Authentisign ID: 93D688E8-A1D7-F111-BF5B-002248230FCC

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road Madison, Wisconsin 53704

**Pleasant View Realty**

# AMENDMENT TO CONDITION OR DISCLOSURE REPORT

**Requirement to Amend Report:** Wis. Stat. § 709.035 requires owners who, prior to acceptance of an offer to purchase or an option to purchase, become aware of a condition or obtain information that would change an answer on a Real Estate Condition Report or a Vacant Land Disclosure Report, to amend the report. This may be done by completing another copy of the report that reflects the new information, or by completing an amendment to the previously completed report. This form may be used for such an amendment.

**Owner's Name(s):** Travis J Trepanier, Shelly M Trepanier

**Name of Report Furnished:** (Real Estate Condition Report) (~~Vacant Land Disclosure Report~~) (~~Seller Disclosure Report-Commercial~~) (Other: _____ ) STRIKE AND COMPLETE AS APPLICABLE

**Date and Address on Prior Report:** This Amendment modifies the report dated 09/30/2026 (date of report), for the Property at N9598 Winnebago Park Rd (street address) in the (City) (Village) (Town) of Calumet , County of Fond du Lac, State of Wisconsin.

**Owner's Amended Reponses:** Indicate the number(s) of the questions where the Owner's answer(s) are affected by the new information, the Owner's new answer(s) based upon the new information, and if a response is changed to "yes", an explanation of the reason why the response is "yes".

| Question Number Where Owner's Response Affected by New Information or Condition | Owner's New Response YES | NO | N/A |
|---|---|---|---|
| | ☐ | ☐ | ☐ |
| | ☐ | ☐ | ☐ |
| | ☐ | ☐ | ☐ |
| | ☐ | ☐ | ☐ |
| | ☐ | ☐ | ☐ |

Owner's explanation of any "YES" responses: Attached is a Home Inspection Report dated 10/30/2026.
Radon levels are elevated (9.3pCi/l).

**Owner's Certification:** The Owner certifies that the information in this amendment is true and correct to the best of the Owner's knowledge as of the date on which the Owner signs this amendment.

Owner Travis J Trepanier Travis J Trepanier Date 11/03/2026 11/03/2026

Owner Shelly M Trepanier Shelly M Trepanier Date 11/03/2026 11/03/2026

Owner _____ Date _____

Owner _____ Date _____

***Buyer's Acknowledgment*:** The undersigned acknowledges receipt of a copy of this amendment.

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Copyright © 2018 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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# Home Inspection Report

N9598 Winnebago Park Rd
Calumet, WI 54937

Inspected by:
Chase Collins
Collins Inspections LLC

Authentisign ID: 93D688E8-A1D7-F111-BF5B-002248230FCC

Collins Inspections LLC
P:248.459.5883 E:collinsinspections@outlook.com



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# Definitions

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| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

# General Information

## Property Information

Property Address: N9598 Winnebago Park Rd
City: Calumet State: WI Zip: 54937

## Client Information

## Inspection Company

Inspector Name Chase Collins
Company Name Collins Inspections LLC
Address: 922 W. Thorn Creek
City: Hilbert State: WI, Zip: 54129
Phone: 248-459-5883
Email: collinsinspections@outlook.com Web: https://collinsinspectionsllc.com
Amount Due: 0 Amount Received: 0

## Conditions

Estimated Age: 48 years Entrance Faces: East
Inspection Date: 2026-10-30
Start Time: 09:00 AM End Time: 12:00 PM
Utilities On: Yes
Temperature: 40 degrees
Weather: Partly cloudy Soil Conditions: Damp

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# General Information (Continued)

Space Below Grade: Basement
Building Type: Single family Garage: Attached
Water Source: Well (not inspected) How Verified: Multiple Listing Service
Sewage Disposal: City How Verified: Multiple Listing Service

# Lots and Grounds

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1. Need Maintenance Driveway: Although servicable, typical cracking and settlment noted. Recommend sealing/resurfacing maintenance. Recommend keeping up with maintenance/repair as needed to prolong service life.
2. Acceptable Walks: Concrete - Servicable at time of inspection. Recommend keeping up with maintenance/repair as needed to prolong service life.




3. Defective Steps/Stoops: Concrete - Missing graspable handrail. Anytime there is three or more risers, a graspable handrail should be in place for safety. Missing steps/stoops along south end patio doors. Recommend correction as needed by a qualified contractor




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# Lots and Grounds (Continued)

4. Need Maintenance Porch: Front patio - Typical cracking on slab noted. Typical cracking of mortar along wall stone noted. Recommend further evaluation, sealing maintenance, tuckpointing maintenance and correction as needed to prolong service life. Recommend keeping up with maintenance/repair as needed to prolong service life.





5. Acceptable Patio: Concrete - Servicable at time of inspection. Recommend keeping up with maintenance/repair as needed to prolong service life.




6. Needs Repair Grading: Sections of improper/Flat grading noted. Recommend having grading properly built up by a qualified contractor to promote proper drainage away from the building and foundation walls. Note. Grading should slope one inch per foot for five feet away from the building to promote proper drainage. Note. Grading is a maintenance category, because over time the grading will settle again and need to be built back up. Recommend keeping up with grading maintenance.

7. Need Maintenance Vegetation: Vegetation coming in contact with building. Recommend keeping all vegetation trimmed back away from the building, to prolong the service life of the siding and roofing materials. Additionally, vegetation within close proximity of the building can over time cause issues with your foundation. Note. Vegetation in close proximity to buildings at time of inspection, results in restricted view of these areas. We are unable to inspect what we cannot see at time of inspection. Recommend keeping vegetation branches trimmed back and free of contact of electrical service drops.

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# Exterior

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## Main Exterior Surface

1. Needs Repair

Type: Vinyl and stone - Cracking/separation of mortar and stone noted. Recommend further evaluation, tuckpointing and correction as needed by a qualified masonry contractor. Recommend keeping up with tuckpointing maintenance. Not all siding penetrations are properly sealed, recommend servicing and sealing maintenance. Note. Minor chips/cracks are typical of vinyl siding. When these occur, recommend filling with matching color caulk. Recommend keeping up with cleaning maintenance, sealing maintenance and keeping all siding penetrations properly sealed.



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# Exterior (Continued)

2. Need Maintenance Trim: Aluminum and LP - Some of the trim edges are in need of sealing. Recommend sealing maintenance. Recommend keeping up with paint and sealing maintenance to prolong service life.



3. Acceptable Fascia: Metal
4. Acceptable Soffits: Metal
5. Acceptable Door Bell: Hard wired
6. Acceptable Entry Doors: Entry doors appeared to be in servicable condition at time of inspection. Note. Entry doors have an average service life of 25-30 years. Recommend keeping up with weather stripping maintenance and maintenance/repair as needed to prolong service life.
7. Acceptable Patio Door: Note. Some patio doors are older than others Patio doors appeared to be in servicable condition at time of inspection. Note. Patio doors have an average service life of 25-30 years. Recommend keeping up with maintenance/repair as needed to prolong service life. Note. South end patio doors have older storm windows in place. Recommend paint maintenance of these older storm window surrounds.
8. Acceptable Windows: Windows appeared to be in servicable condition at time of inspection. Note. Windows have an average service life of 25-30 years. Recommend checking with seller to determine age and history of windows. Recommend keeping up with maintenance/repair as needed to prolong service life. Recommend budgeting for upgrade/replacement as needed.
9. Defective Storm Windows: South end patio doors are protected by older storm windows. Peeling paint noted. Wood rot/moisture damage noted. Recommend further evaluation and correction as needed by a qualified contractor. Recommend paint maintenance. Recommend keeping up with maintenance/repair as needed to prolong service life.



10. Acceptable Window Screens: Vinyl mesh
11. Needs Repair Exterior Lighting: Surface mount - Loose. Not properly secured/fastened to exterior wall. Recommend correction as needed by a qualified contractor. Recommend keeping up with

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# Exterior (Continued)

Exterior Lighting: (continued)

light bulb replacement maintenance

12. Defective — Exterior Electric Outlets: 110 VAC GFCI - Front exterior outlet has an open neutral. Recommend further evaluation and correction as needed by a qualified electrician




13. Acceptable — Hose Bibs: Produced water at time of inspection. Recommend ensuring proper winterization during the colder months out of the year.




14. Acceptable — Gas Meter:



15. Acceptable — Main Gas Valve:

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# Roof

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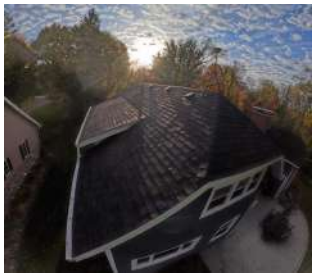
## Main Roof Surface

1. Method of Inspection: On roof
2. Not Inspected — Unable to Inspect: 15% - Limitations to Doca pole inspection.
3. Need Maintenance — Material: Asphalt shingle - While the overall condition appeared to be servicable, presence of vegetation debris and minor organic growth noted. Recommend further evaluation, servicing and proper cleaning maintenance. Recommend keeping up with maintenance/repair as needed to prolong service life. As with all areas of the property, we recommend that you carefully examine the roof immediately prior to closing. Note. Insurance companies are cracking down on granting coverage for roof coverings. We recommend reaching out to your insurance provider prior to closing to ensure that they will grant coverage. Note that walking the roof voids some manufacturers warranties. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. Any roof covering that is over 3 years old, experts recommend that you obtain a roof certification from a professional roofing contractor to determine its serviceability, and the number of layers on the roof. We recommend this for any roof over 5 years of age. Note. Every roof ages differently and at a different pace, depending on the material and installation. The most definitive way to figure out roof age is to contact the homeowner, or roof manufacturer.





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# Roof (Continued)

Material: (continued)



4. Type: Gable and hip
5. Acceptable — Flashing: Note. Restricted view
6. Acceptable — Valleys: Preformed metal
7. Acceptable — Plumbing Vents:
8. Acceptable — Electrical Mast: Underground utilities
9. Need Maintenance — Gutters: Although debris guards are present, debris guards are clogged with debris. Recommend cleaning maintenance. Recommend keeping up with cleaning maintenance
10. Acceptable — Downspouts:
11. Needs Repair — Leader/Extension: Not all downspouts have proper leader extensions in place. Recommend having proper leaders that extend at least five feet away from the dwelling installed on all downspouts to promote proper drainage

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# Roof (Continued)

Leader/Extension: (continued)



## Main Chimney

12. Needs Repair — Chimney: Brick - Cracking crown and cracking g of mortar noted. Recommend further evaluation, tuckpointing and correction as needed by a qualified masonry contractor. Recommend keeping up with tuckpointing maintenance and maintenance/repair as needed to prolong service life.






13. Acceptable — Flue/Flue Cap: Metal cap. Note. Restricted view of flue.
14. Acceptable — Chimney Flashing: Proper cricket system present.

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# Garage/Carport

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## Attached Garage

1. Type of Structure: Attached Car Spaces: 2.5
2. Needs Repair — Garage Doors: Torn weather stripping/seal noted. Recommend further evaluation and correction as needed by a qualified contractor
3. Acceptable — Door Operation: Mechanized - Door opened and closed at time of inspection. Safety floor sensors also functioned properly.
4. Acceptable — Door Opener: Lift Master
5. Acceptable — Exterior Surface: Vinyl siding - Refer to exterior notes.
6. Acceptable — Roof: Asphalt shingle - Refer to roof notes
7. Acceptable — Roof Structure: Truss




8. Defective — Service Doors: Entry door to main dwelling is not a proper fire rated door. Recommend upgrading to a proper fire rated door.
9. Acceptable — Ceiling: Exposed framing
10. Defective — Walls: Exposed framing - Gap of light to the exterior at east corner noted. Recommend further evaluation and correction as needed by a qualified contractor. Note. Restricted view from storage items







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# Garage/Carport (Continued)

Walls: (continued)





11. Needs Repair — Floor/Foundation: Poured slab - Cracking noted. Recommend further evaluation, sealing and correction as needed by a qualified contractor. Recommend keeping up with maintenance/repair as needed to prolong service life.
12. Defective — Electrical: Non-GFCI circuit



13. Not Present — Smoke Detector:
14. Acceptable — Windows: Older garage windows noted. Recommend keeping up with maintenance/repair as needed to prolong service life. Recommend budgeting for upgrade/replacement as needed.

# Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable — Service:
3. Acceptable — 120 VAC Branch Circuits:
4. Acceptable — 240 VAC Branch Circuits:

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# Electrical (Continued)

5. Acceptable — Conductor Type:

6. Not Inspected — Ground: Ground not observed/inspected at time of inspection. Recommend having proper ground confirmed by a qualified electrician

7. Defective — Smoke Detectors: Not present in all bedrooms. Smoke alarms should be replaced every ten years for safety. Smoke alarms should be present throughout the building, and installed following manufacturers guidelines. Todays standards. The installation of smoke alarms is required inside of all bedrooms and in any rooms designed for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacturer instructions. The installation of ABC fire extinguishers at the kitchen, laundry, and garage, if applicable, is also advised.

8. Defective — Carbon Monoxide Detectors: Not present on all levels of a dwelling. Carbon monoxide detectors should be replaced every ten years for safety. Carbon monoxide detectors should be present in the building and installed/utilized within the manufacturers guidelines. The installation of carbon monoxide detectors is required in buildings with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. Test all of these devices monthly. Install new batteries yearly. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s).

South kitchen Electric Panel

9. Further Evaluation — Manufacturer: EATON - Panel boxed in with trim. Deadfront unable to be removed at time of inspection and interior of panel unable to be inspected. Panel not fully labeled. Recommend further evaluation, servicing and correction as needed by a qualified electrician



10. Not Inspected — Breakers:

1st floor laundry Electric Panel

11. Need Maintenance — Manufacturer: EATON - Panel not fully labeled. Recommend further evaluation, servicing and correction as needed by a qualified electrician





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# Electrical (Continued)

12. Maximum Capacity: 200 Amps
13. Acceptable Main Breaker Size:
14. Acceptable Breakers:




15. Not Present AFCI: Recommend having g proper AFCI protection installed by a qualified electrician
16. Acceptable GFCI: At GFCI receptacles only - Recommend having proper GFCI protection installed at all required areas by a qualified electrician
17. Is the panel bonded? Yes

Basement Electric Panel

18. Acceptable Manufacturer: EATON




19. Maximum Capacity: 100 Amps
20. Acceptable Main Breaker Size:

# Structure

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1. Acceptable Structure Type: Wood frame - Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural

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# Structure (Continued)

Structure Type: (continued)

services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspector to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

2. Acceptable — Foundation: Block - Note. Restricted view from wall paneling. Refer to basement images. Visible portions of foundation wall at time of inspection appeared to be in servicable condition at time of inspection. Note. It appears another row of block has being installed to reinforce the original foundation wall. Recommend checking with seller and requesting all documentation of the work that was performed to the foundation and structure of the home. Recommend keeping up with grading maintenance to promote proper drainage away from the foundation walls.
3. Acceptable — Beams:
4. Acceptable — Joists/Trusses: Note. Rim joist not visible
5. Defective — Piers/Posts: Steel posts - Not properly fastened to beams above, or footings below (some are properly secured at base). One column is shimmed with a scrap piece of wood. Recommend further evaluation and correction as needed by a qualified contractor





6. Acceptable — Floor/Slab:
7. Defective — Stairs/Handrails: Improper balusters distance greater than four inches, missing graspable handrails, and railing height does not meet modern standards. Recommend correction as needed by a qualified contractor






8. Acceptable — Subfloor:

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# Attic

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## Main north side Attic

1. Not Inspected — Unable to Inspect: 65% - Only the north side had means of readily accessible access to the attic. As a result the majority of the attic was not able to be accessed and was unable to be inspected.
2. Acceptable — Roof Framing: Rafter



3. Acceptable — Sheathing:
4. Acceptable — Ventilation: Note. Restricted view
5. Acceptable — Insulation:
6. Not Inspected — Vapor Barrier: Insulation was not disturbed to determine type or if a vapor barrier was present.
7. Defective — Pest intrusion: Evidence of pest intrusion noted. Recommend further evaluation and correction as needed by a qualified pest control contractor
8. Acceptable — Wiring/Lighting: Note. Restricted view

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## Attic (Continued)

9. Defective — Moisture Penetration: Although no evidence of active moisture intrusion observed at time of inspection, black staining (possible organic growth) above bathroom noted. Given the location, this is likely due to the bathroom venting not being properly sealed, resulting in improper venting into the attic space. Recommend further evaluation and correction as needed by a qualified contractor.



10. Further Evaluation — Bathroom Fan Venting: Refer to moisture notes. Although venting appears to properly extend to the exterior, presence of organic growth along vent line suggesting the vent line is not properly sealed. Recommend further evaluation and correction as needed by a qualified contractor

## Basement

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### Main Basement

1. Acceptable — Ceiling: Exposed framing
2. Acceptable — Walls:







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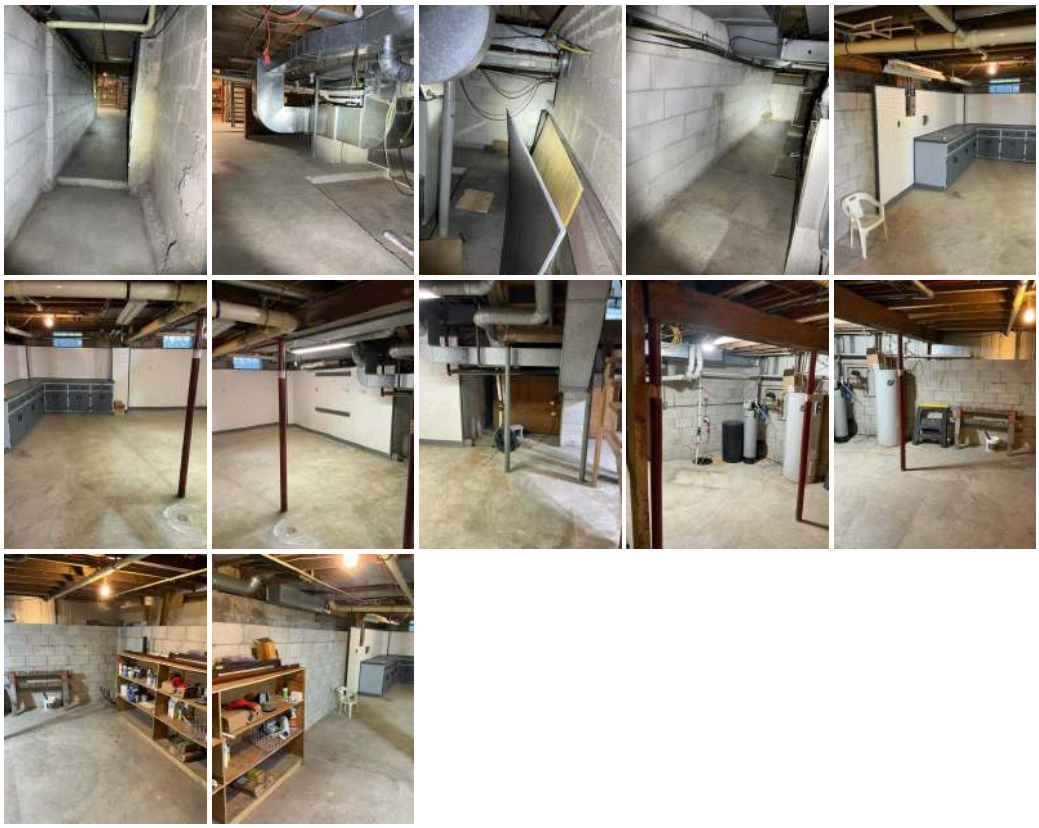
# Basement (Continued)

Walls: (continued)



3. Acceptable — Floor:
4. Needs Repair — Doors: Door at top of risers does not latch when closed.
5. Acceptable — Windows:
6. Acceptable — Electrical: 110 VAC
7. Acceptable — Smoke Detector:
8. Acceptable — Sump Pump: Functional at time of inspection. Recommend installing a battery powered backup as a precautionary measure



9. Needs Repair — Moisture Location: Although basement was dry at time of inspection, staining and efflorescence noted. Recommend checking with seller to determine if basement seepage has ever been an issue in the past. Recommend further evaluation and correction as needed

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# Basement (Continued)

Moisture Location: (continued)

by a qualified contractor. Note. Most often the means for remediation/prevention of basement seepage is proper exterior grading. Refer to grading notes

10. Defective — Basement Stairs/Railings: Open risers, uneven risers, missing center stringer, and missing railing with proper balusters



# Air Conditioning

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| Need Maintenance | Maintenance will be required to prolong the service life. |

## Unit 1 AC System

1. Not Inspected — A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees in the last 24 hours, the unit was not tested. All heating/cooling equipment should be serviced every year by a qualified heating technician. Because we are unaware of the last time this unit was serviced, we recommend having the unit serviced by a qualified HVAC contractor. Note. If servicing maintenance is not kept up with, it can result in shortened service life of the unit. These units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting for future repairs and/or replacement as needed.

2. Acceptable — Exterior Unit: Pad mounted

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# Air Conditioning (Continued)

Exterior Unit: (continued)



3. Manufacturer: Bryant
4. Model Number: 123ANA030E Serial Number: 2121E18995
5. Area Served: Zoned Approximate Age: 5 years
6. Need Maintenance Visible Coil: Fins clogged with debris. Recommend servicing by a qualified hvac contractor.
7. Acceptable Refrigerant Lines:
8. Acceptable Electrical Disconnect:

Unit 2 AC System

9. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees in the last 24 hours, the unit was not tested. All heating/cooling equipment should be serviced every year by a qualified heating technician. Because we are unaware of the last time this unit was serviced, we recommend having the unit serviced by a qualified HVAC contractor. Note. If servicing maintenance is not kept up with, it can result in shortened service life of the unit. These units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting for future repairs and/or replacement as needed.
10. Acceptable Exterior Unit: Pad mounted



11. Manufacturer: Trane
12. Model Number: 4TTR3024H1000NA Serial Number: 15082RPPAF
13. Area Served: Zoned Approximate Age: 11 years
14. Need Maintenance Visible Coil: Fins clogged with debris. Recommend servicing by a qualified hvac contractor

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## Air Conditioning (Continued)

15. Needs Repair — Refrigerant Lines: Torn insulation



16. Acceptable — Electrical Disconnect:

## Fireplace/Wood Stove

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

| | |
|---|---|
| Acceptable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

### Family Room Fireplace

1. Acceptable — Fireplace Construction: Stone - Recommend keeping up with maintenance/repair as needed to prolong service life.



2. Type: Wood burning
3. Need Maintenance — Fireplace Insert: Ash and creosote noted. Recommend servicing and proper cleaning maintenance by a qualified contractor

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# Fireplace/Wood Stove (Continued)

Fireplace Insert: (continued)



4. Not Inspected — Flue: The majority of the fireplace flue was not visible: a level II chimney inspection prior to use is recommended for personal safety.
5. Acceptable — Damper:
6. Acceptable — Hearth: Raised

Living Room Fireplace

7. Need Maintenance — Fireplace Construction: Brick - Cracking/void in mortar noted. Recommend tuckpointing maintenance by a qualified masonry contractor. Recommend keeping up with maintenance/repair as needed to prolong service life.




8. Type: Wood burning
9. Acceptable — Fireplace Insert:



10. Not Inspected — Flue: The majority of the fireplace flue was not visible: a level II chimney inspection prior to use is recommended for personal safety.

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# Fireplace/Wood Stove (Continued)

11. Defective — Hearth: Raised - Hearth width does not meet modern standards. Crack also noted. Recommend further evaluation and correction as needed by a qualified contractor



# Heating System

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

| | |
|---|---|
| Acceptable | Functional with no obvious signs of defect. |
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| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

## Unit 1 Heating System

1. Acceptable — Heating System Operation: Appears functional - All heating/cooling equipment should be serviced every year by a qualified heating technician. Because we are unaware of the last time this unit was serviced, we recommend having the unit serviced by a qualified HVAC contractor. Note. If servicing maintenance is not kept up with, it can result in shortened service life of the unit. These units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting for future repairs and/or replacement as needed.
2. Manufacturer: Bryant





3. Model Number: 927TA60080V21AA Serial Number: 3526A45525
4. Type: Forced air Capacity: 80000BTUHR

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# Heating System (Continued)

5. Area Served: Zoned Approximate Age: New
6. Fuel Type: Natural gas
7. Not Inspected Heat Exchanger: Restricted view
8. Unable to Inspect: 30%
9. Acceptable Blower Fan/Filter: Recommend keeping up with filter replacement maintenance
10. Acceptable Flue Pipe:
11. Not Inspected Humidifier: Since it is not possible during a visual inspection to determine whether the humidfier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Unit 2 Heating System

12. Need Maintenance Heating System Operation: Appears functional - Minor condensation staining, rust and hair in unit noted. Recommend further evaluation, servicing and correction as needed by a qualified hvac contractor. All heating/cooling equipment should be serviced every year by a qualified heating technician. Because we are unaware of the last time this unit was serviced, we recommend having the unit serviced by a qualified HVAC contractor. Note. If servicing maintenance is not kept up with, it can result in shortened service life of the unit. These units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting for future repairs and/or replacement as needed.
13. Manufacturer: Trane




14. Model Number: TUC1B060A9361AF Serial Number: 153954NY2G
15. Type: Forced air Capacity: 60000BTUHr
16. Area Served: Zoned Approximate Age: 11 years
17. Fuel Type: Natural gas
18. Not Inspected Heat Exchanger: Restricted view
19. Unable to Inspect: 30%
20. Acceptable Blower Fan/Filter: Recommend keeping up with filter replacement maintenance
21. Acceptable Flue Pipe:
22. Acceptable Thermostats:

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# Plumbing

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

| | |
|---|---|
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| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

1. Acceptable — Service Line: Note. Well system present. Well and well components not inspected. Recommend having a well inspection performed by a qualified contractor
2. Acceptable — Main Water Shutoff:




3. Acceptable — Water Lines: Visible water lines appeared to be in servicable condition at time of inspection.
4. Acceptable — Drain Pipes: Visible drain lines appeared to be in servicable condition at time of inspection. Recommend having a sewer scope/scan performed by a qualified contractor to ensure no hidden problems are present within the drain lines.




5. Acceptable — Service Caps:
6. Not Inspected — Vent Pipes: Restricted view
7. Acceptable — Gas Service Lines: Visible gas lines appeared to be in servicable condition at time of inspection.

North side Water Heater

8. Monitor — Water Heater Operation: Functional at time of inspection - Note. Unit is at 24 years of service. The average service life of a water heater is 8-12 years. Recommend monitoring and budgeting for upgrade/replacement. Water heater units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting

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# Plumbing (Continued)

Water Heater Operation: (continued)
for future replacement and/or repairs as needed.

9. Manufacturer: Bradford-White



10. Model Number: MI80R6DS13 Serial Number: YL2368010
11. Type: Electric Capacity: 80GAL
12. Approximate Age: 24 years Area Served: Zoned
13. Acceptable TPRV and Drain Tube:

South side Water Heater

14. Monitor Water Heater Operation: Functional at time of inspection - Note. Unit is at 39 years of service. The average service life of a water heater is 8-12 years. Recommend monitoring and budgeting for upgrade/replacement. Water heater units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting for future replacement and/or repairs as needed.
15. Manufacturer: A.O. Smith



16. Model Number: PEC52913 Serial Number: MA8764660Z99
17. Type: Electric Capacity: 50 Gal.
18. Approximate Age: 39 years Area Served: Zoned
19. Acceptable TPRV and Drain Tube:

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# Bathroom

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

| | |
|---|---|
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| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

## Bed 1 bath Bathroom

1. Acceptable — Ceiling: Paint
2. Acceptable — Walls: Paint



3. Acceptable — Floor:
4. Acceptable — Doors:
5. Defective — Electrical: Non-GFCI circuit



6. Need Maintenance — Counter/Cabinet: Needs caulking
7. Acceptable — Sink/Basin:
8. Acceptable — Faucets/Traps:



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# Bathroom (Continued)

9. Need Maintenance Shower/Surround: Recommend grout maintenance. Recommend keeping up with caulk and grout maintenance



10. Acceptable Toilets:
11. Acceptable HVAC Source:
12. Acceptable Ventilation:

North side 2nd floor Bathroom

13. Acceptable Closet:
14. Acceptable Ceiling: Paint
15. Acceptable Walls: Paint



16. Acceptable Floor:
17. Acceptable Doors:
18. Acceptable Windows:
19. Defective Electrical: Non-GFCI circuit
20. Need Maintenance Counter/Cabinet: Needs caulking
21. Acceptable Sink/Basin:
22. Acceptable Faucets/Traps:



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# Bathroom (Continued)

23. Acceptable — Tub/Surround: Recommend keeping up with caulk maintenance



24. Needs Repair — Toilets: Toilet is loose to the floor. Most often this can be corrected by snugging up the side bolts (use caution as over tightening can crack the toilet). In the event this does not correct the issue, the toilet may require replacement of the wax seal. Recommend further evaluation and correction as needed by a qualified plumber
25. Acceptable — HVAC Source:
26. Acceptable — Ventilation:

South side 2nd floor Bathroom

27. Acceptable — Ceiling: Paint
28. Acceptable — Walls: Paint



29. Acceptable — Floor:
30. Acceptable — Doors:
31. Acceptable — Windows:
32. Defective — Electrical: Non-GFCI circuit
33. Need Maintenance — Counter/Cabinet: Needs caulking
34. Acceptable — Sink/Basin:
35. Acceptable — Faucets/Traps:



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# Bathroom (Continued)

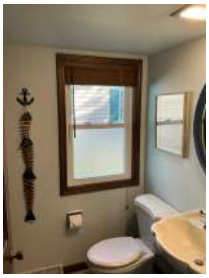
36. Acceptable — Tub/Surround: Recommend keeping up with caulk maintenance



37. Needs Repair — Toilets: Toilet is loose to the floor. Most often this can be corrected by snugging up the side bolts (use caution as over tightening can crack the toilet). In the event this does not correct the issue, the toilet may require replacement of the wax seal. Recommend further evaluation and correction as needed by a qualified plumber
38. Acceptable — HVAC Source:
39. Acceptable — Ventilation:

## 1st floor main Half Bathroom

40. Acceptable — Closet:
41. Acceptable — Ceiling: Paint
42. Acceptable — Walls: Paint



43. Acceptable — Floor:
44. Acceptable — Doors:
45. Acceptable — Windows:
46. Defective — Electrical: Non-GFCI circuit
47. Acceptable — Sink/Basin:
48. Acceptable — Faucets/Traps:



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# Bathroom (Continued)

49. Acceptable — Toilets:
50. Acceptable — HVAC Source:
51. Defective — Ventilation: Fan inoperative

# Kitchen

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

| | |
|---|---|
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| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

## South side Kitchen

1. Monitor — Cooking Appliances: Older appliances noted. Note. Kitchen appliances can fail at any time. Recommend budgeting for upgrade/replacement as needed
2. Acceptable — Ventilator:
3. Air Gap Present? No
4. Acceptable — Sink:
5. Defective — Electrical: Non-GFCI circuit
6. Acceptable — Plumbing/Fixtures: Corrosion and staining noted. No evidence of an active leak observed at time of inspection. Recommend monitoring



7. Acceptable — Counter Tops:
8. Acceptable — Cabinets:
9. Acceptable — Ceiling: Paint

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# Kitchen (Continued)

10. Acceptable — Walls: Wallpaper




11. Acceptable — Floor:
12. Acceptable — Doors: Older patio doors noted. Refer to exterior notes. Recommend keeping up with maintenance/repair as needed to prolong service life. Recommend budgeting for upgrade/replacement as needed.
13. Acceptable — HVAC Source:

North side Kitchen

14. Monitor — Cooking Appliances: Older appliances noted. Kitchen appliances can fail at any time. Recommend monitoring and budgeting for upgrade/replacement as needed.
15. Acceptable — Disposal:
16. Not Inspected — Dishwasher: Not tested for proper working function.
17. Air Gap Present? No
18. Acceptable — Sink:
19. Defective — Electrical: Not all outlets are on a GFCI circuit



20. Acceptable — Plumbing/Fixtures:




21. Acceptable — Counter Tops:
22. Acceptable — Cabinets:

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## Kitchen (Continued)

23. Acceptable Pantry:
24. Acceptable Ceiling: Paint
25. Acceptable Walls: Paint




26. Acceptable Floor:
27. Acceptable Doors:
28. Acceptable Windows:
29. Acceptable HVAC Source:

## Bedroom

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

| | |
|---|---|
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| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

### Bed 1 Bedroom

1. Acceptable Closet:
2. Acceptable Ceiling: Paint
3. Acceptable Walls: Paint



4. Acceptable Floor: Carpet
5. Acceptable Doors:

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# Bedroom (Continued)

6. Acceptable Windows:
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source:
9. Acceptable Smoke Detector:
10. Acceptable Carbon Monoxide Detector:

Bed 2 Bedroom

11. Acceptable Closet:
12. Acceptable Ceiling: Paint
13. Acceptable Walls: Paint



14. Acceptable Floor: Carpet
15. Acceptable Doors:
16. Acceptable Windows:
17. Acceptable Electrical: 110 VAC
18. Acceptable HVAC Source:
19. Acceptable Smoke Detector:
20. Acceptable Carbon Monoxide Detector:

Bed 3 Bedroom

21. Acceptable Closet:
22. Acceptable Ceiling: Paint
23. Acceptable Walls: Paint



24. Acceptable Floor: Carpet
25. Acceptable Doors:
26. Acceptable Windows:
27. Acceptable Electrical: 110 VAC
28. Acceptable HVAC Source:

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## Bedroom (Continued)

29. Acceptable Smoke Detector:
30. Acceptable Carbon Monoxide Detector:

### Bed 4 and 5 Bedroom

31. Acceptable Closet:
32. Acceptable Ceiling: Paint
33. Acceptable Walls: Paint




34. Acceptable Floor: Carpet
35. Acceptable Doors:
36. Acceptable Windows:
37. Acceptable Electrical: 110 VAC
38. Acceptable HVAC Source:
39. Not Present Smoke Detector:
40. Not Present Carbon Monoxide Detector:

## Living Space

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

| | |
|---|---|
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| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

### North side 2nd Floor Hall Living Space

1. Acceptable Closet:
2. Acceptable Ceiling: Paint

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# Living Space (Continued)

3. Acceptable — Walls: Paint



4. Acceptable — Floor: Carpet
5. Acceptable — Doors:
6. Acceptable — Electrical: 110 VAC
7. Acceptable — Smoke Detector:
8. Not Present — Carbon Monoxide Detector:

South side 2nd floor hall Living Space

9. Acceptable — Ceiling: Paint
10. Acceptable — Walls: Paint



11. Acceptable — Floor: Carpet
12. Acceptable — Doors:
13. Acceptable — Smoke Detector:
14. Not Present — Carbon Monoxide Detector:

Family Room Living Space

15. Acceptable — Closet:
16. Acceptable — Ceiling: Paint
17. Acceptable — Walls: Paint




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## Living Space (Continued)

18. Acceptable Floor: Carpet
19. Acceptable Doors:
20. Acceptable Windows:
21. Acceptable Electrical: 110 VAC
22. Acceptable HVAC Source:
23. Acceptable Smoke Detector:
24. Not Present Carbon Monoxide Detector:

### 1st Floor Hall/entry Living Space

25. Acceptable Closet:
26. Acceptable Ceiling: Paint
27. Acceptable Walls: Paint




28. Acceptable Floor:
29. Acceptable Doors:
30. Acceptable Windows:
31. Acceptable HVAC Source:
32. Not Present Smoke Detector:
33. Not Present Carbon Monoxide Detector:

### Living Room Living Space

34. Acceptable Ceiling: Paint
35. Acceptable Walls: Paint





36. Acceptable Floor: Carpet
37. Acceptable Doors:
38. Acceptable Windows:
39. Acceptable Electrical: 110 VAC
40. Acceptable HVAC Source:

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## Living Space (Continued)

41. Not Present Smoke Detector:
42. Not Present Carbon Monoxide Detector:

### Dining Room Living Space

43. Acceptable Ceiling: Paint
44. Acceptable Walls: Paint




45. Acceptable Floor:
46. Acceptable Windows:
47. Acceptable Electrical: 110 VAC
48. Acceptable HVAC Source:
49. Not Present Smoke Detector:
50. Not Present Carbon Monoxide Detector:

## Laundry Room/Area

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

| | |
|---|---|
| Acceptable | Functional with no obvious signs of defect. |
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| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Needs Repair | Needs correction by a qualified contractor. |
| Further Evaluation | Needs further evaluation by a qualified contractor. |
| Monitor | Requires monitoring. |
| Need Maintenance | Maintenance will be required to prolong the service life. |

### South side 2nd floor hall Laundry Room/Area

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint



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## Laundry Room/Area (Continued)

3. Acceptable — Floor:
4. Acceptable — Doors:
5. Acceptable — Electrical: 110 VAC
6. Not Present — Smoke Detector:
7. Acceptable — Washer Hose Bib:



8. Acceptable — Washer and Dryer Electrical: 110-240 VAC - Older units noted. Units not tested for proper working function.
9. Acceptable — Dryer Vent: Note. Restricted view. Recommend keeping up with cleaning maintenance
10. Not Inspected — Washer Drain: Restricted view
11. Not Present — Floor Drain:

### 1st Floor Laundry Room/Area

12. Acceptable — Closet:
13. Acceptable — Ceiling: Paint
14. Acceptable — Walls: Paint



15. Acceptable — Floor:
16. Acceptable — Doors:
17. Acceptable — Windows:
18. Acceptable — Electrical: 110 VAC
19. Not Present — Smoke Detector:
20. Acceptable — HVAC Source:

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## Laundry Room/Area (Continued)

21. Acceptable — Washer Hose Bib:



22. Not Inspected — Washer and Dryer Electrical: Restricted access. Note. Units not tested for proper working function.

23. Defective — Dryer Vent: Improperly sealed with duct tape. Recommend correction as needed by a qualified contractor. Recommend keeping up with cleaning maintenance



24. Not Inspected — Washer Drain: Restricted view

25. Not Present — Floor Drain:

## Final Comments

Home Inspector: Chase Collins
Report prepared and published same day as inspection by: Chase Collins

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.

This is a limited scope inspection that pertains only to the visible portions of working components at time of inspection. This inspection is visual, non-invasive, and non-destructive. Inspections are snapshots in time and only

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# Final Comments (Continued)

include conditions observed on the day and at the time of the inspection. Any item that is unable to be fully evaluated at time of inspection, due to limitations we recommend having evaluated by a qualified contractor.

A home inspector shall perform a reasonably competent and diligent inspection of the readily accessible installed systems and components required
under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home
inspection is not required to be technically exhaustive. For example, home inspectors are not required to report on the following. Life expectancy of any
component or system, The causes of the need for the repair, The methods, materials, and costs for correction, The suitability of the property for any
specialized use, Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions; market value of the property
or its marketability, advisability or inadvisability of purchasing the property; any component or system that was not observed, presence or absence of
pests such as wood-damaging organisms, rodents, mammals, or insects, cosmetic items, underground items, or items not permanently installed.
Home inspectors are not required to provide warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or
component, enter any area or perform any procedure that might damage the property or its components, or pose a danger to the home inspector or
others, operate any system or component that is shut down or otherwise inoperable, operate any system or component that does not respond to normal
operating controls, disturb insulation, move personal items, panels, furniture, equipment, plants, soil, snow, ice, or debris that obstructs access or
visibility, determine the presence or absence of any suspected adverse environmental conditions or hazardous substances, including but not limited to
mold, toxins, carcinogens, noise, contaminants in the building, soil, water, and air.
Clients sometimes assume that a home inspection includes many things beyond this scope. For example, this inspection is not
a code compliance inspection, the home will not be checked to meet current state, local building, or zoning codes. I encourage you to read the Wisconsin
Standards of Practice to understand what is included in the home inspection and report.
The report is a snapshot in time, and the building condition can change before or after the inspection. Therefore, we recommend that you or your
representative conduct a final walk-through inspection immediately before closing to verify that the property's condition has not changed. During your
walk-through inspection, you should:
* Operate all mechanical, electrical, and plumbing fixtures; test the operation of all appliances, open and close windows, doors, etc.

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# Final Comments (Continued)

* Review areas not visible or concealed during the inspection for damage or defects.
* Review repairs or improvements made after the inspection.

We recommend that qualified or licensed contractors perform the repairs outlined in the inspection report. Repairs should be completed before the
inspection contingency expires or prior to closing. Additionally, the contractor should evaluate the rest of the system or component(s) being repaired for
any further issues, as the report may not list every existing defect. Defects or deficiencies mentioned in the report are usually, but not always,
accompanied by photos. These photos are meant to illustrate the described defect and may not capture every problem.

NO GUARANTY OR WARRANTY

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the property.
All deficiencies listed in report assumes repairs will be made by qualified professionals.
The condition of all items contained in this report are considered at time and day of inspection (deficient/ not deficient) and will be marked deficient as needed.
If home/ business is occupied, areas that have owners belongings blocking access to walls, floors, foundation or any other areas on the interior including closets will be limited to accessible areas only. Any areas on the exterior blocked by owners belonging will be limited to inspecting visible areas only. No furniture, appliances or any other items on the interior or exterior will be moved and areas behind owners belongings will not be inspected.
Note. We do not pull permits as a part of this inspection. Recommend doing a permit check with the local authority having jurisdiction prior to closing.
Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.
Note. Appliances not tested for working function at time of inspection. Because we are unable to test every appliance, to keep inspections uniform appliances are not tested for proper operating function. Recommend checking with current owner to determine that the appliances included function properly. Non typical Systems are also not inspected (ex. Sprinkler systems, water softer, generator).

FACTS AND GENERAL INFORMATION HOME INSPECTIONS

Throughout this report where the age of HVAC, roof, etc., is stated, the age shown is approximate. it is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.
When any item in the report is stated to be "Acceptable," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

STRUCTURAL AND BASEMENT

Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspector to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

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# Final Comments (Continued)

Basement or Crawl Space Dampness
Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, how-ever, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.
Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.
In most soils, a minimum recommended slope away from the house is a 5 inch drop over a 5 foot distance (one inch per foot).
Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.
Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.
Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.
If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.
Insect Boring Activity and Rot
If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.
Insect Boring Inspection
No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.
HEATING AND COOLING
Testing the Air Conditioning System
If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.
Compressor/Condensing Unit
The major components of an air conditioning condensing unit are the compressor and the condensing coil. A

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# Final Comments (Continued)

compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation. Air conditioning systems use a refrigerant to create the cold air for homes.
Many refrigerant types have been banned or discontinued. This can make it expensive or impossible to recharge AC equipment.
A licensed, professional HVAC dealer may offer to retrofit your current refrigerant system to work with another refrigerant. This is commonly referred to as a â€œdrop-inâ€ • replacement. But keep in mind that your licensed professional AC or heat pump dealer can't simply replace one refrigerant type with any other refrigerant without additional modifications.
RECOMMENDATION:
If refrigerant type is of concern, I recommend consulting with a qualified HVAC contractor to weigh all options to help you make the best buying decision.
NOTE: ACs and heat pumps are not designed to consume refrigerant. Refrigerant simply flows through a continuous series of coils. If your equipment is in proper working condition, you should not need to recharge your refrigerant.
MORE INFORMATION:
As of January 1, 2020, the Environmental Protection Agency (EPA) banned the production and import of R-22 refrigerant, also known as Freon, in the United States.
However, the ban does not prohibit the use of existing R-22 systems, and refactored used R-22 that meets the same specifications as new refrigerant is still available.
Since 2010, new systems have been manufactured that use Freon replacements, so R-22-based systems are gradually being replaced.
A number of other common refrigerants, including R134a, R410A and R407C, will be banned from use in the USA from January 1, 2024.
Electric Furnace
Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced
Oil and Gas Fired Furnaces
Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.
Heat Exchanger
The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger
Air Filter
Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.
Humidifier
Since it is not possible during a visual inspection to determine whether the humidfier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.
Cast Iron Boiler

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# Final Comments (Continued)

Cast iron hot water boilers have a normal life of 30 to 50 years.
Steel Boiler
Steel hot water boilers have a normal life of 15 to 30 years.
Circulating Pump
Circulating pumps have a normal life of 10 to 15 years.
Heat Pump
Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.
Herat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.
Electric Baseboard Heater
Electric baseboard heaters have a normal life of 10 to 15 years.
PLUMBING AND BATHROOM
Water leaks may not appear during the inspection if the property is vacant due to lack of normal usage, but may appear only after repeated usage, and we cannot be held responsible for these.
Water softener, and filtration systems not inspected. Recommend replacement of water softener systems older than 15 years. Recommend checking with current owner to determine age of these components. Water treatment systems are often designed based on a homeowners water usage. Your water usage may be different than the previous owner; recommend scheduling a consult by a qualified
professional after you've moved in to ensure the system is functioning at optimal performance based on your usage.
Wells
Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought
Septic Systems
The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.
In order for the septic system to be checked, the house must have been occupied within the last 30 days
Water Pipes
Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.
If Polybutylene (PB) water lines are present. PB piping was commonly used in residential construction between the late 1970s and mid-1990s but is no longer approved for use due to its known history of premature failure. Over time, PB material can become brittle and may develop leaks at joints or fittings, particularly when exposed to chlorine in municipal water. The presence of PB piping represents a potential future liability. Replacement of the system with modern PEX or copper piping is strongly recommended. Because some insurance companies may limit or refuse coverage for homes with PB piping, it is advisable for the client to contact their insurance provider for clarification. A qualified plumbing contractor should further evaluate the extent of PB piping and provide cost

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# Final Comments (Continued)

estimates for replacement.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak. The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tubs

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

ELECTRICAL AND KITCHEN

Aluminum Wiring

Properties built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Ground Fault Circuit Interrupters

Note. Amperage listed in inspection report is solely determined based off what the electrical panel has listed. We recommend reaching out to the local power company to confirm/determine what amperage rating your service is rated for.

Ground Fault Circuit Interrupters (GFICs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bath-rooms and kitchen counter areas. GFICs should be tested monthly to insure they are functioning.

Smoke Detectors

Note. 220/240VAC outlets, and two prong 110/120VAC outlets not tested/inspected. Only visually observed.

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed

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# Final Comments (Continued)

at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms
Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.
Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.
During the home inspection, the appliances were assessed primarily for any noticeable defects. Although they may or may not have been turned on to assess basic functionality, it cannot be guaranteed that all functions were fully operational. In case there are concerns regarding the functioning of the appliances, it is advisable to consult a professional appliance repair contractor to thoroughly review all functions. It should be noted that assessing all functions of the appliances goes beyond the scope of a home inspection.
Dishwashers and Disposals
Dishwashers and disposals have a normal life of 5 to 12 years
Ranges, Ovens and Refrigerators
Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.
Clothes Washers and Dryers
Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.
A washer or dryer has an average life of 6 to 12 years.
When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.
Washers and dryers often are not included in â€œas isâ€• condition.
Fireplace
It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.
Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.
During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.
Asbestos and Other Environmental Hazards
Asbestos fiber in some form is present in many properties, but it is often not visible or cannot be identified without testing.
If there is reason to suspect that asbestos fiber or lead paint may be present (pre 1978 properties) and it is of particular concern, a sample of the material in question may be removed by a qualified contractor and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos or lead paint is not a part of our inspection.
Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electro - magnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.
Plaster on Gypsum Lath (Rock Lath)

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# Final Comments (Continued)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic

If there are no attic stairs or pulldown, or a small attic entry point, the attic may be inaccessible and therefore uninspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks.

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof. The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

â€œAcceptableâ€ • Roof Covering

When the report indicates that a roof is â€œacceptable,â€ • that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the

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# Final Comments (Continued)

roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states, removal of asbestos cement shingles must be according to EPA standards.

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

EXTERIOR AND GROUNDS

Wood Siding

Western red cedar and redwood are excellent siding materials and should be kept painted or stained to preserve them from deterioration.

Cedar shingles or shakes may be painted, stained or left to weather.

Aluminum and Vinyl Siding

Aluminum siding has a factory finish and vinyl siding has solid color throughout each piece.

Upkeep on aluminum and vinyl sidings is minimal and they only need to be cleaned periodically with a sponge and water solution.

Stucco

It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Masonry

Solid brick, block or stone exterior walls require little maintenance, but it is necessary to inspect the walls regularly to detect signs of mortar deterioration.

At some point, masonry walls will always require tuckpointing of the mortar joints to prevent water penetration and wall damage.

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# Final Comments (Continued)

Vines growing into the mortar joints of a masonry wall can also cause water penetration.
The brick walls of a brick veneer house are attached to the wall structure of the house and are not themselves structural. They should be cared for the same as a solid masonry wall, but cracks in the brick veneer wall do not necessarily indicate structural damage to the wall.
Exterior Wood Surfaces
All surfaces of untreated wood need regular applications of oil based paint or special chemi- cals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.
All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.
Decks should always be nailed with galvanized or aluminum nails.
Sidewalks and Driveway
Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.
Window Wells
The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded.
Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.
Retaining Walls
Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.
Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.
Roof and Surface Water Control
Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.
A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.

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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.

## Lots and Grounds

1. Steps/Stoops: Concrete - Missing graspable handrail. Anytime there is three or more risers, a graspable handrail should be in place for safety. Missing steps/stoops along south end patio doors. Recommend correction as needed by a qualified contractor




## Exterior

2. Storm Windows: South end patio doors are protected by older storm windows. Peeling paint noted. Wood rot/moisture damage noted. Recommend further evaluation and correction as needed by a qualified contractor. Recommend paint maintenance. Recommend keeping up with maintenance/repair as needed to prolong service life.



3. Exterior Electric Outlets: 110 VAC GFCI - Front exterior outlet has an open neutral. Recommend further evaluation and correction as needed by a qualified electrician




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# Defective Summary (Continued)

## Garage/Carport

4. Attached Garage Service Doors: Entry door to main dwelling is not a proper fire rated door. Recommend upgrading to a proper fire rated door.
5. Attached Garage Walls: Exposed framing - Gap of light to the exterior at east corner noted. Recommend further evaluation and correction as needed by a qualified contractor. Note. Restricted view from storage items










6. Attached Garage Electrical: Non-GFCI circuit



## Electrical

7. Smoke Detectors: Not present in all bedrooms. Smoke alarms should be replaced every ten years for safety. Smoke alarms should be present throughout the building, and installed following manufacturers guidelines. Todays standards. The installation of smoke alarms is required inside of all bedrooms and in any rooms designed for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacturer instructions. The installation of ABC fire extinguishers at the kitchen, laundry, and garage, if applicable, is also advised.
8. Carbon Monoxide Detectors: Not present on all levels of a dwelling. Carbon monoxide detectors should be replaced every ten years for safety. Carbon monoxide detectors should be present in the building and installed/utilized within the manufacturers guidelines. The installation of carbon monoxide detectors is required in buildings with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is

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# Defective Summary (Continued)

located. Test all of these devices monthly. Install new batteries yearly. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s).

## Structure

9. Piers/Posts: Steel posts - Not properly fastened to beams above, or footings below (some are properly secured at base). One column is shimmed with a scrap piece of wood. Recommend further evaluation and correction as needed by a qualified contractor





10. Stairs/Handrails: Improper balusters distance greater than four inches, missing graspable handrails, and railing height does not meet modern standards. Recommend correction as needed by a qualified contractor






## Attic

11. Main north side Attic Pest intrusion: Evidence of pest intrusion noted. Recommend further evaluation and correction as needed by a qualified pest control contractor
12. Main north side Attic Moisture Penetration: Although no evidence of active moisture intrusion observed at time of inspection, black staining (possible organic growth) above bathroom noted. Given the location, this is likely due to the bathroom venting not being properly sealed, resulting in improper venting into the attic space. Recommend further evaluation and correction as needed by a qualified contractor.



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# Defective Summary (Continued)

## Basement

13. Main Basement Basement Stairs/Railings: Open risers, uneven risers, missing center stringer, and missing railing with proper balusters



## Fireplace/Wood Stove

14. Living Room Fireplace Hearth: Raised - Hearth width does not meet modern standards. Crack also noted. Recommend further evaluation and correction as needed by a qualified contractor



## Bathroom

15. Bed 1 bath Bathroom Electrical: Non-GFCI circuit



16. North side 2nd floor Bathroom Electrical: Non-GFCI circuit
17. South side 2nd floor Bathroom Electrical: Non-GFCI circuit
18. 1st floor main Half Bathroom Electrical: Non-GFCI circuit
19. 1st floor main Half Bathroom Ventilation: Fan inoperative

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# Defective Summary (Continued)

## Kitchen

20. South side Kitchen Electrical: Non-GFCI circuit
21. North side Kitchen Electrical: Not all outlets are on a GFCI circuit



## Laundry Room/Area

22. 1st Floor Laundry Room/Area Dryer Vent: Improperly sealed with duct tape. Recommend correction as needed by a qualified contractor. Recommend keeping up with cleaning maintenance



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# Needs Repair Summary

## Lots and Grounds

1. Grading: Sections of improper/Flat grading noted. Recommend having grading properly built up by a qualified contractor to promote proper drainage away from the building and foundation walls. Note. Grading should slope one inch per foot for five feet away from the building to promote proper drainage. Note. Grading is a maintenance category, because over time the grading will settle again and need to be built back up. Recommend keeping up with grading maintenance.

## Exterior

2. Main Exterior Surface Type: Vinyl and stone - Cracking/separation of mortar and stone noted. Recommend further evaluation, tuckpointing and correction as needed by a qualified masonry contractor. Recommend keeping up with tuckpointing maintenance. Not all siding penetrations are properly sealed, recommend servicing and sealing maintenance. Note. Minor chips/cracks are typical of vinyl siding. When these occur, recommend filling with matching color caulk. Recommend keeping up with cleaning maintenance, sealing maintenance and keeping all siding penetrations properly sealed.



3. Exterior Lighting: Surface mount - Loose. Not properly secured/fastened to exterior wall. Recommend correction as needed by a qualified contractor. Recommend keeping up with light bulb replacement maintenance

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# Needs Repair Summary (Continued)

## Roof

4. Leader/Extension: Not all downspouts have proper leader extensions in place. Recommend having proper leaders that extend at least five feet away from the dwelling installed on all downspouts to promote proper drainage



5. Main Chimney Chimney: Brick - Cracking crown and cracking g of mortar noted. Recommend further evaluation, tuckpointing and correction as needed by a qualified masonry contractor. Recommend keeping up with tuckpointing maintenance and maintenance/repair as needed to prolong service life.






## Garage/Carport

6. Attached Garage Garage Doors: Torn weather stripping/seal noted. Recommend further evaluation and correction as needed by a qualified contractor
7. Attached Garage Floor/Foundation: Poured slab - Cracking noted. Recommend further evaluation, sealing and correction as needed by a qualified contractor. Recommend keeping up with maintenance/repair as needed to prolong service life.

## Basement

8. Main Basement Doors: Door at top of risers does not latch when closed.
9. Main Basement Moisture Location: Although basement was dry at time of inspection, staining and efflorescence noted. Recommend checking with seller to determine if basement seepage has ever been an issue in the past. Recommend further evaluation and correction as needed by a qualified contractor. Note. Most often the means for remediation/prevention of basement seepage is proper exterior grading. Refer to grading notes

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# Needs Repair Summary (Continued)

## Air Conditioning

10. Unit 2 AC System Refrigerant Lines: Torn insulation



## Bathroom

11. North side 2nd floor Bathroom Toilets: Toilet is loose to the floor. Most often this can be corrected by snugging up the side bolts (use caution as over tightening can crack the toilet). In the event this does not correct the issue, the toilet may require replacement of the wax seal. Recommend further evaluation and correction as needed by a qualified plumber
12. South side 2nd floor Bathroom Toilets: Toilet is loose to the floor. Most often this can be corrected by snugging up the side bolts (use caution as over tightening can crack the toilet). In the event this does not correct the issue, the toilet may require replacement of the wax seal. Recommend further evaluation and correction as needed by a qualified plumber

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# Further Evaluation Summary

## Electrical

1. South kitchen Electric Panel Manufacturer: EATON - Panel boxed in with trim. Deadfront unable to be removed at time of inspection and interior of panel unable to be inspected. Panel not fully labeled. Recommend further evaluation, servicing and correction as needed by a qualified electrician



## Attic

2. Main north side Attic Bathroom Fan Venting: Refer to moisture notes. Although venting appears to properly extend to the exterior, presence of organic growth along vent line suggesting the vent line is not properly sealed. Recommend further evaluation and correction as needed by a qualified contractor

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# Monitor Summary

## Plumbing

1. North side Water Heater Water Heater Operation: Functional at time of inspection - Note. Unit is at 24 years of service. The average service life of a water heater is 8-12 years. Recommend monitoring and budgeting for upgrade/replacement. Water heater units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting for future replacement and/or repairs as needed.
2. South side Water Heater Water Heater Operation: Functional at time of inspection - Note. Unit is at 39 years of service. The average service life of a water heater is 8-12 years. Recommend monitoring and budgeting for upgrade/replacement. Water heater units are mechanical and can fail without warning. This report is not intended to act as a predictor of lifespan; recommend budgeting for future replacement and/or repairs as needed.

## Kitchen

3. South side Kitchen Cooking Appliances: Older appliances noted. Note. Kitchen appliances can fail at any time. Recommend budgeting for upgrade/replacement as needed
4. North side Kitchen Cooking Appliances: Older appliances noted. Kitchen appliances can fail at any time. Recommend monitoring and budgeting for upgrade/replacement as needed.

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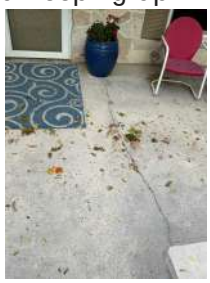
# Need Maintenance Summary

## Lots and Grounds

1. Driveway: Although servicable, typical cracking and settlment noted. Recommend sealing/resurfacing maintenance. Recommend keeping up with maintenance/repair as needed to prolong service life.
2. Porch: Front patio - Typical cracking on slab noted. Typical cracking of mortar along wall stone noted. Recommend further evaluation, sealing maintenance, tuckpointing maintenance and correction as needed to prolong service life. Recommend keeping up with maintenance/repair as needed to prolong service life.





3. Vegetation: Vegetation coming in contact with building. Recommend keeping all vegetation trimmed back away from the building, to prolong the service life of the siding and roofing materials. Additionally, vegetation within close proximity of the building can over time cause issues with your foundation. Note. Vegetation in close proximity to buildings at time of inspection, results in restricted view of these areas. We are unable to inspect what we cannot see at time of inspection. Recommend keeping vegetation branches trimmed back and free of contact of electrical service drops.

## Exterior

4. Trim: Aluminum and LP - Some of the trim edges are in need of sealing. Recommend sealing maintenance. Recommend keeping up with paint and sealing maintenance to prolong service life.



## Roof

5. Main Roof Surface Material: Asphalt shingle - While the overall condition appeared to be servicable, presence of vegetation debris and minor organic growth noted. Recommend further evaluation, servicing and proper cleaning maintenance. Recommend keeping up with maintenance/repair as needed to prolong service life. As with all areas of the property, we recommend that you carefully examine the roof immediately prior to closing. Note. Insurance companies are cracking down on granting coverage for roof coverings. We recommend reaching out to your insurance provider prior to closing to ensure that they will grant coverage. Note that

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## Need Maintenance Summary (Continued)

walking the roof voids some manufacturers warranties. Adequate attic ventilation, solar/wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. Any roof covering that is over 3 years old, experts recommend that you obtain a roof certification from a professional roofing contractor to determine its serviceability, and the number of layers on the roof. We recommend this for any roof over 5 years of age. Note. Every roof ages differently and at a different pace, depending on the material and installation. The most definitive way to figure out roof age is to contact the homeowner, or roof manufacturer.



6. Gutters: Although debris guards are present, debris guards are clogged with debris. Recommend cleaning maintenance. Recommend keeping up with cleaning maintenance

### Electrical

7. 1st floor laundry Electric Panel Manufacturer: EATON - Panel not fully labeled. Recommend further evaluation, servicing and correction as needed by a qualified electrician

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# Electrical (Continued)




## Air Conditioning

8. Unit 1 AC System Visible Coil: Fins clogged with debris. Recommend servicing by a qualified hvac contractor.
9. Unit 2 AC System Visible Coil: Fins clogged with debris. Recommend servicing by a qualified hvac contractor

## Fireplace/Wood Stove

10. Family Room Fireplace Fireplace Insert: Ash and creosote noted. Recommend servicing and proper cleaning maintenance by a qualified contractor



11. Living Room Fireplace Fireplace Construction: Brick - Cracking/void in mortar noted. Recommend tuckpointing maintenance by a qualified masonry contractor. Recommend keeping up with maintenance/repair as needed to prolong service life.




## Heating System

12. Unit 2 Heating System Heating System Operation: Appears functional - Minor condensation staining, rust and hair in unit noted. Recommend further evaluation, servicing and correction as needed by a qualified hvac contractor. All heating/cooling equipment should be serviced every year by a qualified heating technician. Because we are unaware of the last time this unit was serviced, we recommend having the unit serviced by a qualified HVAC contractor. Note. If servicing maintenance is not kept up with, it can result in shortened service life of the unit. These units are mechanical and can fail without warning. This report is not intended to act as a

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# Need Maintenance Summary (Continued)

predictor of lifespan; recommend budgeting for future repairs and/or replacement as needed.

## Bathroom

13. Bed 1 bath Bathroom Counter/Cabinet: Needs caulking
14. Bed 1 bath Bathroom Shower/Surround: Recommend grout maintenance. Recommend keeping up with caulk and grout maintenance



15. North side 2nd floor Bathroom Counter/Cabinet: Needs caulking
16. South side 2nd floor Bathroom Counter/Cabinet: Needs caulking

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