PRO-VIEW, INC.

HOME INSPECTION REPORT



2012 34th St. Two Rivers, WI 54241

Inspection Date:
08/17/2026

Prepared For:
Teresa Korinek

Prepared By:
Pro-View Inc.
4935 Sunset Rd.
Manitowoc, WI 54220

920-973-7841

ty@proviewinc.net

Report Number:
18107

Inspector:
Ty Lippert

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

***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.

• **Further Evaluation** - Item is not functioning as intended, needs further evaluation by a qualified contractor. • Needs Repair/Maintenance – The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of Defect.

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

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

• **Not Present** - Item not present or not found at time of inspection.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The statements made in this report reflect the conditions as **existing at the day and time of the inspection only** and expire at the completion of the inspection. The limit of liability of Pro-View Inc. and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

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BUILDING DATA

Approximate Age:	70+ years per online sources
Style:	Single Family
Main Entrance Faces:	South
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Damp
Temperature:	Over 65ºF
Time Started:	8:30am
Time Completed on site:	11:00am

Potential for lead based paint on exterior and interior of home. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

The home features older 2-prong electrical receptacles, which are ungrounded. These outlets are outdated and do not provide the safety protections required by modern building standards for grounding. It is highly recommended to upgrade these outlets to provide proper grounding or Ground Fault Circuit Interrupter (GFCI) protection to improve safety against electrical shocks. Consider having a licensed electrician evaluate the system, as in many cases, GFCI outlets can be installed to offer protection without requiring full rewiring.

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RECEIPT

Pro-View Inc.
4935 Sunset Rd.
Manitowoc, WI 54220
920-973-7841

Date: **08/17/2026** Inspection Number: **18107**

Name: **Teresa Korinek**



Inspection:	$475.00
Other:	
Total:	$475.00

PAID IN FULL

- ☑ Check #: 1151
- ☐ Cash
- ☐ Credit Card:

Inspected By: **Ty Lippert**
License/Certification #: 2947-106

This confidential report is prepared exclusively for Teresa Korinek
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GROUNDS

SERVICE WALKS ☐ None ☐ ***Public sidewalk needs repair***

Material: ☑ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☑ ***Trip Hazards***

☐ ***Pitched towards home*** ☐ ***Settling cracks*** ☐ Not visible ☑ Typical cracks





DRIVEWAY/PARKING ☐ None

Material: ☑ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Fill cracks and seal

☐ ***Pitched towards home*** ☐ ***Trip hazard*** ☐ ***Settling Cracks*** ☑ Typical cracks



STOOPS/STEPS ☐ None ☐ ***Uneven risers***

Material: ☑ Concrete ☐ Wood ☐ Other ☐ ***Railing/Balusters recommended***

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Cracked*** ☐ ***Settled***



PATIO ☐ None

Material: ☑ Concrete ☐ Flagstone ☐ Brick ☐ ***Trip hazard***

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Settling Cracks***

☐ ***Pitched towards home*** ☑ Typical cracks



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LANDSCAPING

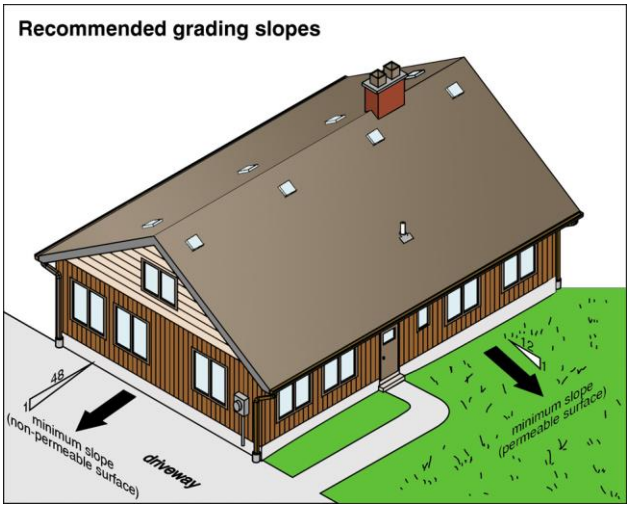
Negative Grade: ☑ East ☐ West ☑ North ☑ South ☑ Marginal

☑ ***Recommend additional backfill*** ☐ ***Recommend window wells/covers*** ☑ ***Trim back trees/shrubberies***

☐ ***Wood in contact with/improper clearance to soil*** ☐ Yard drains observed - not tested



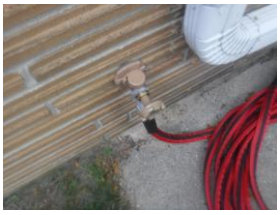

Recommend trimming back trees from roof. There was a dead tree at the front yard with electrical wires running through the branches. Recommend removal as needed.



HOSE BIBS

☐ None

Operates: ☑ Yes ☐ No ☐ Not tested ☐ Not on




GENERAL COMMENTS

WALKWAYS:
Uneven slabs in walks, could be a tripping hazard, repair and/or replace as needed.
LANDSCAPING:
Low areas next to the foundation need some correction.
Recommend additional backfill to create a proper pitch away from the house.
Trees should be trimmed away from the house.

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ROOF

ROOF VISIBILITY ☑ All ☐ Partial ☐ None ☐ Limited by:

INSPECTED FROM ☑ Roof ☐ Ladder at eaves ☐ Ground (***Inspection Limited***) ☐ With Binoculars

STYLE OF ROOF

Type:	☑ Gable	☐ Hip	☐ Mansard	☐ Shed	☐ Flat	☐ Other
Pitch:	☐ Low	☑ Medium	☐ Steep	☐ Flat		

ROOF COVERING

Roof #1: Type: Asphalt Estimated Layers: 1 Layer Approximate age of cover: 20+ years





VENTILATION SYSTEM **Type:** ☑ Soffit ☑ Ridge ☑ Gable ☐ Roof

Appears Adequate: ☑ Yes ☐ No ☐ Turbine ☐ Powered ☐ Other
(***See Attic section***)

FLASHING **Material:** ☑ Galv/Alum ☐ Asphalt ☑ Not visible in some areas ☑ Rubber

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☐ ***Rusted***
☐ ***Separated from chimney/roof*** ☑ ***Recommend repair*** ☐ Other




Rubber boots on plumbing vents were cracked. Recommend repair.

VALLEYS ☐ N/A **Material:** ☑ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper

Condition: ☐ Not visible ☑ Satisfactory ☐ Marginal ☐ Poor
☐ ***Rusted*** ☐ Holes ☐ ***Recommend Sealing***

CONDITION OF ROOF COVERINGS **Roof #1:** ☐ Satisfactory ☑ Marginal ☐ Poor

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PLUMBING VENTS ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☑ Poor/flashing
☐ ***Recommend roofer evaluate*** ☐ Not Visible




Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF:
Roof was showing normal wear for its age and had some visible granule loss. Budget to replace in the future.
Recommend cleaning moss/algae from roof.



FLASHING:
Rubber boot was cracked on plumbing vent. Recommend repair.

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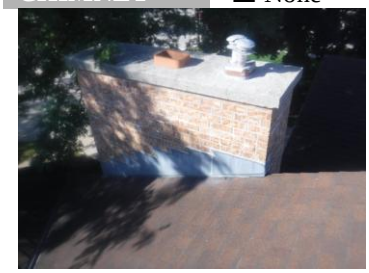
EXTERIOR

CHIMNEY

☐ None Location: West



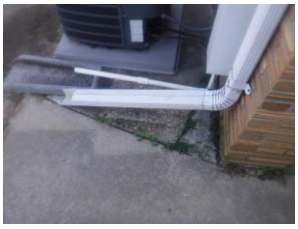

Cap was cracked. Repair/seal as needed.

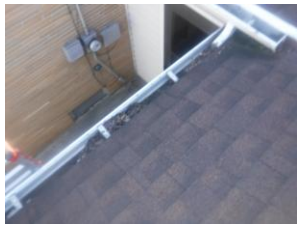
Viewed From:	☑ Roof	☐ Ladder at eaves	☐ Ground with binoculars			
Rain Cap/Spark Arrestor:	☑ Yes	☑ No	☑ ***Recommended***			
Chase:	☑ Brick	☐ Stone	☐ Metal	☐ Blocks	☐ Framed	
Evidence of:	☐ Holes in metal	☑ Cracked chimney cap	☐ Loose mortar joints	☐ Flaking	☐ Loose Brick	☐ Rust
Flue:	☑ Tile	☐ Metal	☐ ***Unlined***	☐ Inside not visible		
Evidence of:	☐ Scaling	☐ Cracks	☐ Creosote	☑ ***Not evaluated***		
	☐ ***Have flue(s) cleaned and re-evaluated***		☐ ***Recommend Cricket/Saddle/Flashing***			
Condition:	☐ Satisfactory	☑ Marginal	☐ Poor			

GUTTERS/DOWNSPOUTS

☐ None ☑ ***Needs to be cleaned***

Material:	☐ Copper	☐ Vinyl/Plastic	☑ Galvanized/Aluminum	☐ Other
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ ***Rusting***
Leaking:	☐ Corners	☐ Joints	☐ ***Hole in main run***	
Extension needed:	☑ North	☐ South	☐ East	☐ West





Extensions should be 6-8 feet from the home. Recommend cleaning out gutters. They are full of debris.

SIDING

Material:	☐ Stone	☑ Vinyl	☑ Brick	☐ Fiberboard	☐ Fiber-cement	☐ Stucco
	☑ Typical cracks	☐ ***Monitor***	☑ ***Flaking***	☐ Peeling paint		
Condition:	☐ Satisfactory	☑ Marginal	☐ Poor	☑ ***Recommend repair/sealing***		






Brick had some cracking/flaking and minor damage in some areas. Recommend repair.

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TRIM, SOFFIT, FASCIA, FLASHING

Material: ☐ Wood ☐ Fiberboard ☑ Aluminum/Steel ☐ Fiber Cement ☐ Stucco
☑ ***Recommend repair as needed*** ☐ ***Damaged wood*** ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor



Trim had some minor damage in some areas. Repair as needed.

CAULKING

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor
☑ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations***

WINDOWS & SCREENS

☐ ***Failed/fogged insulated glass***
Material: ☑ Wood ☐ Metal ☑ Vinyl ☑ Aluminum/Vinyl Clad
Screens: ☑ Torn ☐ Bent ☐ Not installed ☑ Cracked glass
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☑ ***Recommend repair/painting as needed***



Glass was cracked on basement window. Repair as needed.

CHIMNEY:
Cap is cracked. Recommend repair/sealing.
Recommend capping the flue with a screened weather cap.
Chimney flues was not evaluated.
GUTTERS AND DOWNSPOUTS:
Gutters and downspouts were in overall adequate condition.
Insides of gutters are full of debris and need to be cleaned out.
Recommend adding downspout extensions to discharge away from the house. Six foot - eight foot extensions recommended.
SIDING:
Brick and mortar had some cracking/flaking and was in need of repair.
TRIM/SOFFIT/FLASHING:
Trim, soffit and flashing appeared to be intact and in overall maintained condition, except where noted above.
WINDOWS:
Some screens are torn.
PLANTER:



Front planter was leaning. Repairs appear to have been made. Monitor. Repair as needed.

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ELECTRICAL/A/C - HEAT PUMP

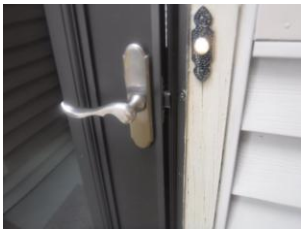
SERVICE ENTRY

☐ Underground ☑ Overhead ☐ ***Weather head/mast needs repair*** Condition: ☑ Sat. ☐ Marginal ☐ Poor
Exterior outlets: ☑ Yes ☐ No **Operative:** ☑ Yes ☐ No ☐ ***Overhead wires too low***
GFCI present: ☑ Yes ☐ No **Operative:** ☑ Yes ☐ No ☐ ***Less than 3' from balcony/deck/windows***
☐ **Reverse polarity** ☐ ***Open ground*** ☐ ***Safety Hazard***




EXTERIOR DOORS

	Patio	***Storm***	***Entrance***	
Weatherstripping: ☐ Satisfactory	☑ Marginal	☐ Poor	☐ Missing	☐ Replace
Door Condition: ☑ Satisfactory	☐ Marginal	☐ Poor		



Storm door does not latch. It had to be pulled closed. Adjust as needed.

EXTERIOR A/C

UNIT #1: ☐ N/A **Location:** Rear exterior




Brand: Goodman Model #: GSX130241EB Approximate age: 10+ yrs.
Outside Disconnect: ☑ Yes ☐ No Maximum fuse/breaker rating: 15 Amp Fuses/breakers installed: 15 Amp
Level: ☑ Yes ☐ No ☐ ***Cabinet/housing rusted*** ☐ ***Improperly sized fuses/breakers***
Condenser Fins: ☐ ***Damaged*** ☑ Clean/service annually ☐ ***Damaged base/pad***
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor

GENERAL COMMENTS

A/C was marginal and aging, but in working order at time of inspection. Budget to replace in the future. Recommend having serviced annually.

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GARAGE



TYPE ☐ None
☑ Attached ☐ Detached ☐ 1-car ☑ 2-car ☐ 3-car ☐ 4-car

AUTOMATIC OPENER
☑ Yes ☐ No ☑ Operable ☐ Inoperable

SAFETY REVERSE
Operable: ☑ Pressure reverse/missing ☑ Electric eye ☑ ***Need(s) adjusting*** ☑ ***Safety hazard***

FLOOR
Material: ☑ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other
Condition: ☑ Satisfactory ☑ Typical cracks ☐ ***Large settling cracks*** ☐ ***Recommend evaluation/repair***

SILL PLATES
☑ Not visible ☐ Floor level ☐ Elevated ☐ ***Rotted/Damaged*** ☐ ***Recommend repair***

OVERHEAD DOOR ☐ N/A
Material: ☐ Wood ☐ Fiberglass ☐ Masonite ☑ Metal ☐ ***Recommend repair***
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☐ ***Overhead door hardware loose***
Recommend Priming/Painting Inside & Edges*:** ☐ Yes ☐ No ☐ ***Recommend lubrication ☑ ***Weatherstripping missing/damaged***




Overhead door had some damage. Repair as needed.

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ELECTRICITY PRESENT ☑ Yes ☐ No ☐ Not visible

Reverse polarity: ☐ Yes ☑ No **Open ground:** ☑ Yes ☐ No ☑ ***Safety hazard***

GFCI Present: ☐ Yes ☑ **No** **Operates:** ☐ Yes ☐ No ☐ ***Handyman/extension cord wiring***




Ungrounded 3-prong outlets are a potential safety concern. Recommend repair by a certified electrician.

The garage outlets are not GFCI protected and should be upgraded to GFCI. A ground fault circuit interrupter (GFCI) outlet is a safety device that protects against electric shock in wet areas by quickly shutting off power if it detects a ground fault.

FIRE SEPARATION WALLS & CEILING ***(Between garage & living area)***

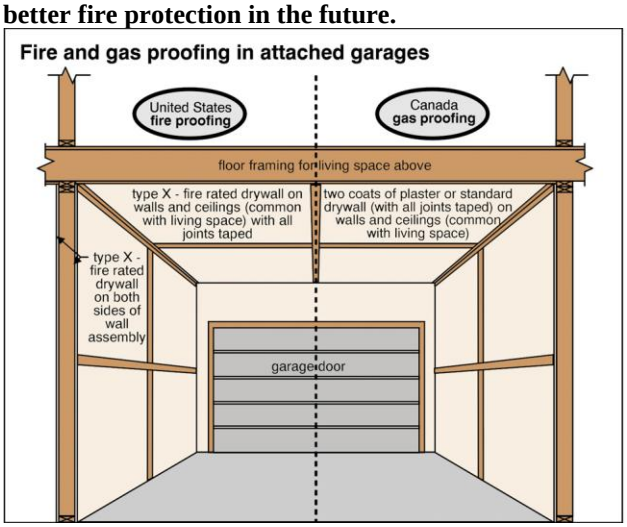
☐ N/A ☐ Present ☑ ***Missing***

Condition: ☐ Satisfactory ☑ ***Safety hazard(s)*** ☑ ***Recommend repair***

Fire door: ☐ Not verifiable ☐ ***Not a fire door*** ☐ ***Needs repair***

☐ N/A ☑ Satisfactory ☐ Inoperative ☐ Missing

Due to the age of the home the fire separation wall requirements were not as they are today. Recommend adding better fire protection in the future.



GENERAL COMMENTS

GARAGE DOOR:
Garage door opener safety pressure reverse not working properly, needs adjusting.
GARAGE INTERIOR:
Sill plates not visible.
Firewall separation wall between garage and living area not present due to age of home. - Potential Safety Hazard
GARAGE ELECTRICAL:
Open ground is a potential safety hazard.
GFCI protected outlets recommended.

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KITCHEN



COUNTERTOPS ☑ Satisfactory ☐ Marginal ☐ ***Recommend repair/caulking***

CABINETS ☑ Satisfactory ☐ Marginal ☐ ***Recommend repair/adjustment***

PLUMBING COMMENTS

Faucet Leaks:	☐ Yes	☑ No	**Pipes leak/corroded:**	☐ Yes	☑ No	
Sink/Faucet:	☑ Satisfactory	☐ Corroded	☐ Chipped	☐ Cracked	☐ ***Recommend repair***	
Functional Drainage:	☑ Adequate	☐ Poor	**Functional Flow:**	☑ Adequate	☐ Poor	

WALLS & CEILING

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Typical cracks

HEATING / COOLING SOURCE ☐ Yes ☐ No

FLOOR

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks

APPLIANCES

☑ Disposal	*Operates*:	☑ Yes	☐ No	☐ Trash compactor	*Operates*:	☐ Yes	☐ No
☑ Oven	*Operates*:	☑ Yes	☐ No	☑ Exhaust fan	*Operates*:	☑ Yes	☐ No
☑ Range	*Operates*:	☑ Yes	☐ No	☑ Refrigerators	*Operates*:	☑ Yes	☐ No
☑ Dishwasher	*Operates*:	☑ Yes	☐ No				

Dishwasher Airgap: ☐ Yes ☑ No **Dishwasher Drain Line Looped:** ☑ Yes ☐ No

Outlets Present: ☑ Yes ☐ No Operable: ☑ Yes ☐ No

G.F.C.I.: ☐ Yes ☑ No Operable: ☐ Yes ☐ No

Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No ☐ ***Potential safety hazard(s)***

The kitchen outlets are not GFCI protected and should be upgraded to GFCI. A ground fault circuit interrupter (GFCI) outlet is a safety device that protects against electric shock in wet areas by quickly shutting off power if it detects a ground fault.

GENERAL COMMENTS

PLUMBING SUPPLY/DRAINAGE:
There were no visible active piping leaks at the time of the inspection.
ELECTRICAL:
GFCI protected outlets recommended above all countertops and near water source.

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LAUNDRY ROOM

ROOM COMPONENTS



Laundry sink: ☐ N/A **Faucet leaks:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No
Cross connections: ☐ Yes ☑ No **Heat source present:** ☐ Yes ☑ No **Room vented:** ☐ Yes ☑ No
Dryer vented: ☐ N/A ☑ Wall ☐ Ceiling ☐ Floor ☐ Not vented
☐ ***Not vented to Exterior*** ☐ ***Recommend repair*** ☐ ***Safety hazard***
Electrical: Open ground/reverse polarity within 6' of water: ☑ Yes ☐ No ☑ ***Safety hazard***
G.F.C.I. present: ☐ Yes ☑ No **Operates:** ☐ Yes ☐ No
Appliances: ☑ Washer ☑ Dryer ☑ Water heater ☑ Boiler
Washer hook-up lines/valves: ☐ Leaking ☐ Corroded ☐ Not visible
Gas Shut-off Valve: ☑ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ ***Safety hazard*** ☐ Not visible

GENERAL COMMENTS

ELECTRICAL:
Open ground within 6 feet of water. Potential safety concern.





VENTING:
Washer and dryer not operated.

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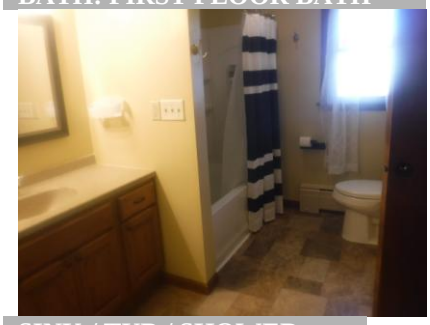
BATHROOM(S)

BATH: FIRST FLOOR BATH



SINK / TUB / SHOWER

Faucet leaks: ☐ Yes ☑ No **Loose:** ☑ Yes/tub spigot ☐ No **Pipes leak:** ☐ Yes ☑ No
Fixture(s) Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

TOILET

Bowl Loose: ☐ Yes ☑ No **Operates:** ☑ Yes ☐ No ☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

SHOWER / TUB AREA / SINK

Material: ☑ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐ Yes ☑ No Where:
Functional Drainage: ☑ Adequate ☐ Poor **Functional Flow:** ☑ Adequate ☐ Poor

WALLS / CEILING / CABINETS

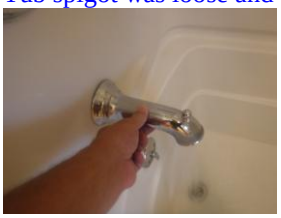
Moisture stains present: ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No
G.F.C.I. Present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No **Potential safety hazards present:** ☐ Yes ☑ No

HEATING / COOLING SOURCE ☑ Yes ☐ No

Window/Door: ☑ Yes ☐ No ☐ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No **Noisy:** ☐ Yes ☑ No

GENERAL COMMENTS

FAUCET/PIPES:
No visible leaks at time of inspection.
SHOWER/TUB:
Tub spigot was loose and drain stop was missing at sink. Repair as needed.





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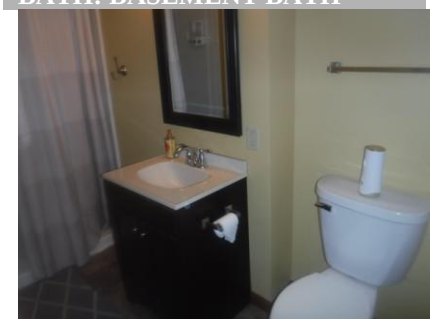
BATH: BASEMENT BATH



SINKS / SHOWER

Faucet leaks: ☐ Yes ☑ No **Loose:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No
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TOILET

Bowl Loose: ☐ Yes ☑ No **Operates:** ☑ Yes ☐ No ☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

SHOWER AREA / SINK

Material: ☑ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐ Yes ☑ No Where:
Functional Drainage: ☑ Adequate ☐ Poor **Functional Flow:** ☑ Adequate ☐ Poor

WALLS / CEILING / CABINETS

Moisture stains present: ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No
G.F.C.I. present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No **Potential safety hazards present:** ☐ Yes ☑ No

HEAT / COOLING SOURCE ☑ Yes ☐ No

Window/Door: ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☐ Yes ☑ No **Operates:** ☐ Yes ☐ No **Noisy:** ☐ Yes ☐ No

GENERAL COMMENTS

FAUCET/PIPES:
No visible leaks at time of inspection.

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ROOMS

LOCATION: FIRST FLOOR LIVING ROOM




Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☑ Yes/old ☐ No Where: Ceiling around vent
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Two-prong outlets: ☑ Yes ☐ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No
Bedroom Egress Restricted: ☑ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

WALL/CEILING:
Old moisture stain/minor damage on ceiling around vent. Stain tested dry at the time of inspection.



WINDOW/DOOR:
Recommend floor guides for the closet doors.



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LOCATION: FIRST FLOOR BEDROOM



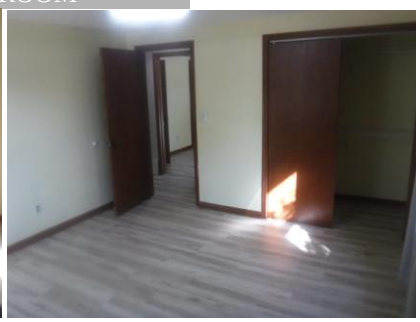


Window frames had some deterioration and had some organic growth. Clean/repair as needed.

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Two-prong outlets: ☑ Yes ☐ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☑ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

WINDOW:
Surface deterioration apparent. Maintain as needed.

LOCATION: FIRST FLOOR BEDROOM


Window frames had some deterioration and had some organic growth. Clean/repair as needed.

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Two-prong outlets: ☑ Yes ☐ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☑ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

WINDOW:
Surface deterioration apparent. Maintain as needed.

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LOCATION: FIRST FLOOR BEDROOM




Window frames had some deterioration and had some organic growth. Clean/repair as needed.

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Two-prong outlets: ☑ Yes ☐ No ☐ Coverplates missing ☑ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☑ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

WINDOW:
Surface deterioration apparent. Maintain as needed.

LOCATION: BASEMENT REC ROOM





Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☑ Yes ☐ No
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☑ Loose outlet ☑ **Safety Hazard**
Heating/Cooling Source: ☐ Yes ☑ No
Bedroom Egress Restricted: ☐ N/A ☑ Yes ☐ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

Loose outlet is a potential safety hazard.

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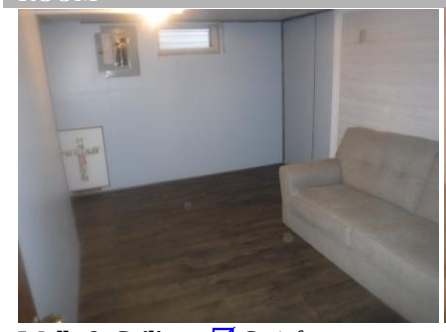
LOCATION: BASEMENT BONUS ROOM




Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☑ Yes ☐ No
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☐ Yes ☑ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☑ Yes ☐ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

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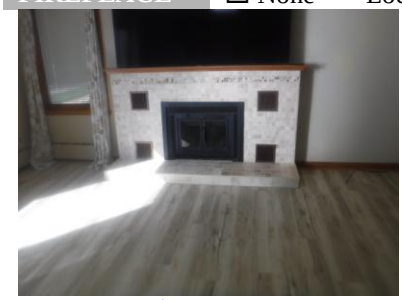
INTERIOR

INTERIOR WINDOWS / GLASS

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☑ ***Maintain as needed***
☑ Representative number of windows operated ☐ Painted shut
Evidence of Leaking Insulated Glass: ☐ Yes ☑ No ☐ N/A **Safety Glazing Needed:** ☐ Yes ☑ No
☐ Glazing compound needed ☑ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***

FIREPLACE

☐ None Location: Living room



Type: ☑ Wood (Not Tested) ☐ Gas ☐ ***Woodburner stove*** ☐ Electric ☐ Ventless
Material: ☐ Masonry ☑ Metal (pre-fabricated) ☐ Metal insert
Miscellaneous: ***Damper operates:*** ☑ Yes ☐ No
Hearth Adequate: ☑ Yes ☐ No **Mantle:** ☐ N/A ☑ Satisfactory ☐ Adequate ☐ Loose/missing
Physical Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☑ ***Recommend having flue cleaned and re-examined before use***

SMOKE / CARBON MONOXIDE DETECTORS

Present: Smoke Detectors: ☑ Yes ☐ No **Operates:** ☑ Yes ☑ No/bedroom
CO Detector: ☑ Yes ☑ No/1st floor **Operates:** ☑ Yes ☐ No

Recommend smoke and CO detectors on every level of the home. Smoke detectors should be within 21 feet of all bedrooms and in each bedroom. Test often and replace as needed.

ATTIC/STRUCTURE/FRAMING/INSULATION

☐ N/A







Access: ☐ Stairs ☐ Pulldown ☑ Scuttlehole/Hatch ☐ ***No access*** ☐ Other
Inspected From: ☐ Access panel ☑ In the attic ☐ Other
Location: ☑ Hallway ☐ Bedroom closet ☐ Garage ☐ Other
Flooring: ☐ Complete ☐ Partial ☑ None
Insulation: Type: Fiberglass ☐ Batts ☑ Loose Average inches: 4-6+
☐ ***Damaged*** ☐ ***Displaced*** ☐ ***Missing*** ☐ ***Compressed***
Installed In: ☐ Rafters ☐ Walls ☑ Between ceiling joists ☐ Not visible
☑ **Recommend additional insulation**
Ventilation: ☑ ***Ventilation appears adequate*** ☐ ***Recommend additional ventilation***

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Fans Exhausted To: ☐ N/A Attic: ☐ Yes ☑ No Outside: ☑ Yes ☐ No ☐ Not visible
HVAC Duct: ☑ Satisfactory ☐ ***Damaged*** ☐ ***Split*** ☐ ***Disconnected*** ☐ ***Leaking*** ☐ ***Repair/Replace***
Structural Problems Observed: ☑ Yes ☐ No ☐ ***Recommend repair*** ☐ ***Recommend Structural Engineer***
Roof Structure: ☑ Rafters ☐ Trusses ☑ Wood ☐ Metal ☐ Other
Collar Ties Present: ☐ Yes ☑ No ☐ N/A
Roof Sheathing: ☑ Plywood ☐ OSB ☐ lx Wood ☐ ***Rotted*** ☑ ***Stained***
Evidence of Condensation/Moisture Leaking: ☑ Yes/old ☐ No



Sheathing and wall cladding at the west side of attic was water damaged. The stains tested dry at the time of inspection. Monitor.

Ceiling Joists: ☑ Wood ☐ Metal ☐ Other ☑ Not visible in most areas
Electrical: ☐ ***Open junction box(es)*** ☐ ***Handyman wiring*** ☐ ***Visible knob-and-tube***

GENERAL COMMENTS

FIREPLACE:
Fireplace not tested. Pilot light was off.
SMOKE & CO DETECTORS:
Smoke and carbon monoxide detectors recommended on every level of home. Smoke detectors recommended in all bedrooms.
ATTIC FRAMING:
Visible rafters and sheathing showed no major defects or damage at time of inspection.
ATTIC INSULATION:
Insulation was poor and should be improved.
ATTIC VENTILATION:
Ventilation was normal.



There were mouse droppings and visible tunnels in the insulation indicating vermin activity. Monitor for any future activity and contact a pest specialist as needed.

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BASEMENT

STAIRS ☐ N/A

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical wear and tear ☐ Need repair
Handrail: ☑ Yes ☐ No **Condition:** ☑ Satisfactory ☐ Loose
Headway Over Stairs: ☑ Satisfactory ☐ ***Low clearance*** ☐ ***Safety hazard***



VISIBLE FOUNDATION **Condition:** ☑ Satisfactory ☐ Marginal ☐ ***Have evaluated*** ☐ ***Monitor***

Material:	☐ Brick	☑ Concrete block	☐ Fieldstone	☐ Poured concrete
Horizontal Cracks:	☐ North	☐ South	☐ East	☐ West
Step Cracks:	☐ North	☐ South	☐ East	☐ West
Vertical Cracks:	☐ North	☐ South	☐ East	☐ West
Covered Walls:	☑ North	☐ South	☑ East/partial	☑ West/partial
Movement Apparent:	☐ North	☐ South	☐ East	☐ West
Indication Of Moisture:	☐ Yes	☑ No	☐ Fresh	☐ Old stains





Condition reported above reflects visible portion only

FLOOR **Material:** ☑ Concrete ☐ Dirt/Gravel ☑ Not visible in most areas ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks

BASEMENT DRAINAGE

Sump Pump: ☑ Yes ☐ No ☑ Working ☐ Not working ☐ Needs cleaning ☐ ***Not tested***
Floor Drains: ☑ Yes ☑ Inside not visible **Tested:** ☐ Yes ☑ No ☑ Clean as needed





The alarm was going off on the battery backup when arriving at the inspection. The alarm was muted. Recommend evaluation and repair of the backup.

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GIRDERS / BEAMS / COLUMNS **Material:** ☐ Steel ☐ Wood ☑ Concrete Block ☐ Not visible

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted

JOISTS **Material:** ☑ Wood ☐ Steel ☐ Truss ☑ Not visible in some areas

☐ 2x8 ☑ 2x10 ☐ 2x12 ☐ Engineered I-Type ☐ ***Sagging/altered joists***

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

SUB FLOOR

☐ Indication of moisture stains/rotting

** Areas around shower stalls, etc., as viewed from basement or crawl space

GENERAL COMMENTS

FOUNDATION:
Visible foundation appeared to be in overall satisfactory condition.
Some foundation walls were covered with paneling/drywall and were not visible.
No representation can be made to the conditions of the covered walls.
BASEMENT DRAINAGE/SUMP PUMP:
No active seepage visible at the time of the inspection.
Inside floor drain not visible/not tested.
No representation can be made to future leaking of the basement walls.

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PLUMBING

WATER SERVICE

Main Shut-off Location: In the basement



Water Entry Piping:	☐ Not visible	☑ Copper	☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX)	☐ Unknown
Visible Water Distribution Piping:	☑ Copper	☐ Galvanized	☑ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX)	☐ Unknown
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	
Lead Other Than Solder Joints:	☐ Yes	☐ No	☑ Unknown	☐ Service entry
Functional Flow:	☑ Adequate	☐ Poor	☐ ***Water pressure over 80 psi***	
Pipes, Supply/Drain:	☐ ***Corroded***	☐ ***Leaking***	☐ ***Valves broken/missing***	☐ ***Dissimilar metal***
Drain/Waste/Vent Pipe:	☐ Copper	☑ Cast iron	☐ Galvanized	☑ PVC ☐ ABS
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	
Traps Proper P-Type:	☐ N/A	☑ Yes	☐ No	☐ ***P-traps recommended***
Functional Drainage:	☑ Adequate	☐ Poor	☐ ***Recommend plumber evaluate***	
Gas Line:	☐ Copper	☐ Brass	☑ Black iron	☐ Stainless steel ☐ CSST ☐ Not visible
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	

MAIN FUEL SHUT-OFF LOCATION

On the front exterior wall ☐ N/A



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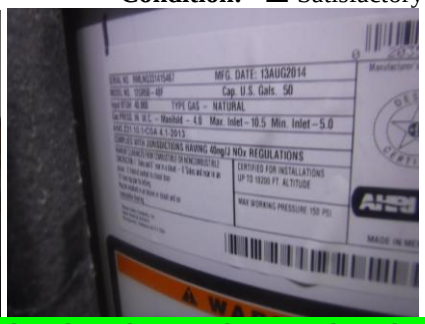
WATER HEATER ☐ N/A **Condition:** ☐ Satisfactory ☑ Marginal ☐ Poor



Plastic water supply pipe is connected directly to the water heater without the required metal connector buffer. Most manufacturers and plumbing codes require 18 inches of metal pipe (copper or steel) between a gas water heater and PEX to prevent heat damage from the flue or appliance. Recommend repair by a certified plumber.

Brand name: Richmond **Serial #:** RMLNQ331415467
Type: ☑ Gas ☐ Electric ☐ Oil ☐ Other
Unit Elevated: ☐ Yes ☐ No ☑ N/A ☐ ***Tank/Piping corroded/leaking***
Capacity: 50 gallons Approximate age: 12+ year(s)
Combustion Air Venting Present: ☑ Yes ☐ No ☐ N/A Seismic restraints needed: ☐ Yes ☐ No ☑ N/A
Relief Valve: ☑ Yes ☐ No **Extension proper:** ☑ Yes ☐ No ☐ ***Missing*** ☐ ***Recommend repair***
Vent Pipe: ☐ N/A ☑ Satisfactory ☑ Pitch proper ☐ ***Improper*** ☐ ***Rusted*** ☐ ***Recommend repair***

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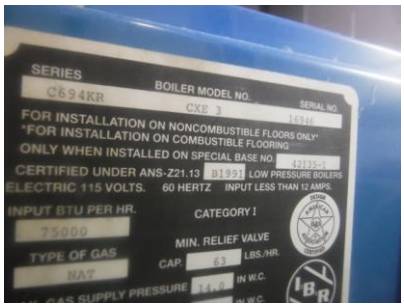
HEATING SYSTEM

BOILER SYSTEM ☐ N/A



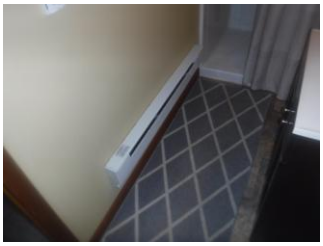


Brand Name: Crown — Approximate age: 32+ year(s)
Model #: CXE 3 — Serial #: 16946

Energy Source: ☑ Gas ☐ LP ☐ Oil ☐ Electric
Distribution: ☑ Hot water ☑ Baseboard ☐ Steam ☐ Radiator
Circulator: ☑ Pump ☐ Gravity ☐ Multiple zones
Controls: Temp/pressure gauge exist: ☑ Yes ☐ No ***Operating:*** ☑ Yes ☐ No
Combustion Air Venting Present: ☑ Yes ☐ No ☐ N/A
Relief valve: ☑ Yes ☐ No ☐ Missing Extension proper: ☑ Yes ☐ No
Operated: **When turned on by thermostat:** ☑ Fired ☐ Did not fire
Operation: Satisfactory: ☑ Yes ☐ No ☑ ***Recommend HVAC technician examine annually***

OTHER SYSTEMS ☐ N/A ☑ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater ☐ Woodburning stove

Proper Operation: ☑ Yes ☐ No
System Condition: ☑ Satisfactory ☐ Marginal ☐ Poor



Use caution using electric baseboard heat. Maintain required clearance from combustible materials and keep the heater and surrounding area free of obstructions.

GENERAL COMMENTS

BOILER:
Boiler was marginal and aging but was in working order at time of inspection. Budget to repair/replace in the future. Recommend having serviced annually.

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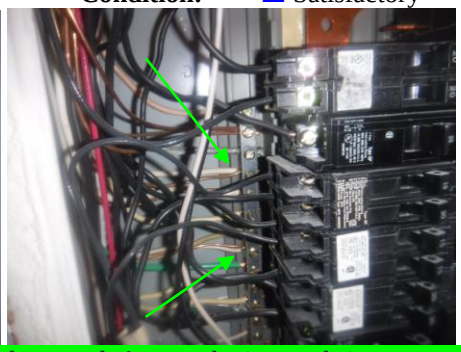
ELECTRIC/COOLING SYSTEM

MAIN PANEL

Location: Basement **Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor





Some of the neutral wires (white) are double tapped. A neutral wire needs its own screw on the busbar to prevent shock hazards and electrical faults by ensuring the normal return current doesn't travel on the safety ground system. Safety concern. Recommend repair by a certified electrician.

Adequate Clearance To Panel: ☑ Yes ☐ No Amperage: 100 Volts 120/240 ☑ Breakers ☐ Fuses
Appears Grounded: ☑ Yes ☐ No ☐ Not visible
G.F.C.I. present: ☑ Yes ☐ No **Operative**: ☑ Yes ☐ No
A.F.C.I. present: ☐ Yes ☑ No **Operative**: ☐ Yes ☐ No
MAIN WIRE: ☐ Copper ☑ Aluminum ☐ Copper clad aluminum ☐ Not visible
☐ ***Tapping before the main breaker*** ☐ ***Double tapping of the main wire***
Condition: ☑ Satisfactory ☐ Poor ☐ **Federal Pacific Panel Stab Lok®**
BRANCH WIRE: ☑ Copper ☐ **Aluminum*** ☐ Copper clad aluminum ☐ Not visible
Condition: ☑ Satisfactory ☐ Poor ☑ ***Recommend electrician evaluate/repair***
☑ Romex ☐ BX cable ☐ Conduit ☐ ***Knob & tube*****
☑ ***Double tapped neutrals*** ☐ ***Wires undersized/oversized breaker/fuse***
☐ Panel not accessible ☐ Not evaluated

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor
☑ Open grounds ☐ Reverse polarity ☐ GFCIs not operating
☐ ***Solid conductor aluminum branch wiring circuits****
☑ Ungrounded 3-prong outlets ☑ ***Recommend electrician evaluate/repair****

GENERAL COMMENTS

MAIN PANEL:
Each neutral wire should have its own lug/screw.

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COOLING SYSTEM

☑ Central system ☐ Wall Unit

Energy Source:	☑ Electric	☐ Gas	☐ Water	☐ Other
Unit Type:	☑ Air cooled	☐ Water cooled	☐ Gas chiller	☐ Geothermal
Evaporator Coil:	☐ Satisfactory	☑ Not visible	☐ Needs cleaning	☐ Damaged
Refrigerant lines:	☐ ***Leak***	☐ ***Damage***	☑ ***Insulation missing***	
Condensate Line/Drain:	☑ To exterior	☐ To pump	☐ Floor drain	☐ Other
Condition:	☐ Satisfactory	☑ Marginal	☐ Poor	

☑ ***Recommend HVAC technician examine/clean/service annually***

GENERAL COMMENTS

Recommend an HVAC contractor examine annually.
A/C unit operated properly at time of inspection.
Refrigerant line has missing insulation.
Recommend installing a filter for the air handler in the attic.



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SUMMARY

ITEMS NOT OPERATING/TESTED/INSPECTED

Washer and dryer not operated/tested
Inside floor drain not inspected/scoped
Fireplace not operated/tested

MAJOR CONCERNS/DEFECTS

Item(s) that have failed or have potential of failing soon.

None apparent

POTENTIAL SAFETY HAZARDS

Highlighted area completed on 9/16/26

Safety pressure reverse on overhead garage door needs adjustment—Page 14
Ungrounded 3-prong outlets in garage—Page 15
Open ground within 6 feet of water—Page 17
Recommend installing GFCI protected outlets in garage and kitchen—Page 15/16
Each neutral wire (white) should be under its own screw on bus bar in service panel—Page 31
Loose outlet in basement—Page 22
Missing or non working smoke and or CO detectors—Page 24
Trip hazards in walkways—Page 7
Firewall separation wall missing between garage and living area due to age of home—upgrade as needed—Page 15

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require maintenance, repair or replacement anytime during the next five (5) years.

Roof that is 15+ years
Boiler that is 32+ years
A/C that is 10+ years
Water heater that is 12+ years
Plastic plumbing pipes being used for the first 18 inches out of the water heater
Cracked rubber boots on plumbing vents on roof
Grading and drainage around home
Window, siding, trim and door maintenance and or repair
Adding additional insulation to attic
Cast iron plumbing pipes
Chimney maintenance and or repair
Front planter is leaning
Trimming/removal of trees
Alarm going off at sump pump battery backup

• 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.

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