



Home Inspection Report

Prepared for: [REDACTED]

3316 3 Mile Road
Caledonia, WI 53404



Inspected by:
Kenya Conley
On Point Home Inspection

On Point Home Inspection

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3316 3 Mile Road

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 3316 3 Mile Road
City: Caledonia State: WI Zip: 53404

Client Information

Client Name:
Client Address:
City: State: Zip:

Referrer Name: NA

Inspection Company

Inspector Name Kenya Conley
Company Name On Point Home Inspection
Address: PO Box 11421
City: Milwaukee, State: WI Zip: 53211
Phone: 414-339-2876
Email: onpointinspects@yahoo.com Web: www.onpointinspect.com
Amount Due: 0 Amount Received: 545.00

Conditions

Others Present: Buyer's Agent and Buyers Property Occupied: Vacant
Estimated Age: 65 plus Entrance Faces: South
Inspection Date: 09-05-2026
Start Time: 0930 End Time: 1131
Utilities On: ☒ Yes ☐ No ☐ Not Applicable NA
Temperature: 74 degrees
Weather: Clear Soil Conditions: Dry
Space Below Grade: Basement
Building Type: Single family Garage: Detached
Water Source: City How Verified: Visual Inspection
Sewage Disposal: City How Verified: Visual Inspection
Additions/Modifications: None
Permits Obtained: NA How Verified: NA

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Lots and Grounds

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete, Asphalt
2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete
3. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Concrete - Uneven risers and missing railing may be the cause of a safety accident



4. ☐ ☐ ☐ ☒ ☐ Swale: Flat or negative slope - Recommend improvements be made to the grade, swale slope and depth to improve water control



5. ☐ ☐ ☐ ☒ ☐ Vegetation: Trees - Tree limbs over hang the roof and should be cut back, An evaluation by a qualified arborist is recommended to estimate services required to repair this problem



6. ☒ ☐ ☐ ☐ ☐ Window Wells: Recommended
7. ☒ ☐ ☐ ☐ ☐ Exterior Surface Drain: Surface drain

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Exterior

A NPNI M D

Main Exterior Surface

1. ☐☐☐☒☐ Type: Aluminum siding, Brick - **Suggest hole sealing and exterior crack(s) further evaluated/repared by a qualified professional**



2. ☒☐☐☐☐ Trim: Aluminum, Wood - Recommend prep/paint or aluminum covering of all exterior wood surfaces to prevent deterioration.
3. ☒☐☐☐☐ Fascia: Metal
4. ☒☐☐☐☐ Soffits: Metal
5. ☒☐☐☐☐ Entry Doors: Wood
6. ☒☐☐☐☐ Windows: Vinyl
7. ☒☐☐☐☐ Basement Windows: Wood
8. ☒☐☐☐☐ Exterior Lighting: Surface mount
9. ☒☐☐☐☐ Hose Bibs: Gate - Frost proof hose bib recommended



10. ☒☐☐☐☐ Gas Meter: Exterior surface mount at side of home
11. ☒☐☐☐☐ Main Gas Valve: Located at gas meter

Air Conditioning

A NPNI M D

Main AC System

1. ☐☐☐☒☐ A/C System Operation: Inoperative - **The unit is currently inoperative and beyond the manufactures stated design life. A qualified air conditioning contractor is recommended to evaluate and repair/replace**



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Air Conditioning (Continued)

2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted
4. Manufacturer: Lennox
5. Model Number: Unknown Serial Number: Unknown
6. Area Served: Whole building Approximate Age: 30 or More Yrs
7. Fuel Type: 120-240 VAC Temperature Differential: NA
8. Type: Central A/C Capacity: 2 Ton
9. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
10. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Suction line and liquid line
11. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect
12. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal
13. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter
14. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Roof

A NPNI M D

Main Roof Surface

1. Method of Inspection: Ground level
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 30%
3. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle - Recommend seller provide buyer with warranty from roofing installation.
4. Type: Hip
5. Approximate Age: 1-5yrs
6. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: Metal
7. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Mast
8. ☒ ☐ ☐ ☐ ☐ Gutters: Metal
9. ☒ ☐ ☐ ☐ ☐ Downspouts: Metal
10. ☐ ☐ ☐ ☒ ☐ Leader/Extension: Metal - [Extend runoff drains 6' to move water away from foundation](#)



Main Chimney

11. ☒ ☐ ☐ ☐ ☐ Chimney: Brick
12. ☒ ☐ ☐ ☐ ☐ Flue/Flue Cap: Clay, Missing
13. ☒ ☐ ☐ ☐ ☐ Chimney Flashing: Metal

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Garage/Carport

A NPNI M D

Detached Garage

1. Type of Structure: Detached Car Spaces: 2

2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Metal - Suggest installing exterior handle



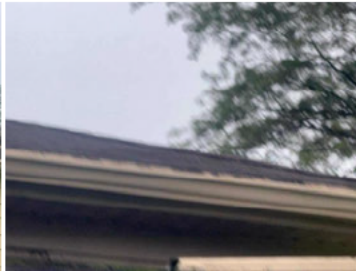
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Manual

4. ☐ ☐ ☐ ☐ ☒ Door Opener: Chamberlain - Inoperative at time of inspection, A qualified professional is recommended to evaluate and repair/replace



5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Aluminum siding

6. ☐ ☐ ☐ ☐ ☒ Roof: Asphalt shingle - Moss build up on roof can push under shingles and create leaks, Recommend further evaluation and moss/algae removal by a qualified roofing professional.



7. ☒ ☐ ☐ ☐ ☐ Roof Structure: Wood

8. ☒ ☐ ☐ ☐ ☐ Service Doors: Wood

9. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing

10. ☐ ☐ ☐ ☒ ☐ Walls: Exposed framing, Concrete - Cracks present, A qualified contractor is recommended to evaluate and repair



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Garage/Carport (Continued)

11. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Concrete
12. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC GFCI - **Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and repair/replace**



13. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Recommended - **Suggest installing smoke/co detectors throughout home as directed by your local authority having jurisdiction**
14. ☒ ☐ ☐ ☐ ☐ Windows: Metal
15. ☒ ☐ ☐ ☐ ☐ Gutters: Metal
16. ☒ ☐ ☐ ☐ ☐ Downspouts: Metal

Attic

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 95%
3. ☒ ☐ ☐ ☐ ☐ Roof Framing: Wood
4. ☒ ☐ ☐ ☐ ☐ Sheathing: Wood
5. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof vents - Recommend additional ventilation be installed



6. ☐ ☐ ☐ ☐ ☒ Insulation: Vermiculite - **Asbestos like insulation noted, Recommend further testing/removal by a qualified environmental specialist and additional insulation and air sealing be installed**



7. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 5"
8. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC lighting circuit
9. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: None noted

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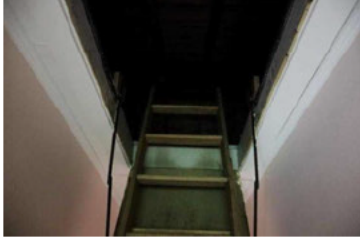
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Attic (Continued)

10. ☐ ☐ ☐ ☒ ☐ Ladder: Wood - Suggest securing/replacement prior to use by a qualified professional



Bathroom

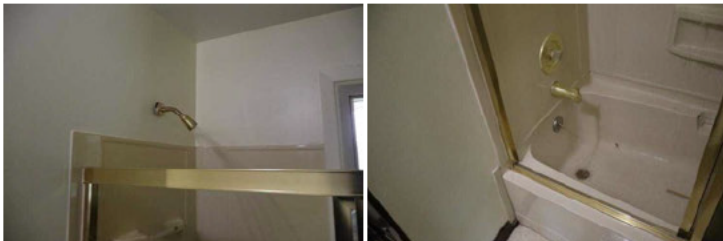
A NPNI M D

All baths Bathroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Small
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening
7. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - Open or missing ground, Non-GFCI circuit - Recommend GFCI circuit/outlet be installed, A licensed electrician is recommended to evaluate and repair/upgrade.



8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Composite and wood
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl
10. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Metal with PVC trap - Shower diverter not functioning properly, all water is not flowing to showerhead, A licensed plumber is recommended to evaluate and repair/replace



11. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround
12. ☒ ☐ ☐ ☐ ☐ Toilets: Porcelain
13. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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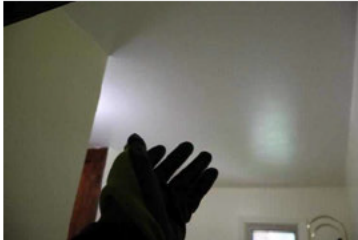
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Bathroom (Continued)

14. ☐☐☐☒☐ Ventilation: No ventilation - Recommend the installation of an exhaust fan to prevent the growth of mold like substances.

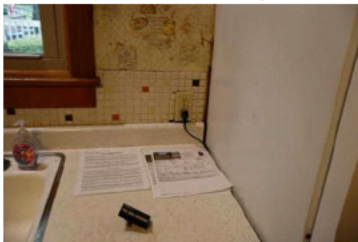


Kitchen

A NPNI M D

Main Kitchen

1. ☒☐☐☐☐ Cooking Appliances: Electric stove
2. Air Gap Present? ☐ Yes ☒ No
3. ☒☐☐☐☐ Refrigerator: Working
4. ☒☐☐☐☐ Sink: Metal
5. ☐☐☐☐☒ Electrical: 110 VAC - Loose outlet, Recommend repair by a licensed electrician, Recommend GFCI circuit be installed by a licensed electrician



6. ☒☐☐☐☐ Plumbing/Fixtures: Metal with PVC trap
7. ☒☐☐☐☐ Counter Tops: Laminate and wood
8. ☒☐☐☐☐ Cabinets: Wood
9. ☒☐☐☐☐ Ceiling: Paint
10. ☒☐☐☐☐ Walls: Paint
11. ☒☐☐☐☐ Floor: Vinyl
12. ☒☐☐☐☐ Windows: Vinyl
13. ☒☐☐☐☐ HVAC Source: Heating system register

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Bedroom

A NPNI M D

All bedrooms Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl
7. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - Two prong outlets are not grounded, Which could result in stray currents that may damage sensitive electronics or pose a safety risk. Recommend further evaluation and upgrade by a licensed electrician.



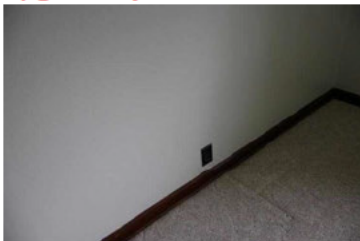
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Recommended - Suggest installing smoke/co detectors throughout home as directed by your local authority having jurisdiction

Living Space

A NPNI M D

Living Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl
7. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - Two prong outlets are not grounded, Which could result in stray currents that may damage sensitive electronics or pose a safety risk. Recommend further evaluation and upgrade by a licensed electrician.



8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Recommended - Suggest installing smoke/co detectors throughout home as directed by your local authority having jurisdiction

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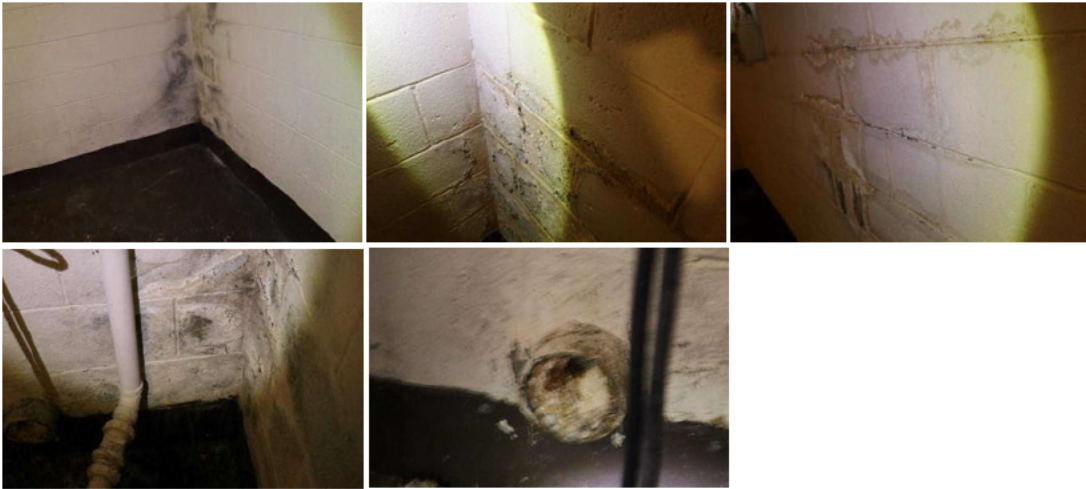
Living Space (Continued)

Basement

A NPNI M D

Main Basement

1. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 30%
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing, Covered
3. ☐ ☐ ☐ ☐ ☒ Walls: Brick - Evidence of present water leakage, A qualified foundation specialist is recommended to evaluate and repair/replace



4. ☐ ☐ ☐ ☒ ☐ Floor: Asbestos like - 9x9 tiles may contain asbestos, Recommend further testing/evaluation by a licensed professional prior to disturbance or removal.



5. ☒ ☐ ☐ ☐ ☐ Floor Drain: Surface drain
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC - Recommend GFCI circuit installed in unfinished portion of basement. A licensed electrician is recommended to evaluate and upgrade.



7. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Recommended - Suggest installing smoke/co detectors throughout home as directed by your local authority having jurisdiction
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

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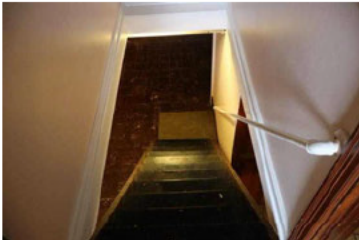
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Basement (Continued)

9. ☐☐☐☐☒ Sump Pump: Submerged - **Inoperative at time of inspection, A qualified professional is recommended to evaluate and repair/replace**



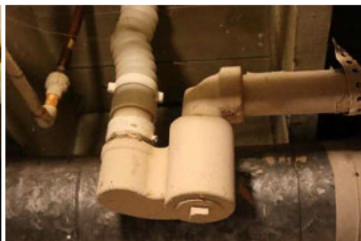
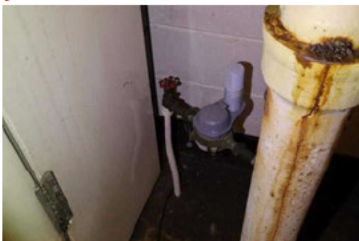
10. ☒☐☐☐☐ Basement Stairs/Railings: Wood stairs with metal handrails - **Suggest adding safety rails, balusters**



Plumbing

A N P N I M D

1. ☒☐☐☐☐ Service Line: Copper
2. ☒☐☐☐☐ Main Water Shutoff: Basement
3. ☒☐☐☐☐ Water Lines: Copper
4. ☐☐☐☐☒ Drain Pipes: Cast iron, PVC - **Leaking main, handyman plumbing and older style drum trap noted at time of inspection. Suggest main drain repair and handyman plumbing upgraded by a licensed plumber**



5. ☒☐☐☐☐ Service Caps: Accessible
6. ☒☐☐☐☐ Gas Service Lines: Cast iron

Basement Water Heater

7. ☐☐☐☒☐ Water Heater Operation: Functional at time of inspection - **Water heater has exceeded design life**



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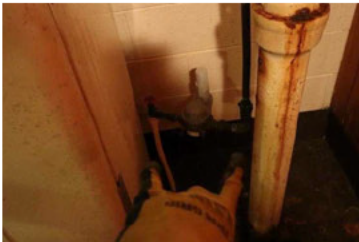
Plumbing (Continued)

8. Manufacturer: Sears
9. Model Number: Unknown Serial Number: Unknown
10. Type: Electric Capacity: 50 Gal.
11. Approximate Age: 25 or More Yrs Area Served: Whole building
12. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: PVC

Electrical

A NPNI M D

1. Service Size Amps: 100 Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Copper
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper
5. ☒ ☐ ☐ ☐ ☐ Conductor Type: Conduit, Romex
6. ☐ ☐ ☐ ☐ ☒ Ground: Missing - **Missing ground strap at water meter, Evaluation by a licensed electrician is recommended**



7. ☒ ☐ ☐ ☐ ☐ Smoke Detectors: Recommended - **Suggest installing smoke/co detectors throughout home as directed by your local authority having jurisdiction**

Basement Electric Panel

8. ☒ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer
9. Maximum Capacity: 100 Amps
10. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps
11. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
12. Is the panel bonded? ☒ Yes ☐ No

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Heating System

A NPNI M D

Basement Heating System

1. ☐☐☐☒☐ Heating System Operation: Functional - Furnace existing beyond design life, Clean & Tune recommended by a qualified contractor.



2. Manufacturer: Goodman
3. Model Number: Unknown Serial Number: Unknown
4. Type: Forced air Capacity: 70,000 BTUHR
5. Area Served: Whole building Approximate Age: 25-30yrs
6. Fuel Type: Natural gas
7. Unable to Inspect: 30%

8. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter

9. ☒☐☐☐☐ Distribution: Metal duct

10. ☐☐☐☐☒ Flue Pipe: Metal - Seal vent penetration into wall/chimney to prevent the escape of toxic gases by a qualified professional



11. ☒☐☐☐☐ Thermostats: Individual

12. Suspected Asbestos: Yes - Suspected asbestos present, Lab testing of the suspected asbestos material is required to determine the presence of asbestos, In satisfactory condition at the time of inspection



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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Swale: Flat or negative slope - Recommend improvements be made to the grade, swale slope and depth to improve water control



2. Vegetation: Trees - Tree limbs over hang the roof and should be cut back, An evaluation by a qualified arborist is recommended to estimate services required to repair this problem



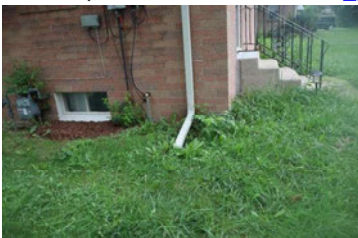
Exterior

3. Main Exterior Surface Type: Aluminum siding, Brick - Suggest hole sealing and exterior crack(s) further evaluated/repaired by a qualified professional



Roof

4. Leader/Extension: Metal - Extend runoff drains 6' to move water away from foundation



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Marginal Summary (Continued)

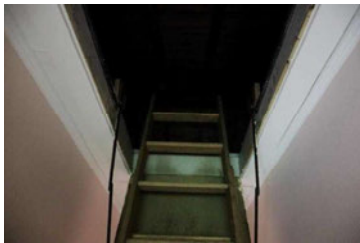
Garage/Carport

5. Detached Garage Walls: Exposed framing, Concrete - **Cracks present, A qualified contractor is recommended to evaluate and repair**



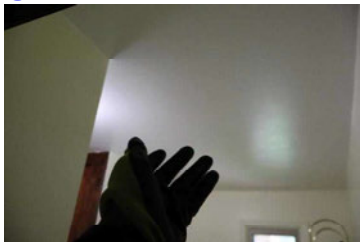
Attic

6. Main Attic Ladder: Wood - **Suggest securing/replacement prior to use by a qualified professional**



Bathroom

7. All baths Bathroom Ventilation: No ventilation - **Recommend the installation of an exhaust fan to prevent the growth of mold like substances.**



Basement

8. Main Basement Floor: Asbestos like - **9x9 tiles may contain asbestos, Recommend further testing/evaluation by a licensed professional prior to disturbance or removal.**



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Marginal Summary (Continued)

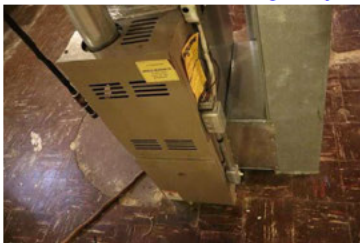
Plumbing

9. Basement Water Heater Water Heater Operation: Functional at time of inspection - **Water heater has exceeded design life**



Heating System

10. Basement Heating System Heating System Operation: Functional - **Furnace existing beyond design life, Clean & Tune recommended by a qualified contractor.**



11. Suspected Asbestos: Yes - **Suspected asbestos present, Lab testing of the suspected asbestos material is required to determine the presence of asbestos, In satisfactory condition at the time of inspection**



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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Air Conditioning

1. Main AC System A/C System Operation: Inoperative - **The unit is currently inoperative and beyond the manufactures stated design life. A qualified air conditioning contractor is recommended to evaluate and repair/replace**



Garage/Carport

2. Detached Garage Door Opener: Chamberlain - **Inoperative at time of inspection, A qualified professional is recommended to evaluate and repair/replace**



3. Detached Garage Roof: Asphalt shingle - **Moss build up on roof can push under shingles and create leaks, Recommend further evaluation and moss/algae removal by a qualified roofing professional.**



4. Detached Garage Electrical: 110 VAC GFCI - **Faulty GFCI outlet-replace, A licensed electrician is recommended to evaluate and repair/replace**



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Defective Summary (Continued)

Attic

5. Main Attic Insulation: Vermiculite - **Asbestos like insulation noted, Recommend further testing/removal by a qualified environmental specialist and additional insulation and air sealing be installed**



Bathroom

6. All baths Bathroom Electrical: 110 VAC - **Open or missing ground, Non-GFCI circuit - Recommend GFCI circuit/outlet be installed, A licensed electrician is recommended to evaluate and repair/upgrade.**

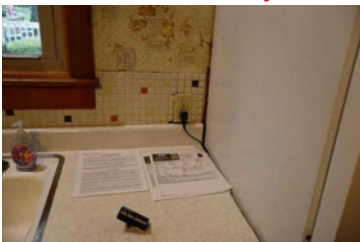


7. All baths Bathroom Faucets/Traps: Metal with PVC trap - **Shower diverter not functioning properly, all water is not flowing to showerhead, A licensed plumber is recommended to evaluate and repair/replace**



Kitchen

8. Main Kitchen Electrical: 110 VAC - **Loose outlet, Recommend repair by a licensed electrician, Recommend GFCI circuit be installed by a licensed electrician**



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Defective Summary (Continued)

Bedroom

9. All bedrooms Bedroom Electrical: 110 VAC - Two prong outlets are not grounded, Which could result in stray currents that may damage sensitive electronics or pose a safety risk. Recommend further evaluation and upgrade by a licensed electrician.



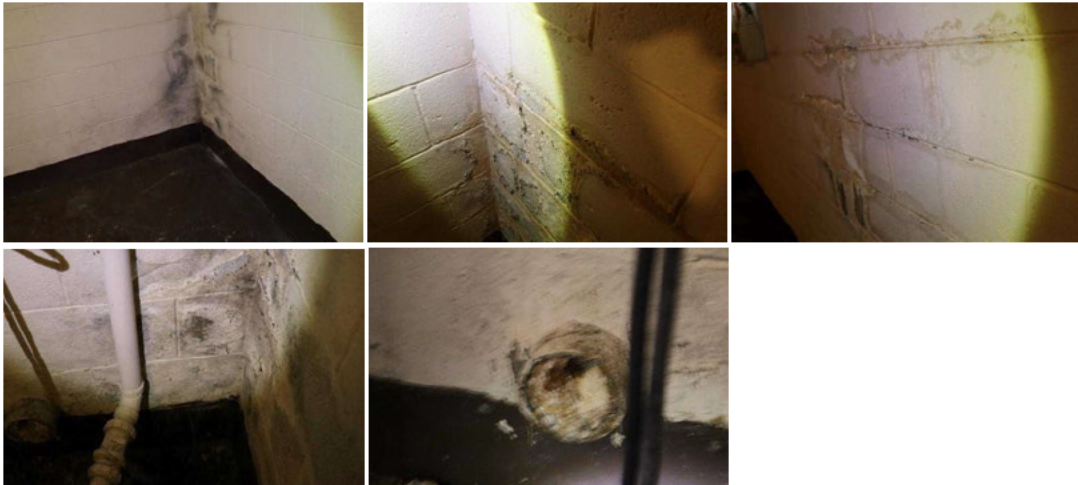
Living Space

10. Living Room Living Space Electrical: 110 VAC - Two prong outlets are not grounded, Which could result in stray currents that may damage sensitive electronics or pose a safety risk. Recommend further evaluation and upgrade by a licensed electrician.



Basement

11. Main Basement Walls: Brick - Evidence of present water leakage, A qualified foundation specialist is recommended to evaluate and repair/replace



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Defective Summary (Continued)

12. Main Basement Sump Pump: Submerged - Inoperative at time of inspection, A qualified professional is recommended to evaluate and repair/replace



Plumbing

13. Drain Pipes: Cast iron, PVC - Leaking main, handyman plumbing and older style drum trap noted at time of inspection. Suggest main drain repair and handyman plumbing upgraded by a licensed plumber



Electrical

14. Ground: Missing - Missing ground strap at water meter, Evaluation by a licensed electrician is recommended



Heating System

15. Basement Heating System Flue Pipe: Metal - Seal vent penetration into wall/chimney to prevent the escape of toxic gases by a qualified professional

