0	
8.4 Bathroom Sinks And Plumbing				✓	1	View
8.5 Toilet	✓				0	
8.6 Medicine Cabinet					0	
8.7 Mirrors. Towel Bars, Misc					0	
8.8 Bathtub And Whirlpool	✓				0	
8.9 Cabinets And Counters	✓				0	
8.10 Shower	✓				0	

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COMMENTS

8.4.1 Slow drain

Low

Repair or Replace

Slow drain at bathroom sink. Start with cleaning the trap first. If still draining slow contact a qualified contractor to evaluate and repair as needed.



1.1 Slow drain

LAUNDRY SECTION STANDARD

Laundry Standards

Inspection of the laundry room typically includes examination of the following: -Switches and outlets (120-volt and 240-volt if installed) -Exhaust fan -Room heat -Dryer vent -Presence of clothes washer connections and waste pipe -Sink, faucet, drain, and Under sink plumbing -Cabinets, -Floor, wall and ceiling surfaces -Door and window condition and operation. Clothes washers are operated at the discretion of the Inspector.

Laundry appliances are not tested at the discretion of the inspector or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property.

LAUNDRY IMPORTANT INFORMATION

Appliance video

Video and photographs were taken at the time of inspection to ensure the washer and dryer were properly functioning.

LAUNDRY MATERIAL

Dryer Power	Cloths Dryer Vent Material	Dryer 240-volt electrical receptacle
Electric	Fexible Metal	Older 3-prong
Washer Drain Size	Appliances Present	
Washer drain in laundry sink	Washer, Dryer	



Section Items	IN	NI	NP	RR	Comments	
9.1 Laundry Switches	✓				0	
9.2 Laundry Lighting	✓				0	
9.3 Laundry Outlets				✓	1	View
9.4 Laundry Cabinets And Counter Tops	✓				0	
9.5 Laundry Plumbing & Sinks	✓				0	
9.6 Laundry Ventilation	✓				0	
9.7 Laundry Dryer Venting	✓				0	
9.8 Washer And Dryer		✓			0	
9.9 Laundry Catch Pan					0	

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COMMENTS

9.3.1 No GFCI

Medium

 Repair or Replace

The receptacle in the laundry room is not GFCI protected. It is recommended to have this receptacle switched/updated to a GFCI outlet. All work should be performed by a qualified contractor.



1.1 Open ground (update to GFCI



1.2 Update to GFCI

ATTIC SECTION STANDARD

Attic Standards

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting)and, when temperature permits, the operation of any readily accessible thermostatic control; plumbing components (supply and vent pipes, bathroom vent terminations), Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan and HVAC components (drip pans, ducts, condensate and TPR discharge pipes). The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

ATTIC IMPORTANT INFORMATION

Attic area

Attic area finished limiting view of insulation ventilation and roof structure.

ATTIC MATERIAL

Attic Access Location	Method Used To Observe The Attic	Roof Structure
Stairway	Walked, Crawled , Partially finished	Rafters/kneewalls
Attic Insulation Type	Attic Ventialtion System	
Batt, Unknown	Gable Vents	



Section Items	IN	NI	NP	RR	Comments	
10.1 Roof Rafters/Stick Built (In Attic)	✓				0	
10.2 Truss Roof Framing (In Attic)					0	
10.3 Roof Sheathing (In Attic)		✓			0	
10.4 Attic Insulation	✓				1	View
10.5 Attic Electrical	✓				0	
10.6 Attic Plumbing	✓				0	
10.7 Attic Ventilation	✓				0	

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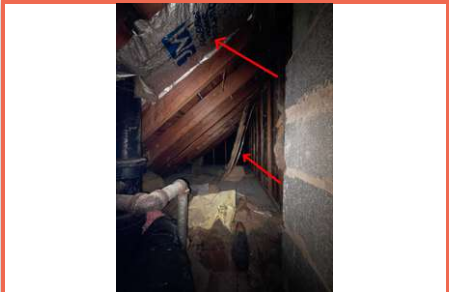
COMMENTS

10.4.1 Insulation

Low

Important Info

Insulation is not needed at roof sheathing only on the back side of finished rooms. Hanging Insulation can be removed as needed.



1.1 Insulation at roof sheathing not needed

HEATING SECTION STANDARD

Heating Standards

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

HEATING IMPORTANT INFORMATION

Furnace use information

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use.

Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life.



1.1 Furnace disconnect



1.2 Furnace gas shut off



1.3 Filter location



1.4 Blue flames when running properly

HEATING MATERIAL

First Floor Heating Equipment Type	First Floor Heating System Manufacturer	First Floor Heating System Age
Force Hot Air - 80% Efficiency - Metal flue	Goodman	2021
First Floor Heating Equipment Fuel Type	First Floor System Ductwork Type(s)	First Floor Filter Type
Natural Gas	Metal Distribution Boxes	Disposable
First Floor Filter Size		
16x20x1		



Section Items	IN	NI	NP	RR	Comments	
11.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
11.2 Thermal Scan (HVAC)					0	
11.3 Furnace	✓				0	
11.4 Air Filters And Tracks	✓				0	
11.5 Duct Work Issues	✓				0	
11.6 Return And Supply Registers	✓				0	
11.7 Thermostat	✓				0	
11.8 Flues and Vents for Heat Systems	✓				0	
11.9 Combustion Air Vents	✓				0	
11.10 Carbon Monoxide Levels					0	

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COOLING SECTION STANDARD

Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

COOLING IMPORTANT INFORMATION

Air Conditioner Information

The air conditioner disconnect was located near the air conditioner. This is the disconnect that will shut the equipment off in an emergency.

Central air condition maintenance and precautions:

A- Properly balance the system. Consult with a licensed Air Condition Contractor.

B- Keep compressor clean of shrub and debris in a 6 foot radius.

C- Keep compressor unit level.

D- Clean the compressor coil each season before using system.

E- Replace filter monthly or more often if it becomes dirty.

F- Lubricate fan motor with a non-detergent motor oil.

G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.

H- Do not run system if exterior temperature is below 55 degrees.

I- Have a licensed Air Condition Contractor check the amount of Freon and the possibility of Freon leaks in the system.

J- Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.

K- If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

COOLING MATERIAL

Number of cooling systems (excluding window AC)

One

Main Floor Cooling System Age

2021

Main Floor Air Conditioning Type

Central, Split system

Main Floor Air Conditioning System Fuel Source

Electric

Main Floor Air Conditioning System Manufacturer

Goodman



Section Items	IN	NI	NP	RR	Comments	
12.1 Air Conditioner Units	✓				1	View

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COMMENTS

12.1.1 AC Low

 HVAC Summary

AC unit functioning properly at the time of inspection. Recommend covering the top of the unit during the off season and keeping it clear of weeds and debris. Replace the foam insulation around the refrigerant line as needed.



1.1 Keep top covered in offseason



1.2 Replace foam insulation as needed



1.3 Mfg date 2021

PLUMBING SECTION STANDARD

Plumbing Standards

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow, leaks, and cross connections, Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage, Hot water systems including: water heating equipment, normal operating controls, automatic safety controls; and chimneys, flues, and vents, Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials, Drain, waste, and vent piping materials, Water heating equipment, and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices, Determine whether water supply and waste disposal systems are public or private, Operate automatic safety controls, Operate any valve except water closet flush valves, fixture faucets, and hose faucets, Observe: Water conditioning systems, Fire and lawn sprinkler systems, On-site water supply quantity and quality, On-site waste disposal systems; Foundation irrigation systems, Spas, except as to functional flow and functional drainage, Swimming pools; Solar water heating equipment, or Observe the system for proper sizing, design, or use of proper materials.

PLUMBING IMPORTANT INFORMATION

Water shut off location

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.

Sewer clean out location

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. Also is not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.

Main fuel shut off location

The main fuel shut off is at gas meter outside. The inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



3.1 Gas shut off

Water heater info

The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.

Maintenance note: A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 18-22 years, while in others a homeowner is fortunate if the water heater lasts 10-15 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance

Maintenance note: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding.

Hot Water Causes Third Degree Burns2026

In 1 second at 156xBA, in 2 seconds at 149xBA, in 5 seconds at 140xBA, in 15 seconds at 133xBA.

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

Step 1 -You will need to shut down the gas and water supply, before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. **Step 2**- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. **Step 3**- You will need to turn on the water and gas valves, and re-light the water heater. Typically, the directions are on the side of the water heater.

PLUMBING MATERIAL

Water Supply Source	Main Water Supply Pipe	Water Distribution Pipes
Public Water Supply	Copper	Cross-linked Polyethylene (PEX)
Sewage System Type	Drain Waste and Vent Pipe Materials	Distribution Pipe Bonding
Public	Polyvinyl Chloride (PVC), Cast Iron, Galvanized	Pipes were not bonded
Gas Pipe Material	Type of Gas	#1 Water Heater Type
Black Steel	Natural Gas	Tank (conventional)
#1 Water Heater Power Source	#1 Water Heater Capacity	#1 Water Heater Location
Gas	50 gallons	Basement
#1 Water Heater Manufacturer	#1 Water Heater Age	
Kenmore	2009, 2022	



Section Items	IN	NI	NP	RR	Comments	
13.1 Gas Water Heater	✓				1	View
13.2 Combustion Air Vents				✓	1	View
13.3 Water Supply and Distribution				✓	1	View
13.4 Sewage and DWV Systems	✓				0	
13.5 Gas System Components	✓				0	
13.6 Sump Pump	✓				0	

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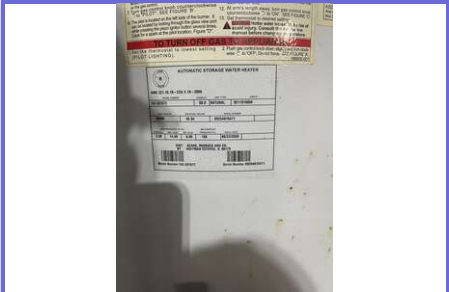
COMMENTS

13.1.1 Water heater age

Medium

 Plumbing Summary

The water pressure and temperature were both adequate at the time of inspection however the water heater is at/past or near its average lifespan. Due to the age of the unit it'd be in your best interest to start budgeting for replacement.



1.1 Mfg date 2009



Repair or Replace

keep area sealed where flues enter chimney to help prevent backdrafting of gases



1.1 Keep areas sealed where flues enter chimney



1.2 Keep areas sealed where flues enter chimney

13.3.1 supports



Repair or Replace

Recommend adding additional support to pipes as needed.



1.1 Add support as needed



1.2 Add support as needed

ELECTRICAL SECTION STANDARD

Electrical Standards

The home inspector shall observe: Service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, Amperage and voltage ratings of the service, Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials, Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels, Test or operate any over current device except ground fault circuit interrupters, Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, or Observe: Low voltage systems, Security system devices, heat detectors, or carbon monoxide detectors, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system, or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ELECTRICAL IMPORTANT INFORMATION

Main panel location

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well.

Main electrical panels are rated for approximately 40 years. That doesn't necessarily mean they need to be changed when theyre older but electrical codes change over the years so older panels may not be up to date with current standards and breakers age as well. If breakers trip frequently or other issues are noticed recommend evaluation by a qualified contractor.

All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



1.1 Electrical panel wiring

Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. And usually the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores). Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.

See Photos for location

ELECTRICAL MATERIAL

Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
Overhead service	100 amps	Square D
Service Disconnect Location	Service Disconnect Type	Type of Branch Wiring
At Service Panel	Breaker	Solid Copper, Stranded Copper, Tin coated copper
Service OCPD Type	Service Grounding Electrode	
Breakers	Water pipe	

ELECTRICAL SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
14.1 Electric Meter Issues	✓				0	
14.2 Service Disconnect Issues	✓				0	
14.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
14.4 Main/Sub (Panel Cabinet/Cover/Labels)	✓				0	
14.5 Main Or Sub Panel Wiring	✓				0	
14.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
14.7 Visible Wiring/Junction Boxes	✓				0	
14.8 Main/Sub (Ground/Bonding System)	✓				0	
14.9 Carbon Monoxide & Smoke Detectors	✓				1	View

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

14.9.1 Smoke/carbon monoxide detectors Low
 Health And Safety Summary Recommend smoke and carbon monoxide detectors on each floor, within 6 feet of bedrooms and in garages. Change batteries and test regularly.

BASEMENT/CRAWL SPACE/FOUNDATION SECTION STANDARD

Basement Standards

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

Basement access location	Method used to inspect crawl space/basement	Foundation wall type(s)
Stairwell	Same as house.	Unable to view - finished basement, Block
Girder types	Floor joist types	Post/Column/Pier types
Steel	Wood	Steel

BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
15.1 Framing, Ceiling, Joists, And Sub Floor				✓	1	View
15.2 Insulation, Ventilation, And Vapor Retarders	✓				0	
15.3 Basement And Crawlspace Electrical	✓				0	
15.4 Columns, Piers And Beams	✓				0	
15.5 Foundation	✓				1	View
15.6 Slab-on-Grade					0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

15.1.1 Basement wallsMedium

 Repair or Replace

Mold/mildew stains at one or more areas of the basement walls. Recommend properly cleaning these areas with product listed below or something similar.



1.1 Clean mold stains at basement walls



1.2 Product for mold/mildew stains

15.5.1 FoundationLow

 Important Info

One or more foundation walls were finished limiting their view for inspection. Visible foundation walls appeared to be in good condition at the time of inspection measuring 0-1/4" out of plumb (movement consistent with settlement). Recommend keeping up with exterior grade and extending downspouts where needed. Run a dehumidifier spring summer and fall to help control humidity levels in the basement area.



1.1 Walls showed signs of little to no movement



1.2 Visible foundation walls appeared to be in good condition



1.3 Minor efflorescence stains keep up with exterior grade and extend downspouts where needed



1.4 Finished walls limits view of foundation

Pre-Closing Walkthrough

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

SINCERELY,
QUALITY CARE HOME INSPECTIONS