



INSPECT WITH HESS

HOME INSPECTION SERVICES

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Inspection Report
710 Krueger Court, Onalaska, Wisconsin 54650

Report ID
AP-127-001335

Inspection Date
September 16, 2026 at 08:00 AM



Inspector



Agent



Client





Summary Quick Links

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Defect

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Needs Further Evaluation

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Items that need repair

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Items to monitor

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Maintenance/Recommendation

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Introduction

Property & Inspection Information

Client Name
Dennis Franck

Square Footage
2140

Inspection Date & Time
Sep 16, 2026 08:00 AM

Year Built
1960

Full Address

710 Krueger Court, Onalaska, Wisconsin, 54650

Introduction, Scope, Definitions & Compliance Statement

Property Details Disclosure

The Property Details (Year of build, Square footage, type of building, etc) are not confirmed by Hess Home Inspection LLC. They are given to us typically by the real estate agent or client. We use this information to determine pricing. We recommend checking with the property owner, real estate agent, or title company to confirm the specifics of these details.

Understanding This Report

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Defect- "Defect" 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.

Needs Further Evaluation = A condition reported by the inspector in need of further evaluation and may elevate to Defect based on the findings of the specialist brought in.

Items Needing Repair- The item, component, or system while perhaps functioning as intended is in need of moderate repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a qualified handyman or qualified contractor of trade and are not considered routine maintenance or DIY items.

Recommendations= This section is for recommended repairs. The item, component, or system that falls into this category frequently appear in serviceable condition, however may not be to modern safety standards.

Scope of the inspection: This inspection was performed in accordance with the current WAHI (Wisconsin Association of Home Inspectors). The information contained in the Standards of practice will explain, that this inspection is a non-invasive, visual examination, of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The scope of work can be modified by the Client and Inspector prior to the inspection process but should be documented in the agreement that is signed. No warranty, guarantee or insurance is expressed or implied. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs that are not visible or are outside of the inspection process should be anticipated. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We commend that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property.

Any photos, videos, and DIY links added to the Inspection Report are for informative purposes only and may not represent the actual component or system of the property being inspected. They are used as a courtesy to aid in understanding how a component or system of the property is designed to function. Always follow the manufacturers specifications and you should not act upon any such information without first seeking qualified professional counsel on in the field/trade for that specific component in question.

Any statements made by the Inspector pertaining to recommended upgrades, or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice." Thermal Scans: Infrared/Thermal cameras or other equipment will be used, just like any other tool in our tool for portions of the inspection process, as determined by the inspector in his sole discretion and is always a "limited in nature" as part of a home inspection and not to be construed as a thermal scan and report. Typically Hess Home Inspection scans the electrical panel, outlets, and ceilings under bathrooms, or areas where plumbing is running down the walls. This scan is not a full house thermal scan.

We will make every reasonable effort to keep the results of the inspection confidential and will provide a report to you only (unless otherwise directed by you in writing). However, we have no control over home security surveillance systems that may be present and activated during the inspection, and it is possible that other parties might observe the inspection without our knowledge. This report has been produced in accordance with the contract and standards of practice, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you're reading this report but did not hire us, Hess Home Inspections, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and items may even have been corrected and improved. NOTE: 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.

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

Roof Section Standard

Roof Standards

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. 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 Important Information

Roof general condition

As a courtesy, we provide pics and or videos of the roofs general condition during the inspection.



Roof Material

Roof Access

Walked Roof

Primary roof-covering type

Architectural Fiberglass Asphalt Shingle

Additional roof-covering type

Metal Panel

Drainage system description

Gutters and downspouts installed

Roof Section Report

Section Items	IN	NI	NP	RR	
1.1 Roof Flashing	✓				
1.3 Roof Vents	✓				
1.4 Plumbing and Combustion Vents	✓				
1.5 Asphalt Composition Shingle (2 comments)				✓ 2	View
1.6 Metal Roof (1 comment)				✓ 1	View
1.7 Chimney at Roof (2 comments)				✓ 2	View
1.8 Skylight Exteriors	✓				
1.10 Roof Drainage Components (1 comment)				✓ 1	View

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Comment

1.5 Asphalt Composition Shingle

1.5.1 Granual loss normal aging

 Maintenance/Recommendations

The roof covering shows granule loss consistent with normal aging. This condition is typical as asphalt shingles age. Monitor and plan for eventual replacement as the roof continues to age.



1.5.2 Hail damaged shingles (One or more)

 Needs Further Evaluation

At the time of inspection, one or more areas of the roof had several shingles that were possibly damaged by hail. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a qualified roofing contractor.



The metal porch roof had multiple small dents/impact marks consistent with possible hail exposure. The damage appeared primarily cosmetic at the time of inspection, and no active leakage or obvious failure of the roof covering was observed. Thin-gauge metal roofing can dent relatively easily from hail or other impact. Recommend monitoring and having a qualified roofing contractor evaluate further if leakage, loose seams, damaged coatings, or additional deterioration is noted.

If you feel pretty confident it's hail, you can strengthen the first sentence to:

"The metal porch roof had multiple dents consistent with hail impact."



1.7.1 Chimney Cladding



The chimney chase is clad with an embossed metal siding designed to resemble brick. Corrosion and deterioration were noted along the lower edges, with localized material loss. The visible roof-to-chimney flashing appeared generally serviceable at the time of inspection. Recommend repair or replacement of the deteriorated cladding and refinishing/protecting exposed metal to prevent further corrosion and potential moisture intrusion.



1.7.2 Deteriorated brick/mortar



The upper portion of the chimney had deteriorated brick and/or mortar. To extend the lifespan of the brick chimney and to ensure that safe conditions exist, the Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.





At the time of inspection, one or more gutter sections, were full of debris, leaves, or granules. Until they are cleaned you will not be able to see if they are corroding. We recommend that they be cleaned and viewed as needed. Cleaning your gutters will be a normal maintenance that will need to be done on an as needed basis.



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. Some of these features may be inspected for an additional fee. 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 Limitations

Patio and or deck limitation

Installed outdoor materials prevents full view of the condition of the deck and our patio. The materials would have to be removed in order to be inspected.

Grounds Material

Additional Structures (not inspected)

No other structures located

Grounds Section Report

Section Items	IN	NI	NP	RR	
2.1 Stoop	✓				
2.2 Balcony			✓		
2.3 Retaining And Boundry Walls			✓		
2.4 Driveway And Walkways Findings (1 comment)				✓ 1	View
2.5 Grading, Drainage And Vegetation Findings (1 comment)				✓ 1	View
2.6 Patio, Patio Covers			✓		
2.7 Deck Findings (1 comment)				✓ 1	View
2.8 Porch/Porch Cover Findings (1 comment)				✓ 1	View
2.9 Stairs/Handrails/Guardrails (3 comments)				✓ 3	View

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Comment

2.4 Driveway And Walkways Findings

2.4.1 Cracks or damage (Driveway)

 Items that need repair



Large visible cracks and/or badly damaged areas of the driveway. This can be very costly to repair. The inspector recommends, that the driveway be evaluated and repaired or replaced, by a qualified concrete contractor.



The ground near the foundation was not sloped adequately to direct water away from the foundation. This is very common in new and old homes and often found during inspections. This can lead to moisture intrusion and/or damage to the foundation. This may not be currently having an adverse affect on the property, however, it may be an issue during heavy rainfall. We recommend regrading to direct water runoff away from the foundation by a qualified landscape contractor.



GRADE EXAMPLE

SWALE EXAMPLE



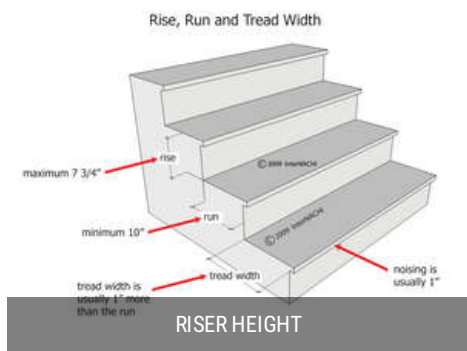
At the time of the inspection, one or more deck components were damaged and/or deteriorated. Recommend repairs be made by a qualified general contractor.



There was moisture damage inside the porch area. Before repairing any damage, the cause needs to be corrected first. All work needs to be done by a qualified contractor.



The risers for one or more sets of stairs were more than 3/8 difference. This is a trip/safety hazard. We recommend at the affected steps be repaired as needed by a qualified general contractor.



2.9.2 Steps settling

Maintenance/Recommendations



One or more sets of steps are settling. This can or already may be a trip hazard. If they slope towards the home, then it can also lead to moisture intrusion issues. Recommend correction by a qualified general contractor.



2.9.3 Excessive balluster spacing (Grounds)

Maintenance/Recommendations

LOCATION: REAR EXTERIOR



Spaces between deck guardrail balusters, beneath the guardrails or at the sides of the guardrails were too wide. Safe building practices dictate that a 4 inch sphere may not pass through the handrail at any point. This condition is hazardous to small children. The Inspector recommends that this condition be updated to meet generally-accepted modern safety standards by a qualified contractor.



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/Cladding Material

Hardboard / Pressboard / Synthetic wood

Exterior Section Report

Section Items	IN	NI	NP	RR	
3.1 Trim, Soffits, And Fascia	✓				
3.2 Exterior Windows/Shutters	✓				
3.3 Paint, Wood Finish, Or Caulking (1 comment)				✓ 1	View
3.4 Vents and Misc. Problems	✓				
3.5 Brick exterior (1 comment)				✓ 1	View
3.6 Exterior Doors	✓				
3.7 Exterior cladding/siding	✓				

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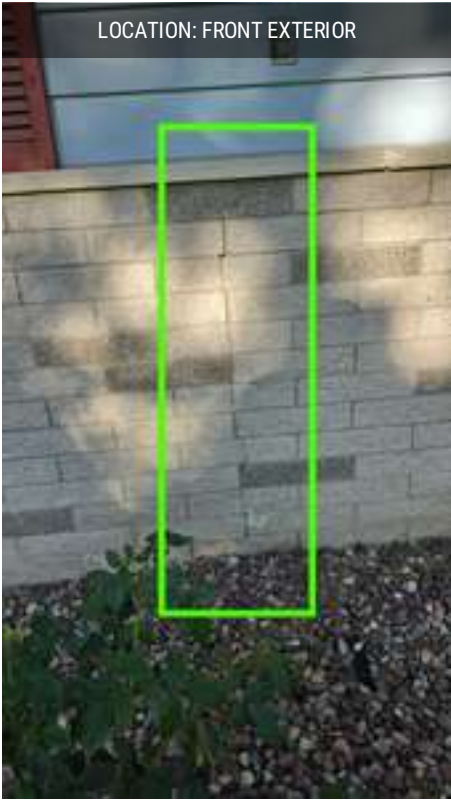
3.3 Paint, Wood Finish, Or Caulking

3.3.1 Paint / stain failing / missing

 Maintenance/Recommendations

At the time of inspection, paint or stain in some areas was failing or missing. Recommend getting estimates prior to closing. The affected areas should be repainted as needed by a qualified painting contractor.





At the time of inspection, areas of the brick walls had brick and mortar cracking/damage. Damaged brick/mortar can lead to moisture intrusion and damage to interior of the home. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a qualified masonry contractor.



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

2 Car attached

Overhead door operation

Automatic

Garage Section Report

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

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4.2 Floors

4.2.1 Floor, typical cracks

 Maintenance/Recommendations



There were typical cracks identified throughout the garage floor. Recommended sealing to prevent water penetration and expansion by a qualified handyman.



4.5.1 No photo sensor installed

 Items that need repair



No photo sensors were installed servicing the garage door. This is a safety concern. We recommend that they be installed by a qualified garage door contractor.



Attic Section Standard

Attic Standards

We are not structural engineers. Feel free to hire one prior to closing. This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications. The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. 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 general condition

As a courtesy, we provide general condition pics and or videos of the attic space.



Attic Material

Attic Access Location

Garage

Method Used To Observe The Attic

Walked accessible areas

Attic Insulation Type

Cellulose

Level of insulation

8"

Active leaks found

Yes

Attic Section Report

Section Items	IN	NI	NP	RR	
5.1 Truss Roof Framing (In Attic)	✓				
5.2 Roof Sheathing (In Attic) (2 comments)				✓ 2	View
5.3 Attic Ventilation (1 comment)				✓ 1	View
5.4 Attic Insulation	✓				
5.5 Attic Plumbing	✓				
5.6 Attic Ducts/Fan Terms/Flues	✓				

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Comment

5.2 Roof Sheathing (In Attic)

5.2.1 Moisture Stains (Active roof leak)

 Items that need repair



There were one or more areas with water stains that where an active roof leak exists. If not repaired this can cause further damage from rot and microbial growth. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.



There were one or more areas with water stains where a roof leak happened in the past. The leak was dry at the time of inspection. The inspector recommends asking the seller when this was repaired or if they have knowledge of a past leak and how it was repaired. Note: Until it rains there will be no way to tell if a leak exists. We recommend testing the areas with a garden hose. Any repairs should be made by a qualified roofing contractor.



5.3.1 Attic Ventilation Fan



An attic ventilation fan was present. Operation was not verified, as these units are typically thermostat-controlled and ambient conditions could not be manipulated to activate the fan. Attic ventilation fans and their automatic controls are outside the scope of this inspection. Recommend confirming proper operation and maintenance with the seller or a qualified contractor as desired.



1. ROOF
2. GROUNDS
3. EXTERIOR
4. GARAGE
5. ATTIC
6. RODENT/INSECTS
7. INTERIOR
8. KITCHEN
9. BATHROOM
10. LAUNDRY
11. COOLING
12. HEATING
13. PLUMBING
14. ELECTRICAL
15. BASEMENT/CRAWL SPACE/FOUNDATION

No Information Available..!

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 Limitations

Interior Limitations

1. UNABLE TO TEST BLOCKED WINDOWS/DOORS LIMITATION

Note: Unable to test one or more windows and our doors due to stored items blocking the windows at the time of inspection.

2. STORED ITEMS LIMITATION

Note: Stored items and furniture prevent a full viewing of wall surfaces and floor surfaces. The inspection report applies to viewable surfaces only. Recommend moving excessive belongings and reinspectng.

Interior Material

Number of bedrooms

3

Floor Covering Materials

Carpet, Tile, Vinyl and/or linoleum

Obvious broken window seals

None located

Interior Section Report

Section Items	IN	NI	NP	RR	
7.1 Thermal Scan	✓				
7.2 Floor Issues (1 comment)				✓ 1	View
7.3 Walls Issues	✓				
7.4 Ceilings Issues	✓				
7.5 Interior Trim	✓				
7.6 Windows and Skylights (3 comments)				✓ 3	View
7.7 Doors	✓				
7.8 Interior Stairs (1 comment)				✓ 1	View
7.9 Asbestos/Lead/Mold/Odors (2 comments)				✓ 2	View

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Comment

7.2 Floor Issues

7.2.1 Damaged flooring

 Items that need repair



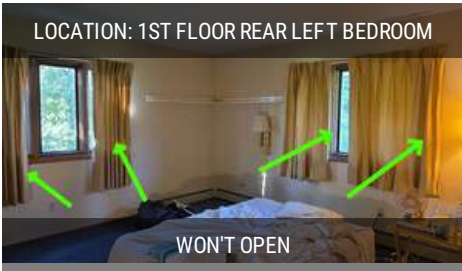
Flooring in one or more areas was damaged. This can be costly and/or a trip safety hazard. Ask the seller about the cause of it isn't clear. Also ask about manufacturer info for possible repair. A qualified flooring contractor can also give you repair estimates.



7.6.1 Window difficult to Open/Close

 Defect

One or more windows were difficult to open and close. This is a safety egress concern and / or high repair cost concern. Recommend repair by a qualified window contractor.



7.6.2 Window bedroom egress

 Maintenance/Recommendations

If this room is being used as a bedroom, for safety reasons it's important to know that one or more of the windows did not meet the minimum egress requirements. The International Building Code requires that every bedroom has at least one egress window. The window must meet the following minimum requirements:

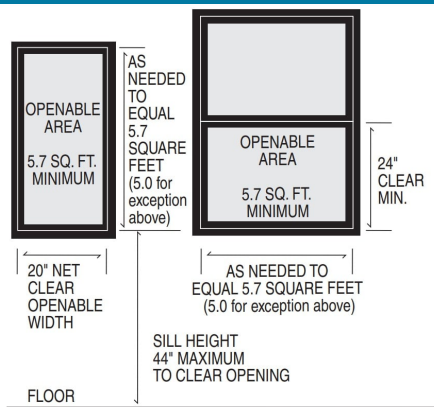
- Size: At least 5.7 square feet
- Width: At least 20 inches
- Height: At least 24 inches
- Opening height: No higher than 44 inches from the floor, but not lower than 24 inches

At a minimum, a bench of some sort should be affixed below the window(s) that are above the maximum height in case of emergency.

If a window is too small, it should be replaced.

All work should be done by a qualified window contractor.





LOCATION: 1ST FLOOR FRONT LEFT BEDROOM



LOCATION: 1ST FLOOR FRONT RIGHT BEDROOM



LOCATION: 1ST FLOOR REAR LEFT BEDROOM



7.6.3 Damaged window

 Items that need repair

LOCATION: MASTER BATHROOM



One or more windows were damaged. This can include damaged vinyl, wood, cracking, chips and any other defect found on the interior of the windows. The inspector recommends that the areas that are damaged be repaired by a qualified window repair contractor to industry standard.



7.8.1 Guardrail loose/ damaged/ missing

 Maintenance/Recommendations

LOCATION: BASEMENT



One ore more guardrails were loose. This is a safety concern. We recommend that the guardrails be repaired for safety by a qualified handyman. .



7.9.1 Possible microbial growth

 Needs Further Evaluation

The Inspector observed what appeared to be microbial growth similar to mold. Identifying mold requires laboratory testing. When exposed to moisture levels at or above approximately 27% in materials, mold can produce airborne spores. high concentrations of spores can represent a health hazard to those with asthma, allergies, lung disease, or compromised immune systems. At moisture levels below about 27%, mold fungi do not produce spores. Small amounts of mold can be removed with detergent and a brush and the area treated with a fungicide. Large amounts are typically removed with materials or encapsulated, depending on the location. Mold needs moisture to grow and the source of the moisture should be located and corrected. All work should be done by a qualified contractor. Click [HERE](#) for more info on mold.



7.9.2 Asbestos/Lead/Mold/Odors(Multiple Deficiencies)

1. POSSIBLE LEAD

Homes built before 1978 are likely to contain lead-based paint, and the older the home, the more likely it is to have lead. Lead paint that's peeling or chipping is especially dangerous because children may eat it. Lead can also be found in drinking water from older homes that have lead-containing pipes, faucets, and solder. Exposure to lead can cause serious health problems for both children and adults, including learning and behavior problems in children, and high blood pressure, kidney damage, and fertility problems in adults.

Here are some ways to minimize exposure to lead in older homes:

Test for lead paint

Send paint-chip samples from the siding and trim to a testing lab for a definitive answer.

Encapsulate lead paint

If the paint is well-adhered, you can keep it safely encapsulated under a latex primer and a top coat.

Reduce dust

Wet mop and damp dust at least twice a week with a solution of "Simple Green", "Mr. Clean", or "Dawn". Avoid bleach products, which don't work on lead dust. Also, wash toys and don't use the sponges and rags for anything else.

The older the home, the more likely it is to contain lead-based paint. You should assume that any home built before 1978 contains some lead. Lead poisoning is a concern for both children and adults - breathing or eating anything that contains too much lead can cause serious health problems.

2. POSSIBLE ASBESTOS

Is Asbestos Harmful to My Health?

Yes. We now know that prolonged exposure to asbestos fibers can lead to lung disease. When disturbed, tiny abrasive asbestos fibers are easily inhaled, which damages lung tissue and can cause cancer. In homes built prior to 1975, asbestos is most commonly found as thermal insulation on basement boilers and pipes.

Unfortunately, it can also be found in a myriad of other household materials including:

Blown-in attic insulation

Vinyl floor tiles

Glue that attaches floor tiles to concrete or wood

Some forms of linoleum

Window caulking and glazing

Roofing material (usually on flat roofs but occasionally on shingles)

HVAC duct insulation (usually found in corrugated or flat paper form)

Siding material

Plaster

Fiber cement siding (usually 1/8 " thick and 8'x4' brittle)

Corrugated heavy duty 8'x4' panels

Some forms of paint

The mere presence of asbestos in your home is not hazardous.

When Is Asbestos in a Home Dangerous?

Generally, material in good condition will not release asbestos fibers and disturbing it may create a health hazard where none existed before. The best thing to do with asbestos material in good condition is leave it alone.

The danger comes from asbestos material that has been damaged over time. Asbestos that crumbles easily if handled, or that has been sawed, scraped, or sanded into a powder is likely to release asbestos fibers and create a health hazard.

How Do I Know If Asbestos Is in My House?

Check for Tears, Abrasions or Water Damage

If you suspect a part of your home may contain asbestos, check periodically for tears, abrasions or water damage. If you discover slightly damaged material, limit access to the area and do not touch or disturb it. If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, professional repair or removal is needed.

Call for an Inspection First

Before calling an asbestos abatement contractor, however, you should contact an industrial hygiene firm to inspect the affected area. A proper assessment will include a complete visual examination and careful collection and analysis of samples.

If asbestos is present, the inspector should provide a written evaluation describing its location and extent of damage, and give recommendations for correction or prevention.

Also, this inspector can perform checks after removal or repair to assure the area has been properly cleaned. With this report in hand, homeowners can then contact an asbestos abatement contractor and negotiate a clean-up plan.

Contact an Asbestos Abatement Contractor

Before work begins, get a written contract specifying the work plan, cleanup and the applicable federal, state, and local regulations which the contractor must follow (such as permits, notification requirements and asbestos disposal procedures).

You can contact your state and local health departments, the Environmental Protection Agency's regional office and the Occupational Safety and Health Administration's regional office to find out more about these regulations.

Removal

If you decide on removal, be sure to get written assurance from the contractor that he or she has followed all local asbestos removal and disposal laws.



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 Important Information

Appliance condition

Video and/or photos were taken at the time of inspection to verify the kitchen appliances were functioning. Anything not working properly will be noted in the "Inspection Item" section.

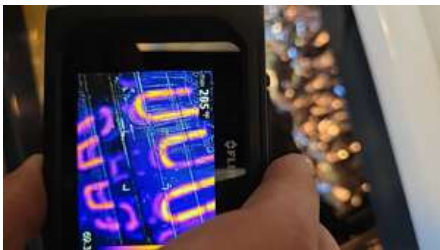
We are not appliance repair experts. We check to see if built in appliances operate using normal controls. We will look for obvious defects to the appliance or its function. We do not report on calibration or the temperature of the oven, for example, or test the wiring inside the unit.

We consider appliance testing a courtesy and will only do it if time permits. The kitchen range, refrigerator, dishwasher, built-in microwave and food waste disposal are some appliances we may test. Test the operation, such as whether burners heat up, the dishwasher fills with water, runs a cycle and drains, etc.

Appliances that aren't considered built-ins aren't typically included. If the home has a counter top microwave, we may not inspect it. The refrigerator is not usually considered a built-in appliance. If the home has a built-in washer and dryer in the kitchen, those are also exempt.

We aren't prohibited from testing appliances that aren't built in. Testing them is up to the inspectors discretion which is usually based on time, condition of appliance, and or if energy source is shut off to the appliance at the time of the inspection.

Appliance inspections are for function only, not for whether the devices perform as they're supposed to. The oven might heat up, but its temperature might be off. For a more in-depth appliance inspection, your customers should hire an appliance technician who specializes in diagnostics and repair.



Kitchen Material

Exhaust Vent Type(s)

Internal Vent Hood

Kitchen Section Report

Section Items	IN	NI	NP	RR	
8.1 Cabinets And Counters	✓				
8.2 Range Hood		✓			
8.3 Garbage Disposal	✓				
8.4 Dishwasher	✓				
8.5 Microwave (1 comment)				✓ 1	View
8.6 Refrigerator	✓				
8.7 Range And Cook Tops	✓				
8.8 Oven(s) (1 comment)				✓ 1	View

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

Comment

8.5 Microwave

8.5.1 Microwave inoperable

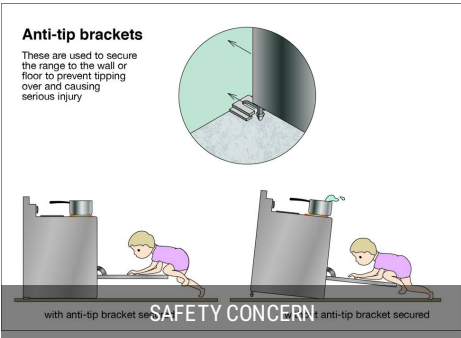
 Items that need repair



The microwave was inoperable. Recommend repair by a qualified appliance repair contractor.



The oven anti-tilt device was not installed. This mechanism comes stock with the stove/range. This attaches to the wall and the oven is placed on it and attaches to it. This is a safety feature for children that tend to step on the bottom drawer to get something in a cabinet above the stove. It is an anti-tilt safety mechanism. We recommend that it be installed per the manufactures installation instructions.



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

Number of bathrooms

3

Exhaust Vent

Electric, Window Only

Sewer Odor

No

Bathroom Section Report

Section Items	IN	NI	NP	RR	
9.1 Ventilation	✓				
9.2 Medicine Cabinet	✓				
9.3 Mirrors. Towel Bars, Misc	✓				
9.4 Cabinets And Counters	✓				

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

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 Material

Laundry location

Basement

Dryer Power

Electric

Dryer 240-volt electrical receptacle

Older 3-prong

Laundry Section Report

Section Items	IN	NI	NP	RR	
10.1 Laundry Cabinets And Counter Tops			✓		
10.2 Laundry Ventilation	✓				
10.3 Laundry Dryer Venting	✓				
10.4 Washer And Dryer			✓		
10.5 Laundry Catch Pan			✓		

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

Cooling Section Standard

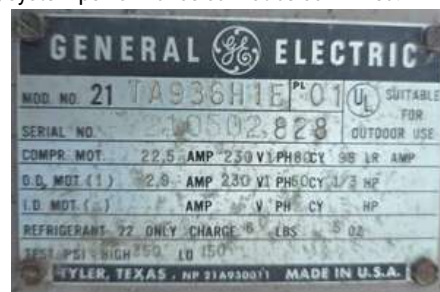
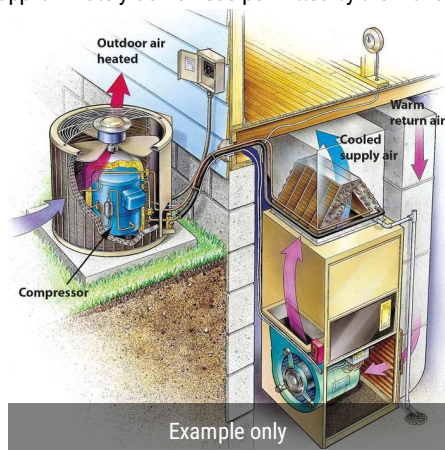
Cooling Standards

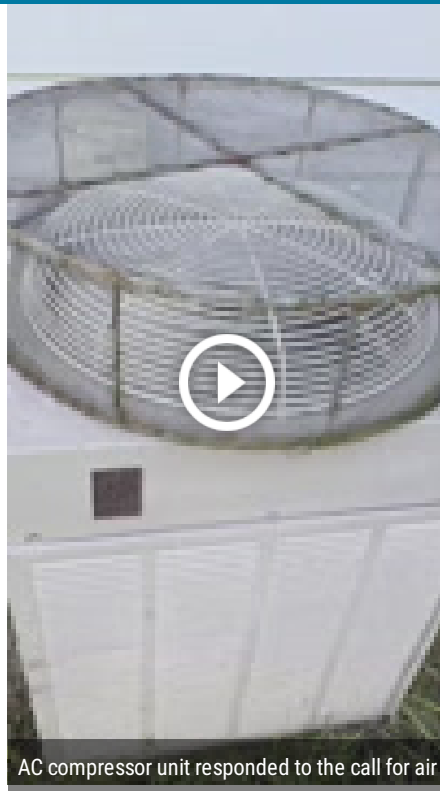
Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, 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 central air-conditioning system was operated using normal controls when weather conditions permitted. Inspection is limited to basic operation and visible components and does not include refrigerant testing, leak detection, internal component inspection, or system balancing. Keep the exterior unit reasonably clean and free of debris, maintain the filter, and monitor condensate drainage and exposed refrigerant lines. Service as needed by a qualified HVAC contractor. Central air-conditioning systems commonly have an expected service life of approximately 10 to 15 years. Systems beyond this range have an increased likelihood of repair or replacement. Any service life beyond approximately 15 years should be considered fortunate, and budgeting for replacement is recommended. Do not operate the system when outdoor temperatures are below approximately 55F unless permitted by the manufacturer. If weather conditions prevent operation, system performance cannot be confirmed.

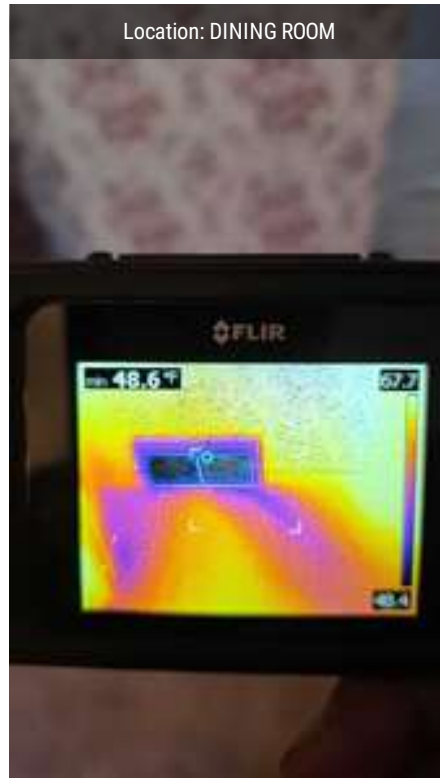




AC compressor unit responded to the call for air

Thermal images

Some thermal images have been added that were used to help verify cooling sources used in the home.



R-22 Phase out

What Does the R22 Phase Out Mean for Maintenance and Repairs?

The R22 phase out date means that after January 1, 2020, HVAC systems that use R22 will be obsolete. If the repair requires adding R22 refrigerant to the system, the only options will be reclaimed and previously-produced R22 refrigerant.

While some simple electrical repairs do not require recharging the refrigerant, most service calls do require a refrigerant recharge.

HVAC system owners that have leaky systems and that have been periodically injecting new R22 into the system will be forced to replace their system.

In the lead up to 2020, R22 can still be used in repairs and maintenance. But, the supplies of R22 are already shrinking. The closer it gets to 2020, the smaller the global supply of R22 will be available. This will lead to the costs of the refrigerant to soar making certain once routine repairs cost prohibitive.

Advising R22 System Owners

Obviously, it is not wise to install a system now that uses R22. But, what about customers who already own R22-dependent systems?

These customers can continue to use their systems after January 1, 2020 and get as much useful life as possible out of their systems, until they need a repair. But, this course of action means they may be forced to make an emergency HVAC system replacement which will be much more expensive than a well-planned HVAC system update. For most HVAC owners, this is indeed a gamble.

Some R22 units may be able to be converted to use a different refrigerant. However, many conversions may only buy the customers a few more years of useful life. The numbers for many system owners will not favor retrofitting.

Check the data label on your AC unit to see if it still uses R-22. If your system uses R-22, the inspector recommends budgeting for replacement.

The Refrigerant Rundown



R-22

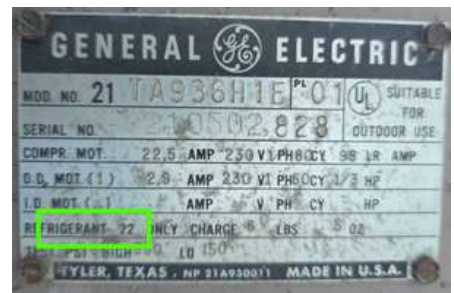
- Often referred to by a brand name like "Freon"
- Discontinued for use in new AC systems in 2010
- Is a hydro-chlorofluorocarbon (HCFC), which contributes to ozone depletion
- Does not absorb as much heat, meaning there is a higher risk for AC compressor burnout due to overheating



R-410A

- Often referred to by a brand name like "Puron"
- Approved for use in new residential air conditioners
- Is a hydro-fluorocarbon (HFC), which does not contribute to ozone depletion
- Absorbs and releases more heat so your AC compressor can run cooler, reducing the risk of compressor burnout

Refrigerant info



Cooling Material

Air Conditioning Type

Central, Split system

Cooling System Age

1978

Cooling Section Report

Section Items	IN	NI	NP	RR	
11.1 Air Conditioner Units	✓				

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

Heating Section Standard

Heating Standards

We are not HVAC professionals. Feel free to hire one prior to closing. 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

Thermal images

Some thermal images have been added that were used to help verify heat sources used in the home.



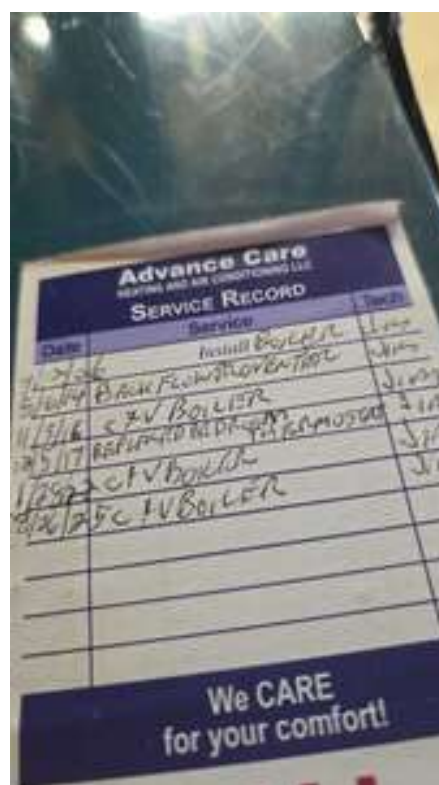
Hot water baseboard/radiator heating (Gas boiler)

The house heating system uses a gas-fired boiler which hot water is heated by gas and is pumped through a system of pipes installed in baseboards or radiators. The heat from the hot water is transferred/radiated to the room, and once the heat transfer has cooled the water down again, it's piped back to the boiler room, replaced by a fresh influx of hot water, and reheated.

You should service your boiler **annually** to ensure it's working properly and safely. This can help prevent breakdowns and costly repairs.

Why service your boiler annually?

- **Prevent breakdowns:** Regular servicing can catch minor issues before they become expensive.
- **Maintain warranty:** Annual servicing can keep your warranty valid.
- **Prevent leaks:** Servicing can help prevent water or gas leaks.
- **Extend boiler life:** Servicing can help prevent premature wear and tear.



Heating Material

Heating Equipment Type

Boiler

Heating System Age

2006

Heating Equipment Fuel Type

Natural Gas

Fireplace type

Gas-burning

Thermostat location

Multiple zone

Fireplace clean out non-combustible?

N/A

Fireplace damper functional

N/A

Carbon monoxide and smoke detector in same room as fireplace

No

Heating Section Report

Section Items	IN	NI	NP	RR	
12.1 Boiler	✓				
12.3 Heat Source Missing/Inoperable (Interior Rooms)	✓				
12.5 Combustion Air Vents	✓				
12.6 Flues and Vents for Heat Systems	✓				
12.7 Duct Work Issues	✓				
12.8 Return And Supply Registers	✓				
12.9 Thermostat	✓				
12.10 Air Filters And Tracks	✓				

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

Plumbing Section Standard

Plumbing Standards

We are not professional plumbers. Feel free to hire one prior to closing. 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

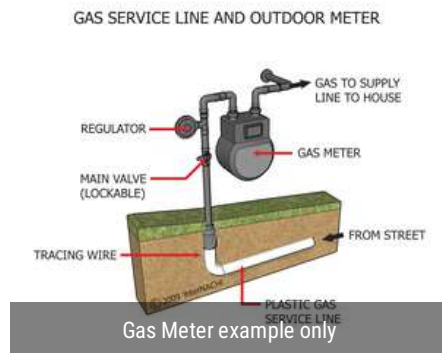
Water shut off location

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.



Main fuel shut off location (Gas Meter/Public)

The main fuel shut off is at gas meter outside. A gas meter is a specialized flow meter, used to measure the volume of fuel gases such as natural gas and liquefied petroleum gas. Gas meters are used at residential, commercial, and industrial buildings that consume fuel gas supplied by a gas utility. The inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



Water heater

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 10-15 years, while in others a homeowner is fortunate if the water heater lasts 10 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 Burns?

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

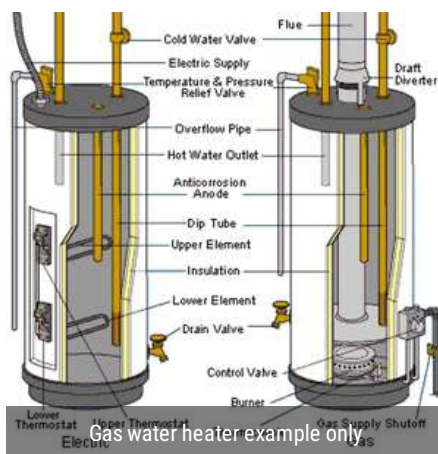
You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin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

Can a water heater be set too low?

In colder water temperatures, bacteria can form in the water heater tank. This could become a health risk for you and your family, potentially exposing you to health hazards such as Legionnaires' disease.

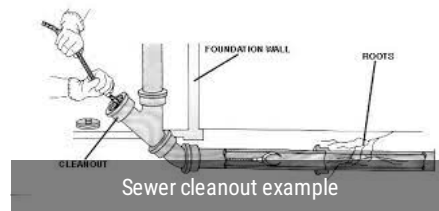
This illness is a type of pneumonia and the bacteria that causes the illness can thrive in a water tank between the temperatures of 77 degrees and 113 degrees Fahrenheit.



Sewer clean out location

The sewer clean-out is typically located in the home and will be identified with a picture description if we locate it. It is sometimes located outside usually between the house on the septic or municipal main drain. The sewer clean out is a pipe with a cap that provides access to the sewer line so that blockages can be removed. The lateral sewer line is the sewer line that connects your home to the public sewer system or private septic. The sewer clean out is usually located somewhere along the lateral sewer line. It is not recommended 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.

Plumbing Illustration Example only



Water Softener Information

A water softener is designed to reduce hardness minerals, such as calcium and magnesium, through an ion-exchange process. Home inspections are limited to observing basic operation and do not include testing water quality, regeneration performance, salt usage, or the effectiveness of the softening process. Regular maintenance, including maintaining an adequate salt level, cleaning as needed, and following the manufacturer's recommended service schedule, is important for reliable operation. If there are concerns about the system's performance or water quality, further evaluation by a qualified water treatment professional is recommended.



Plumbing Material

#1 Water Heater Capacity

40 gallons

#1 Water Heater Age

2012

Main water shut off location

Basement, See "Important Information" section of this report

Main fuel supply shut off location

Exterior at meter , See "Important Information" section of this report

Plumbing Section Report

Section Items	IN	NI	NP	RR	
13.1 Water Supply and Distribution	✓				
13.2 Sewage and DWV Systems (1 comment)				✓ 1	View
13.3 Gas System Components	✓				
13.4 Sump Pump			✓		
13.5 Flues Or Vents For Water Heaters	✓				
13.6 Combustion Air Vents	✓				
13.7 Water Heater	✓				
13.8 Exterior Plumbing (1 comment)				✓ 1	View
13.9 Interior Plumbing (1 comment)				✓ 1	View

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

13.2 Sewage and DWV Systems

13.2.1 Flexible Drain Pipe

 Maintenance/Recommendations



Corrugated flexible drain was installed under the sink one or more sinks. These are a sign of unqualified work and are prone to leaks and or poor function. We recommend replacement by a qualified plumbing contractor. Monitor regularly at a minimum.



13.8.1 No anti-siphon device

 Maintenance/Recommendations

There were no anti-siphon devices installed on the exterior hose bibs. These are needed to help the pipe from freezing if a hose is attached and to prevent water from siphoning back into the house should the end of a hose be left in a pool of water. These can be purchased at most local hardware stores and screw onto the hose bib.



EXAMPLE WITH BUILT IN ANTI-SIPHON



ANTI-SIPHON ATTACHMENT THAT CAN BE SCREWED ONTO EXISTING FAUCET



13.9.1 Poor stopper operation

Maintenance/Recommendations



At the time of the inspection, one or more plumbing stoppers did not function correctly. The inspector recommend that the stopper be repaired or replaced as needed by a qualified handyman.



Electrical Section Standard

Electrical Standards

We are not electricians. Feel free to hire an electrician prior to closing. 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 Disconnect Locations

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.

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.



Electrical Material

Electrical Service Conductors

Overhead service, Copper, 120/240 volt service, Markings not visible to determine conductor size/rating

Service Panel Ampacity

200 amps

Electrical Section Report

Section Items	IN	NI	NP	RR	
14.1 Electric Meter Issues	✓				
14.2 Service Disconnect Issues	✓				
14.3 Service Entrance/Drip Loop/Mast/Attach	✓				
14.4 Unsafe Recalled Main & Sub Panels	✓				
14.5 Main/Sub (Panel Cabinet/Cover/Labels) (1 comment)				✓ 1	View
14.6 Main Or Sub Panel Wiring	✓				
14.7 Main/Sub (Panel Breaker/Fuse Issues)	✓				
14.8 Visible Wiring/Junction Boxes	✓				
14.9 Main/Sub (Ground/Bonding System)	✓				
14.10 Carbon Monoxide & Smoke Detectors (1 comment)				✓ 1	View
14.11 Electrical Receptacles (3 comments)				✓ 3	View
14.12 Electrical Switches (1 comment)				✓ 1	View
14.13 Lighting	✓				

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

Comment

14.5 Main/Sub (Panel Cabinet/Cover/Labels)

14.5.1 Missing knockouts

 Items that need repair



Missing knockouts in electrical panels can be a safety hazard. Unused openings can allow sparks to ignite combustible materials, or allow accidental contact with live parts. This is a safety concern. We recommend a qualified electrician repair as needed.



The Inspector recommends installing and or updating all smoke and carbon monoxide detectors to provide improved fire protection and safety. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations: 1) In the immediate vicinity of the bedrooms 2) In all bedrooms 3) In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics. 4) In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. 5) Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72: 6) Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling. 7) Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system. 8) Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed. At a minimum, industry experts recommend a CO alarm be installed on each level of the home--ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO alarms are recommended 5-20 feet from sources of CO such as a furnace, water heater or fireplace. Alarms can alert you to a problems only after smoke or carbon monoxide reach their sensors. Choose locations free of obstructions, where the alarm will stay clean and protected from adverse environmental conditions. Do not place the unit in dead air spaces or next to a window or door. Did you know that smoke and CO detectors expire? There should be a manufactured date on the back of the detector. Smoke alarms typically should be replaced 10 years from the date of manufacture. Combo smoke/CO alarms should be replaced after 5-7 years (depending on the model). Be sure to check if yours are expired and in need of possible replacement. Verify with the manufacturer when they expire. We may not locate all detectors due to viewing limitations. We recommend calling your local fire department for installation requirements.

Multi Story Residence

KEY: Smoke Alarms (Red Dot), CO Alarms (Blue Dot), Both or Combination (Red/Blue Dot)

PLACEMENT EXAMPLE

Take Action: Get an annual inspection for all fuel-burning appliances in your home.

Common Sources of Carbon Monoxide

1. Furnace
2. Water Heater
3. Dryer
4. BBQ
5. Stove
6. Car
7. Fuel Fired Fireplace
8. Blocked Vents or Chimney
9. Portable Fuel Fired Generator

1 Remove the smoke alarm from the wall or ceiling.

2 Look at the back of the alarm for the date of manufacture.

3 Smoke alarms should be replaced 10 years from the date of manufacture.

4 Put the alarm back on the ceiling or wall if it is less than 10 years old.

ARE YOURS EXPIRED?



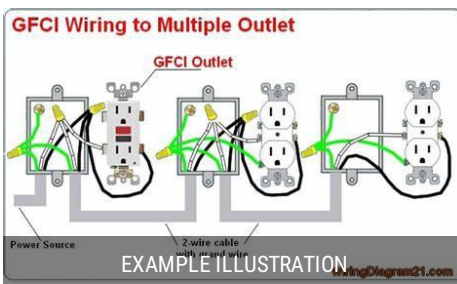


MISSING SMOKE DETECTOR

14.11.1 GFCI protection missing

! Defect

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Adoption of GFCI outlets was generally phased in over numerous years/decades. General guidelines for GFCI-protected receptacles include the following locations: Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) Kitchens (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005) Determining the date of receptacle install lies beyond the scope of a home inspection. We recommend always updating all of these areas to modern standards for safety reasons. There are three ways to install GFCI protection in your home. At your circuit panel, using a GFCI breaker. This will protect the entire circuit on that breaker. At your receptacle using a single GFCI outlet or a GFCI outlet designed to protect that outlet, and everything wired after it in the circuit. All work should be done by a qualified electrician.



GFCI INFO

LOCATION: FRONT EXTERIOR



LOCATION: GARAGE



LOCATION: REAR PORCH



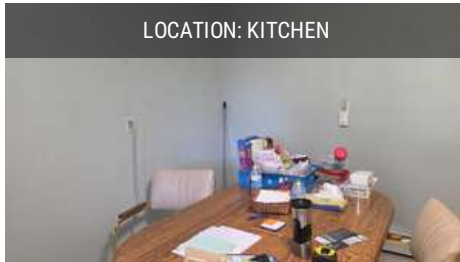
LOCATION: 1ST FLOOR HALF BATHROOM



LOCATION: KITCHEN



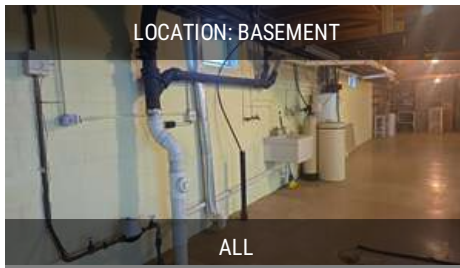
LOCATION: KITCHEN



LOCATION: 1ST FLOOR BATHROOM



LOCATION: BASEMENT

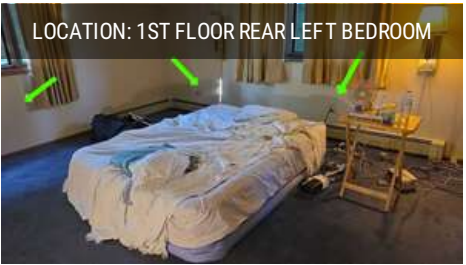


ALL

14.11.2 3 Prong Outlet (Ungrounded)

! Defect

3 prong outlets were installed in areas and tested as open ground. This is a safety concern because metal appliances can become energized in the event of an over current situation and be damaged. With no ground wire to carry away the electricity a person can get shocked. We recommend that the outlets be updated or repaired as needed. The installation of a GFCI protected circuit with is an accepted repair, or the installation of a ground wire back to the panel buss bar. There are other repair options but the evaluation and recommendation for repair should be made by a professional electrical contractor.



14.11.3 Outlet (Hot Neutral Reverse)

Defect



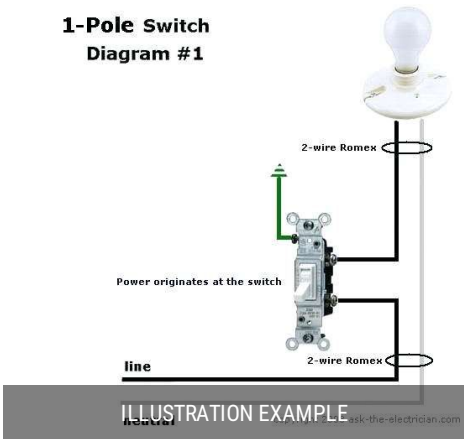
One or more electric outlets had wiring that was hot and neutral wires were reversed. Electrical outlets with reverse polarity can be dangerous to you and your devices. A device plugged into a receptacle with reversed polarity can remain energized even when turned off, which can short-circuit the device. Devices plugged into an outlet with reversed polarity may appear to work as usual but are unsafe and can shock you. We recommend that this repaired as needed by a qualified electrical contractor.



A switch in one or more rooms was inoperable. It may control a wall outlet installed for a light that was overlooked or a light that has been removed. Ask the seller about it's operation. If they don't know, than it will need to be evaluated by a qualified electrical contractor to trace it's intended operation.



**1-Pole Switch
Diagram #1**



Basement/Crawl Space/Foundation Section Standard

Basement Standards

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. 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

Foundation wall type(s)

CMU

Foundation condition

Serviceable condition

Active water penetration (foundation walls)

None located

Floor joist types

Solid Wood

Floor joist condition

Serviceable condition

Post/Column/Pier types

Steel support posts

Post/pier/column condition

Serviceable condition

Basement/Crawl Space/Foundation Section Report

Section Items	IN	NI	NP	RR	
15.1 Framing, Ceiling, Joists, And Sub Floor (1 comment)				✓ 1	View
15.2 Columns, Piers And Beams	✓				
15.3 Foundation (1 comment)				✓ 1	View
15.4 Insulation, Ventilation, And Vapor Retarders	✓				

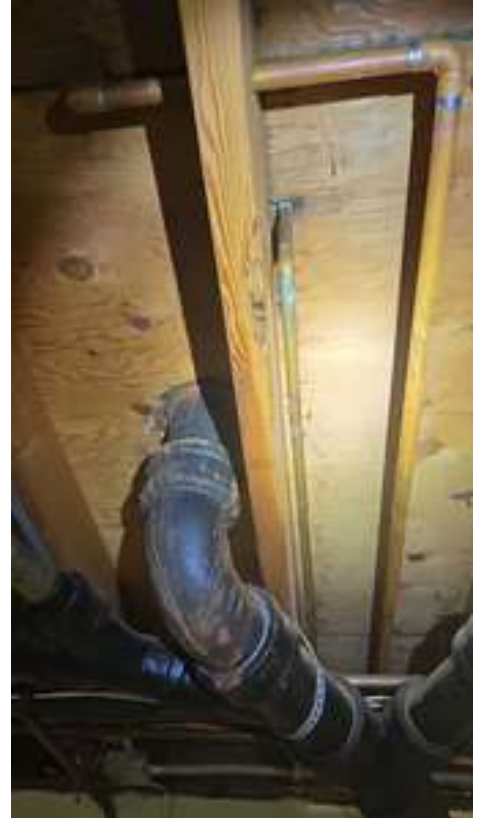
(IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair/Replace)

15.1 Framing, Ceiling, Joists, And Sub Floor

15.1.1 Water Damage stain (dry)

 Items to monitor

The homes floor framing materials had water damage in areas from a past leak. These areas appeared stable but may be worse underneath the finishing materials above. If future renovations or repairs are needed in the areas above the damage, keep in mind, unplanned repairs may be need when finishing materials above are removed. There may be extra costs associated with that process.



15.3.1 Moisture stains (Dry)

 Items to monitor

One or more areas in the basement had dry moisture stain evidence. The cause was not evident at the time of the inspection. This could be from, but not limited to, flooding, seepage, plumbing leaks, appliance issues, etc. Ask the seller about its condition. Monitor these areas at a minimum.



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 Comment Key Or Definition Of Recommendation	
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Comment Key Or Definition Of Recommendation

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

#	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.		Defect	"Defect" = 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.
6.		Repair	"Items Needing Repair" = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a licensed handyman or qualified contractor of trade and are not considered routine maintenance or DIY items.
7.		Evaluation	"Needs Further Evaluation" = A condition reported by the inspector in need of further evaluation and may elevate to Defect based on the findings of the specialist brought in.
8.		Monitor	"Items to Monitor" refers to components or systems in the house that a home inspector has observed as having potential issues or conditions that warrant future attention or continued observation.
9.		Maintenance/Recommendations	"Maintenance Items" refer to routine tasks or repairs that are recommended to keep the property in good condition and prevent future issues. These are not necessarily defects but are important for ongoing upkeep and can include things like cleaning, lubrication, minor repairs, and inspections of various systems and components.
10.		Limitations	These areas could not be inspected due to limitations of access, or areas blocked with personal items. If possible, these limitations should be corrected and the areas inspected. If not, defects and or issues of concern may be missed.
11.		Important	The items noted in this section are important in regards to utility shut off valves, appliance controls, crawlspace/attic general pics, general condition of items, and more.
12.		Defect	"Defect" = 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.
13.		Items that need repair	"Items Needing Repair" = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a licensed handyman or qualified contractor of trade and are not considered routine maintenance or DIY items.

trade and are not considered routine maintenance or DIY items.

14.		Needs Further Evaluation	"Needs Further Evaluation" = A condition reported by the inspector in need of further evaluation and may elevate to Defect based on the findings of the specialist brought in.
15.		Items to monitor	"Items to monitor" refers to components or systems in the house that a home inspector has observed as having potential issues or conditions that warrant future attention or continued observation.
16.		Maintenance/Recommendations	"Maintenance/Recommendations" refer to routine tasks or repairs that are recommended to keep the property in good condition and prevent future issues. These are not necessarily defects but are important for ongoing upkeep and can include things like cleaning, lubrication, minor repairs, and inspections of various systems and components.



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 Hess Home Inspection 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.