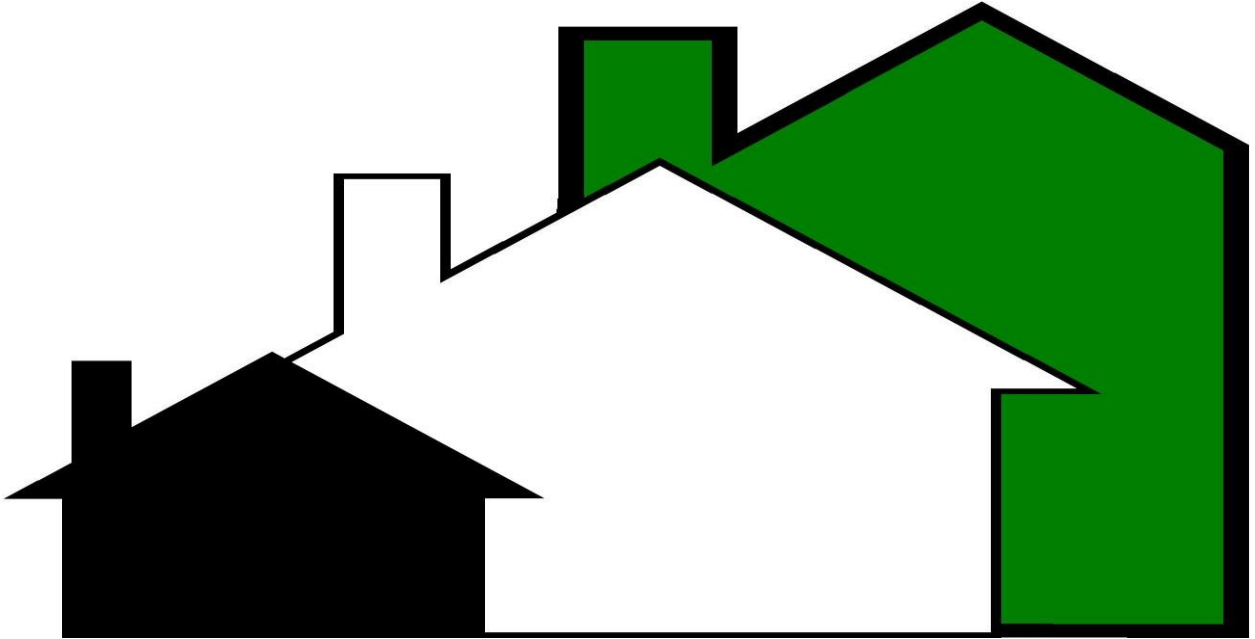


PRO-VIEW, INC.



HOME INSPECTION REPORT



514 Alverno Rd. Manitowoc, WI 54220

Inspection Date:

09/29/2026

Prepared For:

Rebecca Peterson

Prepared By:

Pro-View Inc.

4935 Sunset Rd.

Manitowoc, WI 54221

920-973-7841

ty@proviewinc.net

Report Number:

18134

Inspector:

Ty Lippert

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

***DEFECT** - A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

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

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

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

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

THE SCOPE OF THE INSPECTION

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

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

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

BUILDING DATA

Approximate Age:	25+ years per online sources
Style:	Single Family
Main Entrance Faces:	East
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Damp
Temperature:	Over 60°F
Time started:	8:30am
Time completed on site:	10:30am

Some areas of the home and garage interiors were not visible/inspected due to sellers personal/storage items. No representation can be made to covered or inaccessible areas.

RECEIPT

Pro-View Inc.
4935 Sunset Rd.
Manitowoc, WI 54221
920-973-7841

Date: **09/29/2026**

Inspection Number: **18134**

Name: **Rebecca Peterson**



Inspection:	\$525.00
Other**	
Total:	<u>\$525.00</u>

☒ Check #: **206**

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

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

Material: ☒ Concrete
Condition: ☒ Satisfactory

☐ Flagstone ☐ Gravel
☐ Marginal ☐ Poor

☐ Brick☐ Other☐ *Trip Hazard*☐ *Pitched towards home*☐ *Settling cracks*☐ Not visible☐ Typical cracks**DRIVEWAY/PARKING**☐ None

Material: ☒ Concrete
Condition: ☒ Satisfactory
☐ *Pitched towards home*

☒ Asphalt
☐ Marginal

☐ Gravel/Dirt
☐ Poor
☐ *Trip hazard*

☐ Brick☐ Other☐ Fill cracks and seal☐ *Settling Cracks*☒ Typical cracks**STOOPS/STEPS**☐ None

Material: ☒ Concrete
Condition: ☒ Satisfactory

☐ *Uneven risers*☒ Wood☐ Other☐ Marginal☐ Poor☐ *Railing/Balusters recommended*☐ *Cracked*☐ *Settled*

DECK/BALCONY (flat, floored, roofless area) ☐ None

Material: ☒ Wood ☐ Metal ☐ Composite ☐ Not visible ☐ *Balusters recommended/move closer together*
Finish: ☒ Treated ☐ Other
Condition: ☐ Improper attachment to house ☐ Railings loose
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Wood in contact with soil



Balcony appears to be sagging in the middle. Joist was slightly warped and was pulling away from the ledger board. Recommend evaluation by a certified contractor and support as needed.

PATIO ☐ None

Material: ☒ Wood ☒ Concrete ☐ Composite ☐ Not visible
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



Standing water between the wood patio and the foundation. Recommend improving drainage as needed.

LANDSCAPING

Negative Grade: ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory
☐ Recommend additional backfill ☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil ☐ Yard drains observed - not tested

HOSE BIBS ☐ None

Operates: ☒ Yes ☐ No anti-siphon/anti-freeze valve ☐ No ☐ Not tested ☐ Not on

**GENERAL COMMENTS****BALCONY:**

Balcony should be evaluated and supported as needed.

DECK/BALCONY (flat floored roofless area) ☐ None

Material: ☒ Wood ☐ Metal ☐ Composite ☐ Not visible ☐ Balusters recommended/move closer together
 Finish: ☒ Treated ☐ Other
 Condition: ☐ Improper attachment to house ☐ Railings loose
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Wood in contact with soil

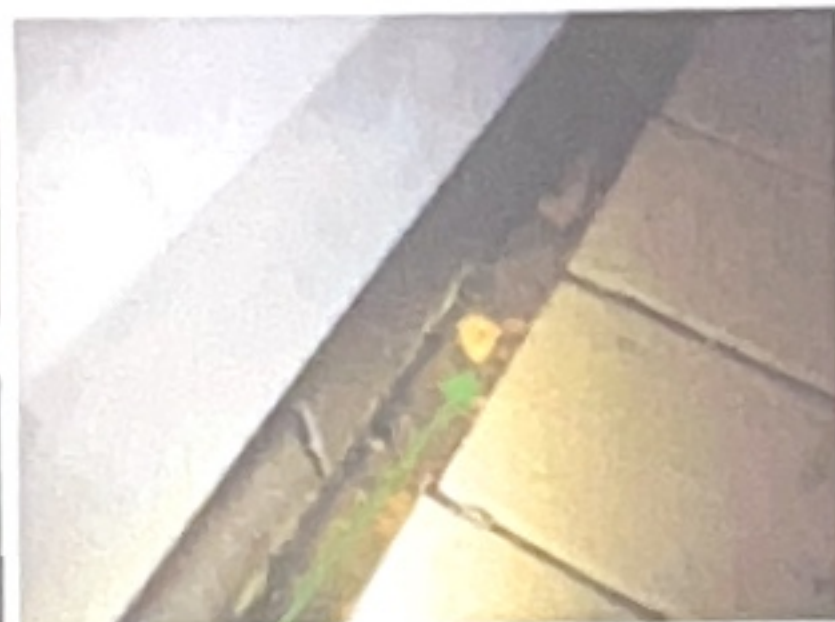


* this was noted on previous home inspection in 2021 and remains unchanged

Balcony appears to be sagging in the middle. Joist was slightly warped and was pulling away from the ledger board. Recommend evaluation by a certified contractor and support as needed.

PATIO☐ None

Material: ☒ Wood ☒ Concrete ☐ Composite ☐ Not visible
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



* this was due to the water softener discharge line, which has since been redirected away from foundation and the area restored with gravel

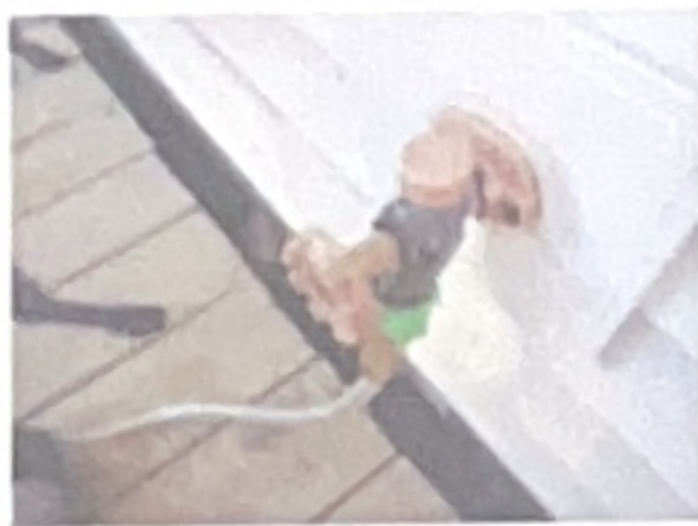
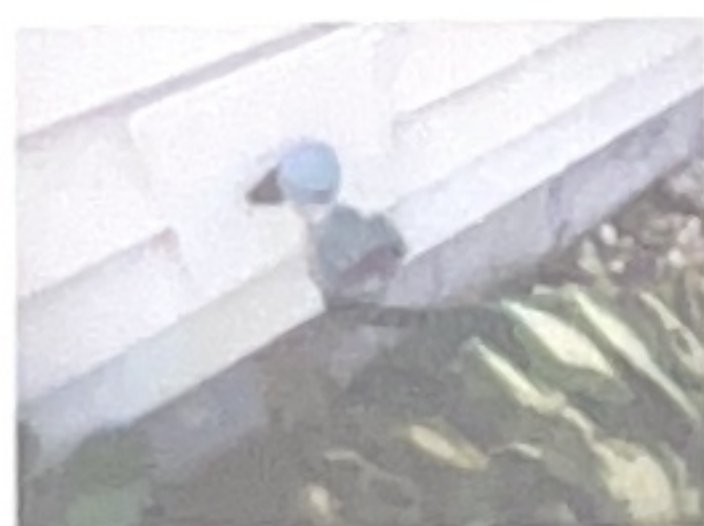
Standing water between the wood patio and the foundation. Recommend improving drainage as needed.

LANDSCAPING

Negative Grade: ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory
☐ Recommend additional backfill ☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil ☐ Yard drains observed - not tested

HOSE BIBS

Operates: ☐ None ☒ Yes ☐ No anti-siphon/anti-freeze valve ☐ No ☐ Not tested ☐ Not on

**GENERAL COMMENTS****BALCONY:**

Balcony should be evaluated and supported as needed.



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

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

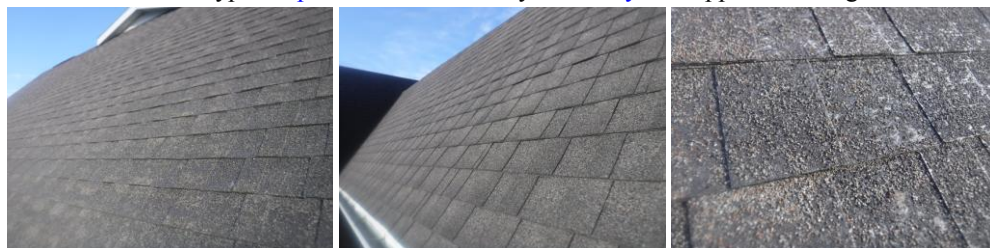
STYLE OF ROOF

Type: ☒ Gable ☐ Hip ☐ Shed ☐ Flat ☐ Other

Pitch: ☐ Low ☒ Medium ☒ Steep ☐ Flat

ROOF COVERING

Roof #1: Type: **Asphalt** Estimated Layers: **1 Layer** Approximate age of cover: **25+** years



The approximately 25-year-old asphalt shingle roof has areas of granule loss consistent with age and wear. Recommend monitoring the roof condition and budgeting for replacement as needed.

VENTILATION SYSTEM

Type: ☒ Soffit ☒ Ridge ☒ Gable ☐ Roof
Appears Adequate: ☒ Yes ☐ No ☐ Turbine ☐ Powered ☐ Other

(See Attic section)

FLASHING

Material: ☒ Galv/Alum ☐ Asphalt ☒ Not visible in some areas ☒ Rubber
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Rusted*
☐ Separated from chimney/roof ☐ Recommend Sealing ☐ Other

CONDITION OF ROOF COVERINGS

Roof #1: ☐ Satisfactory ☒ Marginal ☐ Poor

PLUMBING VENTS

☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Recommend roofer evaluate



Conditions reported above reflect visible portion only

GENERAL COMMENTS

ROOF:

Roof was showing normal wear for its age. Budget to replace in the future.

**GUTTERS/DOWNSPOUTS**

- ☐ None ☐ *Needs to be cleaned* ☐ *Downspouts needed*
Material: ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Rusting*
Leaking: ☐ Corners ☐ Joints ☐ *Hole in main run*
Attachment: ☐ Loose ☐ *Missing spikes* ☐ *Improperly sloped*
Extension needed: ☐ North ☐ South ☐ East ☐ West

SIDING

- Material:** ☐ Stone ☐ Slate ☒ Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco
 ☐ Asphalt ☐ Wood ☒ Vinyl ☐ Other
 ☐ *Monitor* ☐ *Wood rot* ☐ Peeling paint
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☒ *Recommend repair as needed*



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

TRIM, SOFFIT, FASCIA, FLASHING

- Material:** ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Fiber Cement ☐ Stucco
 ☐ *Recommend repair/painting* ☐ *Damaged wood* ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

CAULKING

- Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor

WINDOWS & SCREENS

- ☐ *Failed/fogged insulated glass*
Material: ☒ Wood ☐ Metal ☐ Vinyl ☒ Aluminum/Vinyl Clad
Screens: ☐ Torn ☐ Bent ☐ Not installed ☐ Glazing/caulk needed
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Recommend repair/painting*

GENERAL COMMENTS**GUTTERS AND DOWNSPOUTS:**

Gutters and downspouts were in overall adequate condition.

SIDING:

Siding had some minor damage. Repair as needed.

TRIM/SOFFIT/FLASHING:

Trim, soffit and flashing appeared to be intact and in overall maintained condition.



ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

☒ Underground ☐ Overhead ☐ *Weather head/mast needs repair*
Exterior outlets: ☒ Yes ☐ No **Operative:** ☒ Yes ☐ No
GFCI present: ☒ Yes ☐ No **Operative:** ☒ Yes ☐ No
☐ Reverse polarity ☐ Open ground ☐ Safety Hazard

Condition: ☒ Sat. ☐ Marginal ☐ Poor
☐ *Overhead wires too low*
☐ *Less than 3' from balcony/deck/windows*



EXTERIOR DOORS

Weatherstripping: ☐ Satisfactory
Door Condition: ☐ Satisfactory

Patio

☒ Marginal
☒ Marginal

Storm

☐ Poor
☐ Poor

Entrance

☐ Missing ☐ Replace



Lock/latch was missing on patio door. Repair as needed.

**SERVICE ENTRY**

☒ Underground ☐ Overhead ☐ *Weather head/mast needs repair*
 Exterior outlets: ☒ Yes ☐ No **Operative:** ☒ Yes ☐ No
 GFCI present: ☒ Yes ☐ No **Operative:** ☒ Yes ☐ No
☐ Reverse polarity ☐ Open ground ☐ Safety Hazard

Condition: ☒ Sat. ☐ Marginal ☐ Poor
☐ *Overhead wires too low*
☐ *Less than 3' from balcony/deck/windows*

**EXTERIOR DOORS**

Weatherstripping: ☐ Satisfactory
 Door Condition: ☐ Satisfactory

Patio

☒ Marginal
☒ Marginal

Storm

☐ Poor
☐ Poor

Entrance

☐ Missing ☐ Replace



replaced

Lock/latch was missing on patio door. Repair as needed.



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

AUTOMATIC OPENER
☒ Yes ☐ No ☒ Operable ☐ Inoperable

SAFETY REVERSE
Operable: ☒ Pressure reverse ☒ Electric eye ☐ *Need(s) adjusting* ☐ *Safety hazard*

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

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

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

EXTERIOR SERVICE DOOR ☐ None
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Damaged/Rusted*

ELECTRICITY PRESENT ☒ Yes ☐ No ☐ Not visible
Reverse polarity: ☐ Yes ☒ No **Open ground:** ☐ Yes ☒ No ☐ *Safety hazard*
GFCI Present: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No ☐ *Handyman/extension cord wiring*

FIRE SEPARATION WALLS & CEILING *(Between garage & living area)*
☐ N/A ☒ Present ☐ *Not verifiable*
Condition: ☒ Satisfactory ☐ *Safety hazard(s)* ☐ *Recommend repair*
Fire door: ☐ Not verifiable ☐ *Not a fire door* ☐ *Needs repair*
☐ N/A ☒ Satisfactory ☐ Inoperative ☐ Missing
Moisture Stains Present: ☐ Yes ☒ No **Typical Cracks:** ☒ Yes ☐ No

GARAGE DOOR:
 Garage door and opener was in normal working order.
GARAGE INTERIOR:
 Sill plates not visible.



TYPE		☐ None	☐ 1-car	☒ 2+ car	☐ 3-car	☐ 4-car
☐ Attached	☒ Detached					
AUTOMATIC OPENER		☐ Yes	☒ No	☐ Operable	☐ Inoperable	☐ <i>Remote not available</i>
ROOFING						
Material:	☒ Metal					
GUTTERS / EAVESTROUGH		☒ None				
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor			
SIDING / TRIM						
Siding:	☐ Same as house	☐ Wood	☒ Metal	☐ Vinyl		
	☐ Stucco	☐ Masonry	☐ Slate	☐ Fiberboard		
Trim:	☐ Same as house	☐ Wood	☒ Metal	☐ Vinyl		
FLOOR						
Material:	☒ Concrete	☐ Gravel	☐ Asphalt	☐ Dirt	☐ Other	
Condition:	☒ Satisfactory	☒ Typical cracks	☐ <i>Large settling cracks</i>	☐ <i>Recommend evaluation/repair</i>		
Burners less than 18" above garage floor:	☐ N/A		☒ Yes	☐ No		
SILL PLATES						
☐ Not visible	☒ Floor level	☐ Elevated	☐ <i>Rotted/Damaged</i> ☐ <i>Recommend repair</i>			
OVERHEAD DOOR(S)		☐ N/A				
Material:	☐ Wood	☒ Fiberglass	☐ Masonite	☒ Metal	☐ <i>Recommend repair</i>	
Condition:	☒ Satisfactory	☐ Marginal	☐ Poor	☐ <i>Overhead door hardware loose</i>		
Recommend Priming/Painting Inside & Edges:		☐ Yes	☒ No	☒ <i>Recommend lubrication</i>	☐ <i>Weatherstripping missing/damaged</i>	
EXTERIOR SERVICE DOOR		☐ None				
Condition:	☒ Satisfactory	☐ Marginal	☐ Poor	☐ <i>Damaged/Rusted</i>		
ELECTRICITY PRESENT		☒ Yes	☐ No	☐ Not visible		
Reverse polarity:	☐ Yes	☒ No	Open ground:	☐ Yes	☒ No	
GFCI Present:	☐ Yes	☒ No	Operates:	☐ Yes	☐ No	☐ <i>Handyman/extension cord wiring</i>

The detached garage receptacles were observed to not have GFCI protection. Garage receptacles are exposed to moisture and present an increased shock hazard. Recommend evaluation by a qualified electrician and installation of GFCI protection.

**COUNTERTOPS**☒ Satisfactory☐ Marginal☐ *Recommend repair/caulking***CABINETS**☒ Satisfactory☐ Marginal☐ *Recommend repair/adjustment***PLUMBING COMMENTS****Faucet Leaks:** ☐ Yes☒ No**Pipes leak/corroded:** ☐ Yes☒ No**Sink/Faucet:** ☒ Satisfactory☐ Corroded☐ Chipped☐ Cracked☐ *Recommend repair***Functional Drainage:** ☒ Adequate☐ Poor**Functional Flow:** ☒ Adequate☐ Poor

It is not recommended using accordion style drain pipes. Debris can get caught in the ridges causing odor.

WALLS & CEILING**Condition:** ☒ Satisfactory ☐ Marginal☐ Poor☒ Typical cracks☐ *Moisture stains***HEATING SOURCE**☒ Yes☐ No**FLOOR****Condition:** ☒ Satisfactory ☐ Marginal☐ Poor**APPLIANCES**☐ Disposal *Operates:* ☐ Yes ☐ No☒ Oven *Operates:* ☒ Yes ☐ No☒ Range *Operates:* ☒ Yes ☐ No☒ Dishwasher *Operates:* ☒ Yes ☐ No**Outlets Present:** ☒ Yes ☐ No**G.F.C.I.:** ☒ Yes ☐ No☐ Trash compactor*Operates:* ☐ Yes ☐ No☒ Exhaust fan*Operates:* ☒ Yes ☐ No☒ Refrigerator*Operates:* ☒ Yes ☐ NoOperable: ☒ Yes ☐ NoOperable: ☒ Yes ☐ No**Open ground/Reverse polarity within 6' of water:**☐ Yes ☒ No☐ *Potential safety hazard(s)***PLUMBING SUPPLY:**

There were no visible active piping leaks at the time of the inspection.

**COUNTERTOPS**☒ Satisfactory☐ Marginal☐ Recommend repair/caulking**CABINETS**☒ Satisfactory☐ Marginal☐ Recommend repair/adjustment**PLUMBING COMMENTS**Faucet Leaks: ☐ Yes☒ NoPipes leak/corroded: ☐ Yes☒ NoSink/Faucet: ☒ Satisfactory☐ Corroded☐ Chipped☐ Cracked☐ Recommend repairFunctional Drainage: ☒ Adequate☐ PoorFunctional Flow: ☒ Adequate☐ Poor

* we have never noticed
an odor

It is not recommended using accordion style drain pipes. Debris can get caught in the ridges causing odor.

WALLS & CEILINGCondition: ☒ Satisfactory ☐ Marginal ☐ Poor☒ Typical cracks☐ Moisture stains**HEATING SOURCE**☒ Yes☐ No**FLOOR**Condition: ☒ Satisfactory ☐ Marginal ☐ Poor**APPLIANCES**☐ Disposal Operates: ☐ Yes ☐ No☐ Trash compactorOperates: ☐ Yes ☐ No☒ Oven Operates: ☒ Yes ☐ No☒ Exhaust fanOperates: ☒ Yes ☐ No☒ Range Operates: ☒ Yes ☐ No☒ RefrigeratorOperates: ☒ Yes ☐ No☒ Dishwasher Operates: ☒ Yes ☐ NoOutlets Present: ☒ Yes ☐ NoOperable: ☒ Yes ☐ NoG.F.C.I.: ☒ Yes ☐ NoOperable: ☒ Yes ☐ NoOpen ground/Reverse polarity within 6' of water: ☐ Yes ☒ No ☐ Potential safety hazard(s)**PLUMBING SUPPLY:**

There were no visible active piping leaks at the time of the inspection.

LAUNDRY ROOM

ROOM COMPONENTS



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

GENERAL COMMENTS

Washer and dryer not tested.



BATH: FIRST FLOOR HALF BATH



SINK

Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes leak:** ☐ Yes ☒ No
Fixture(s) Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

TOILET

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

SINK

Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐ Yes ☒ No **Where:** ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor **Functional Flow:** ☒ Adequate ☐ Poor
Whirlpool Operable: ☒ N/A ☐ Yes ☐ No **Access panel to pump/motor:** ☐ Yes ☐ No

WALLS / CEILING / CABINETS

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

HEATING SOURCE

☒ Yes ☐ No
Door: ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No **Noisy:** ☐ Yes ☒ No

BATH: FIRST FLOOR BATH**SINK / TUB / SHOWER****Faucet leaks:** ☐ Yes ☒ No**Fixture(s) Condition:****Loose:** ☐ Yes ☒ No☒ Satisfactory☐ Marginal**Pipes leak:**☐ Yes ☒ No☐ Poor**TOILET****Bowl Loose:** ☐ Yes ☒ No**Operates:** ☒ Yes ☐ No☐ Toilet leaks☐ *Cracked bowl/tank*☐ *Cross connection***SHOWER / TUB AREA / SINK****Material:** ☒ Ceramic/Plastic☐ Fiberglass☐ Masonite☐ Other**Condition:** ☒ Satisfactory☐ Marginal☐ Poor☐ Rotted floors**Caulk/Grouting Needed:**☐ Yes ☒ No**Where:****Functional Drainage:**☒ Adequate☐ Poor**Functional Flow:** ☒ Adequate☐ Poor**Whirlpool Operable:**☐ N/A☒ Yes ☐ No**Access panel to pump/motor:**☐ Yes ☒ No**WALLS / CEILING / CABINETS****Moisture stains present:**☐ Yes ☒ No**G.F.C.I. present:**☒ Yes ☐ No**Open ground/Reverse polarity within 6' of water:****Outlets present:** ☒ Yes ☐ No**Operates:** ☒ Yes ☐ No☐ Yes ☒ No**Potential safety hazards present:**☐ Yes ☒ No**HEAT SOURCE**☒ Yes ☐ No**Window/Door:** ☒ Yes ☐ No☒ Satisfactory☐ Marginal☐ Poor**Exhaust Fan:** ☒ Yes ☐ No**Operates:**☒ Yes ☐ No**Noisy:**☐ Yes ☒ No**GENERAL COMMENTS****FAUCET/PIPES:**

No visible leaks at time of inspection.

BATH: SECOND FLOOR BATH**SINK / TUB / SHOWER**

Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes leak:** ☐ Yes ☒ No
Fixture(s) Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

TOILET

Bowl Loose: ☐ Yes ☒ No **Operates:** ☒ Yes ☐ No ☒ Tank lid has minor crack

SHOWER / TUB AREA / SINK

Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐ Yes ☒ No **Where:** ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor **Functional Flow:** ☒ Adequate ☐ Poor
Whirlpool Operable: ☒ N/A ☐ Yes ☐ No **Access panel to pump/motor:** ☐ Yes ☐ No

WALLS / CEILING / CABINETS

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

HEAT SOURCE ☒ Yes ☐ No

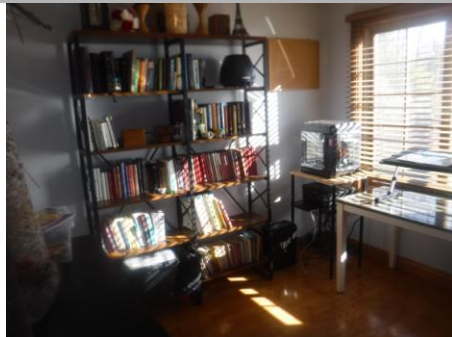
Door: ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No **Noisy:** ☐ Yes ☒ No

GENERAL COMMENTS

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

**LOCATION: FIRST FLOOR DINING AREA**

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

LOCATION: FIRST FLOOR OFFICE

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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

LOCATION: FIRST FLOOR LIVING ROOM

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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

LOCATION: FIRST FLOOR BEDROOM

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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

**LOCATION: SECOND FLOOR
BEDROOM**

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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

**LOCATION: SECOND FLOOR
BEDROOM**

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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

**LOCATION: FIRST FLOOR
BEDROOM**

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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

**LOCATION: SECOND FLOOR
BEDROOM**

Folding closet door appeared jammed in its track and would not close.

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☒ No ☐ Yes
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor
Typical cracks: ☒ Yes ☐ No
Ceiling Fan: ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☒ Yes ☐ No **Outlets:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Coverplates missing ☐ Safety Hazard
Heating Source: ☒ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
Doors & Windows: Operational: ☒ Yes ☒ No/Closet door did not close
 Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

Folding closet door appeared jammed in its track and would not close.



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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

LOCATION: SECOND FLOOR
BEDROOM

Folding closet door appeared jammed in its track and would not close.

Walls & Ceiling: ☒ Satisfactory ☐ Marginal ☐ Poor
 Moisture stains: ☐ Yes ☒ No
 Floor: ☒ Satisfactory ☐ Marginal ☐ Poor
 Typical cracks: ☒ Yes ☐ No
 Ceiling Fan: ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor
 Electrical: Switches: ☒ Yes ☐ No Outlets: ☒ Yes ☐ No Operates: ☒ Yes ☐ No
 Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Coverplates missing ☐ Safety Hazard
 Heating Source: ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings
 Bedroom Egress Restricted: ☐ N/A ☐ Yes ☒ No
 Doors & Windows: Operational: ☒ Yes ☒ No/Closet door did not close
 Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing ☐ Cracked Glass

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.

Folding closet door appeared jammed in its track and would not close.

**LOCATION: SECOND FLOOR
BEDROOM**

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

WINDOW/DOOR:

Surface deterioration apparent. Maintain as needed.



INTERIOR WINDOWS / GLASS

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

FIREPLACE ☐ None Location: [Living room](#)



Type: ☒ Gas ☐ Wood ☐ *Woodburner stove* ☐ Electric ☐ Ventless
Material: ☐ Masonry ☒ Metal (pre-fabricated) ☐ Metal insert
Miscellaneous: ☒ Blower built-in Operates: ☒ Yes ☐ Not tested
Hearth Adequate: ☒ Yes ☐ No **Mantle:** ☐ N/A ☒ Satisfactory ☐ Adequate ☐ Loose/missing
Physical Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Recommend having flue cleaned and re-examined*

SMOKE / CARBON MONOXIDE DETECTORS

Present: Smoke Detectors: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
CO Detectors: ☒ Yes ☒ No/2nd floor **Operates:** ☒ Yes ☐ No

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

ATTIC/STRUCTURE/FRAMING/INSULATION

☐ N/A



Access: ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ *No access* ☐ Other
Inspected From: ☒ Access panel ☐ In the attic ☐ Other
Location: ☐ Bedroom hall ☐ Hall closet ☒ Garage ☐ Other
Flooring: ☐ Complete ☐ Partial ☒ None
Insulation: Type: [Fiberglass/Cellulose](#) ☒ Batts ☒ Loose Average inches: [9-12+](#)
☐ *Damaged* ☐ *Displaced* ☐ *Missing* ☐ *Compressed* ☐ *Recommend Baffles @ Eaves*
Installed In: ☐ Rafters ☒ Walls ☒ Between ceiling joists ☐ Not visible
Ventilation: ☒ *Ventilation appears adequate* ☐ *Recommend additional ventilation*
Structural Problems Observed: ☐ Yes ☒ No ☐ *Recommend repair* ☐ *Recommend Structural Engineer*
Roof Structure: ☐ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Other
Collar Ties Present: ☐ Yes ☐ No ☒ N/A

**INTERIOR WINDOWS / GLASS**

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

FIREPLACE☐ None

Location: Living room



Type: ☒ Gas ☐ Wood ☐ Woodburner stove ☐ Electric ☐ Ventless
 Material: ☐ Masonry ☒ Metal (pre-fabricated) ☐ Metal insert
 Miscellaneous: ☒ Blower built-in Operates: ☒ Yes ☐ Not tested
 Hearth Adequate: ☒ Yes ☐ No Mantle: ☐ N/A ☒ Satisfactory ☐ Adequate ☐ Loose/missing
 Physical Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined

SMOKE / CARBON MONOXIDE DETECTORS

Present: Smoke Detectors: ☒ Yes ☐ No Operates: ☒ Yes ☐ No
 CO Detectors: ☒ Yes ☒ No/2nd floor Operates: ☒ Yes ☐ No

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

* CO detector added to 2nd floor and smoke detectors added to all bedrooms

ATTIC/STRUCTURE/TRAMING/INSULATION☐ N/A

Access: ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No access ☐ Other
 Inspected From: ☒ Access panel ☐ In the attic ☐ Other
 Location: ☐ Bedroom hall ☐ Hall closet ☒ Garage ☐ Other
 Flooring: ☐ Complete ☐ Partial ☒ None
 Insulation: Type: ☒ Fiberglass/Cellulose ☒ Batts ☒ Loose Average inches: 9-12+
☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed ☐ Recommend Baffles @ Eaves
 Installed In: ☐ Rafters ☒ Walls ☒ Between ceiling joists ☐ Not visible
 Ventilation: ☒ Ventilation appears adequate ☐ Recommend additional ventilation
 Structural Problems Observed: ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend Structural Engineer
 Roof Structure: ☐ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Other
 Collar Ties Present: ☐ Yes ☐ No ☒ N/A

Roof Sheathing: ☐ Plywood ☒ OSB☐ 1x Wood☐ *Rotted*☒ *Stained*☐ *Delaminated***Evidence of Condensation/Moisture Leaking:**☒ Yes☐ No

Dark staining was observed on the roof sheathing above the garage, consistent with previous moisture intrusion. No active moisture was observed at the time of inspection. Recommend monitoring and further evaluation if additional moisture or deterioration is noted.

Ceiling Joists: ☐ Wood ☐ Metal ☐ Other☒ Not visible**Vapor Barriers:** ☐ Kraft/foil faced ☐ Plastic☒ Not visible☐ Improperly installed

GENERAL COMMENTS

SMOKE & CO DETECTORS:

Smoke and carbon monoxide detectors recommended on every level of home. Smoke detectors recommended in all bedrooms.

ATTIC FRAMING:

Visible trusses showed no major defects or damage at time of inspection.

SHEATHING:

Sheathing had some water damage, repair as needed.

ATTIC INSULATION:

Insulation was sufficient for homes in this area.

ATTIC VENTILATION:

Ventilation was normal.

Roof Sheathing: ☐ Plywood ☒ OSB☐ lx Wood☐ Rotted☒ Stained☐ Delaminated

Evidence of Condensation/Moisture Leaking:

☒ Yes☐ No

* this is unchanged from previous home inspection in 2021

Dark staining was observed on the roof sheathing above the garage, consistent with previous moisture intrusion. No active moisture was observed at the time of inspection. Recommend monitoring and further evaluation if additional moisture or deterioration is noted.

Ceiling Joists: ☐ Wood ☐ Metal ☐ Other☒ Not visibleVapor Barriers: ☐ Kraft/foil faced ☐ Plastic☒ Not visible☐ Improperly installed

GENERAL COMMENTS

SMOKE & CO DETECTORS:

Smoke and carbon monoxide detectors recommended on every level of home. Smoke detectors recommended in all bedrooms. — addressed

ATTIC FRAMING:

Visible trusses showed no major defects or damage at time of inspection.

SHEATHING:

Sheathing had some water damage, repair as needed. — unchanged

ATTIC INSULATION:

Insulation was sufficient for homes in this area.

ATTIC VENTILATION:

Ventilation was normal.

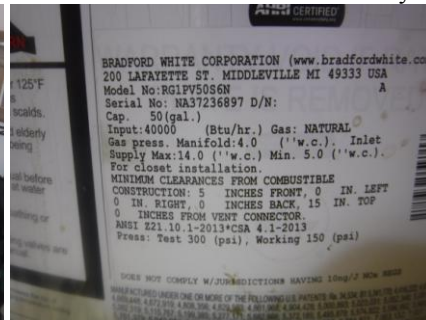
**WATER SERVICE****Main Shut-off Location:** In the basement

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

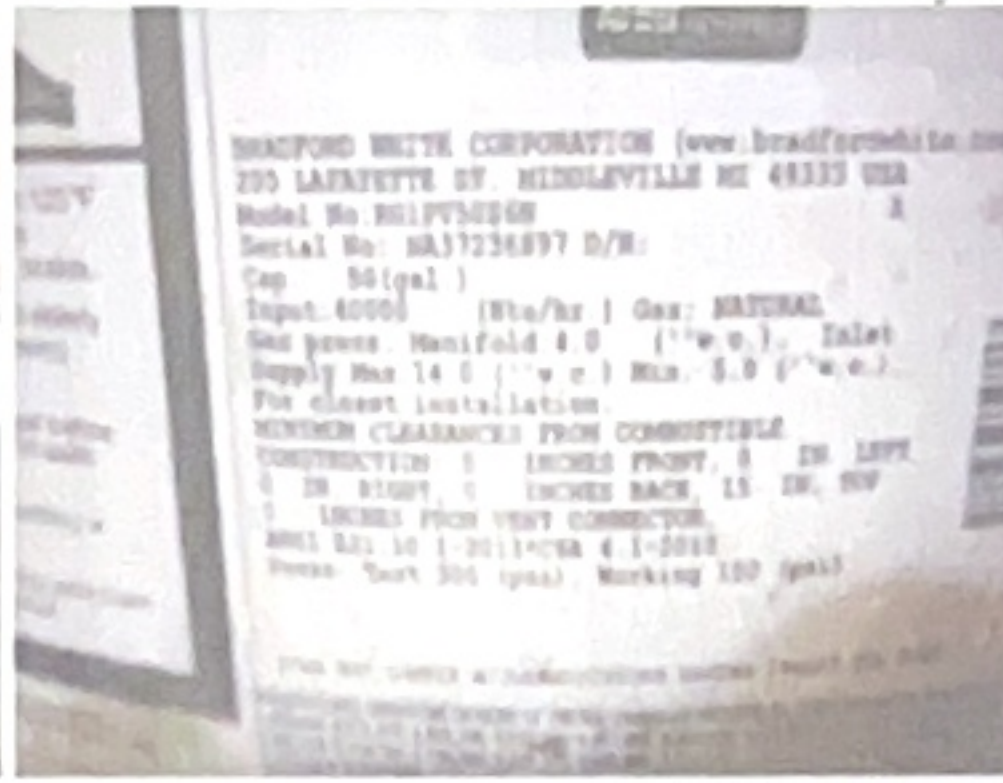
MAIN FUEL SHUT-OFF LOCATION**WELL PUMP**

- Location:** ☐ N/A ☒ Submersible
☐ In basement ☐ Well house ☒ Well pit/casing
Pressure Gauge Operates: ☒ Yes ☐ No ☐ Unknown ☐ Not visible



WATER HEATER☐ N/ACondition: ☐ Satisfactory ☒ Marginal ☐ PoorBrand name: **Bradford white**Serial #: **NA37236897**Type: ☒ Gas ☐ Electric☐ Oil ☐ OtherUnit Elevated: ☐ Yes ☐ No ☒ N/A☐ **Tank/Piping corroded/leaking**Capacity: **50** gallonsApproximate age: **10+** year(s)Combustion Air Venting Present: ☒ Yes ☐ No ☐ N/ASeismic restraints needed: ☐ Yes ☐ No ☒ N/ARelief Valve: ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No☐ **Missing** ☐ **Recommend repair**Vent Pipe: ☐ N/A ☒ Satisfactory ☒ Power vent ☐ **Improper**☐ **Rusted** ☐ **Recommend repair**

WATER HEATER

☐ N/ACondition: ☐ Satisfactory☒ Marginal☐ Poor

*We just had this looked at and it is functioning well, we've never had an issue with hot water

Brand name: Bradford white

Serial #: NA37236897

Type:

☒ Gas☐ Electric☐ Oil☐ Other

Unit Elevated:

☐ Yes ☐ No☒ N/A☐ Tank/Piping corroded/leaking

Capacity:

50 gallons

Approximate age: 10+ year(s)

Combustion Air Venting Present:

☒ Yes☐ No☐ N/A

Seismic restraints needed:

☐ Yes☐ No☒ N/A

Relief Valve:

☒ Yes☐ No

Extension proper:

☒ Yes☐ No☐ Missing☐ Recommend repair

Vent Pipe:

☐ N/A☒ Satisfactory☒ Power vent☐ Improper☐ Rusted☐ Recommend repair

**BOILER SYSTEM**☐ N/A

Brand Name: Carrier Approximate age: 28+ year(s) ☐ Unknown
 Model #: BW3AAN000112AAAA Serial #: 3798V04699
Energy Source: ☒ Gas ☐ LP ☐ Oil ☐ Electric
Distribution: ☒ Hot water ☒ Baseboard ☒ Radiant
Circulator: ☒ Pump ☐ Gravity ☒ Multiple Zones
Controls: Temp/pressure gauge exist: ☒ Yes ☐ No **Operating:** ☒ Yes
Relief valve: ☒ Yes ☐ No ☐ Missing Extension proper: ☒ Yes ☐ No
Operated: ☒ Fired ☐ Did not fire
☒ **Recommend HVAC technician examine/service annually**

BOILER:

Recommend having a contractor to evaluate annually to ensure proper operation.

OTHER SYSTEMS☐ N/A☐ Electric baseboard ☐ Radiant ceiling cable☐ Gas space heater ☒ Woodburning Stove

Proper Operation: ☐ Yes ☒ Not Tested/inspected

System Condition: ☐ Satisfactory ☐ Marginal ☒ Unknown



Wood burner in detached garage not tested.



ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Utility room
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor


Adequate Clearance To Panel: ☒ Yes ☐ No Amperage: 200 Volts 120/240 ☒ Breakers ☐ Fuses
Appears Grounded: ☒ Yes ☐ No ☐ Not visible
G.F.C.I. present: ☒ Yes ☐ No **Operative:** ☐ Yes ☒ Not tested
A.F.C.I. present: ☐ Yes ☒ No **Operative:** ☐ Yes ☐ No
MAIN WIRE: ☒ Copper ☐ Aluminum ☐ Copper clad aluminum ☐ Not visible
☐ *Tapping before the main breaker* ☐ *Double tapping of the main wire*
Condition: ☒ Satisfactory ☐ Poor ☐ **Federal Pacific Panel Stab Lok®**
BRANCH WIRE: ☒ Copper ☐ **Aluminum*** ☐ Copper clad aluminum ☐ Not visible
Condition: ☒ Satisfactory ☐ Poor ☐ *Recommend electrician evaluate/repair**
☒ Romex ☐ BX cable ☐ Conduit ☐ *Knob & tube***
☐ *Double tapping* ☐ *Wires undersized/oversized breaker/fuse*
☐ Panel not accessible ☐ Not evaluated

SUB PANEL ☐ None apparent

 Location 1: Detached Garage

Branch Wire: ☒ Copper ☐ Aluminum ☐ Copper clad aluminum
 Neutral/ground separated: ☒ Yes ☐ No Neutral isolated: ☒ Yes ☐ No ☐ *Safety hazard*
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Recommend separating/isolating neutrals*

ELECTRICAL FIXTURES

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

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Open ground ☐ Reverse polarity ☐ GFCIs not operating
☐ *Solid conductor aluminum branch wiring circuits**
☐ Missing cover plates ☐ *Recommend electrician evaluate/repair**

**BOILER SYSTEM**☐ N/A

* we just had this serviced and inspected by Manitowoc Heating and it is functioning well

Brand Name: Carrier Approximate age: 28+ year(s) ☐ Unknown
 Model #: BW3AAN000112AAAA Serial #: 3798V04699 ☐ Electric
 Energy Source: ☒ Gas ☐ LP ☐ Oil
 Distribution: ☒ Hot water ☒ Baseboard ☒ Radiant
 Circulator: ☒ Pump ☐ Gravity ☒ Multiple Zones
 Controls: Temp/pressure gauge exist: ☒ Yes ☐ No Operating: ☒ Yes
 Relief valve: ☒ Yes ☐ No ☐ Missing Extension proper: ☒ Yes ☐ No
 Operated: ☒ Fired ☐ Did not fire
☒ Recommend HVAC technician examine/service annually

BOILER:

Recommend having a contractor to evaluate annually to ensure proper operation.

OTHER SYSTEMS☐ N/A☐ Electric baseboard ☐ Radiant ceiling cable☐ Gas space heater ☒ Woodburning Stove

Proper Operation: ☐ Yes ☒ Not Tested/inspected
 System Condition: ☐ Satisfactory ☐ Marginal ☒ Unknown



Wood burner in detached garage not tested.



ITEMS NOT OPERATING/TESTED/INSPECTED

Washer and dryer not operated/tested
Well and septic not tested/inspected
Some outlets not tested due to sellers personal items
Above ground pool not tested
Wood burner in detached garage not tested

MAJOR CONCERNS

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

None apparent

POTENTIAL SAFETY HAZARDS

Missing or non working smoke and or CO detectors—Page 24
Recommend GFCI protected outlets in the detached garage—Page 13

DEFERRED COST ITEMS

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

Roof that is 25+ years
Boiler that is 28+ years
Water heater that is 10+ years
Window, siding and door maintenance and or repair
Water damaged/stained sheathing in attic
Balcony maintenance/repair

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- This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.
 - For the purposes of the report, "Defect," as defined in section 440.97 (2m), Wis. Stats., means: "A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement." The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.
 - A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.
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