PROPERTY INSPECTION REPORT



Mark Henry
Integrated Home Inspections, LLC

4424 Riverside RdWaterford WI
Inspection Prepared For: Kristen Modica
Agent: Kristen Modica - Keller Williams

Date of Inspection: 8/27/2026
Age of House: 86 Size: 1675
Weather: Sunny Faces East

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Report Summary

"Defect" means a condition of any component of an improvement that would significantly impair the health or safety of future 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.
Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Defects		
Grounds		
Page 7 Item: 1	Service Walks	• Settlement at the sidewalk. Uneven slabs may present trap hazards. Have a mason make repairs as needed
Page 7 Item: 2	Driveway/Parking	• Surface damage at the drive. Have a contractor evaluate for repair or replacement if needed.
Page 8 Item: 4	Stoops/Steps	• Roots from the tree have pushed the steps to the front porch. May present a hazard during icy conditions. Make corrections as needed
Page 9 Item: 9	Landscaping affecting foundation	• Recommend trimming and/or removal of vegetation away from home, garage. Tree leaves and branches laying at the roof will damage the shingles as the wind blows. • Grading drains toward the garage and may be a contributing factor in the garage structural movement. Make corrections for proper drainage away.
Roof		
Page 11 Item: 1	General	• Loose roof patch upper rubber roof. Caulked seams are starting to open. Insulation fasteners appear to be starting to come loose at the rubber roof and may begin to pop through. Chimney Counter flashing sealant appears to need maintenance. Caulk nail heads at vent flashing. Hail denting at soft metal roof vent flashings. Per seller roof is 10 years old. Based on granule wear in areas the shingles may be wearing prematurely. Have a roofer evaluate the roof further and make recommendations.
Garage/Carport		
Page 21 Item: 5	Gutters/Eavestrough	• Recommend installing gutters and/or downspouts at the garage to protect the structure.
Page 23 Item: 9	Sill Plates	• West garage block wall shearing at bottom block 1-1/4” with 4” total deviation from plumb. 2” shear movement North wall 4th course. 2” overall deviation from plumb. Large 1” cracks at the block both walls. Cracking at the South wall - can’t measure. Check with seller for documented past wall measurements from plumb. Walls this far out of plumb are structurally compromised and should be evaluated by a foundation contractor or engineer.

Page 24 Item: 12	Electrical Receptacles	• No power west outlet. Could not reset the GFCI. Repair
Kitchen		
Page 25 Item: 7	Kitchen Appliances	• Install a GFCI outlet at the kitchen west counter for safety.
Upper N East Bedroom		
Page 30 Item: 1	Room	• Temperatures upstairs are approximately 10° warmer than downstairs. The attic spaces in the bedrooms are poorly insulated, especially the doors, and may contribute to extra warmth, cold in the upstairs. Have an HVAC and insulation contractor evaluate and make recommendations to make improvements. Rafters and exterior walls could be insulated.
Master Bedroom		
Page 34 Item: 1	Room	• Reverse polarity outlet(s).
Interior		
Page 36 Item: 1	Fireplace	• Unable to get the pilot light to light or the fireplace to turn on after several attempts and turning the gas on downstairs. It was returned to the off position - have a Fireplace contractor evaluate for operation and make repairs if necessary
Page 36 Item: 3	Smoke/Carbon Monoxide detectors	• Smoke and carbon monoxide detectors should be present and operable at each level of the home. A smoke and carbon monoxide detector is required to be present in the hallway outside all bedrooms. Smoke detectors should be no older than 10 years and carbon monoxide detectors no older than 5 years. Test all at closing. • Smoke detector missing upper level • Carbon Monoxide detector missing upper level
Page 37 Item: 4	Attic/Structure/Framing/Insulation	• Condensation stains in the attic. Microbial growth. Test for mold as needed and remediate if necessary. Have a qualified contractor evaluate for ventilation improvements. No venting was visible at the accessible attic areas. There appears to be one attic area that was not accessible due to the bed in the southeast bedroom. Check this attic as well.
Basement		
Page 39 Item: 1	Stairs	• Handrail missing at the basement stairs, potential safety issue. Recommend Installing a handrail for the full run of stairs.
Page 41 Item: 7	Joists	• The header near the fireplace hearth was not adequately secured. Cracked Joist near the clothesline. Cracked Joist at the southwest basement. Notched joist west of the furnace. Recommend bracing the Joists for proper support
Plumbing		
Page 43 Item: 1	Water service	• CSST gas piping is present. Have an electrician bond the gas line for improved safety. • Leak near well pressure gauge piping. Recommend repair by a licensed plumber
Page 45 Item: 7	Water softener	• Leaking softener piping. Repair and check softner for proper operation

Electric/Cooling System		
Page 49 Item: 1	Main panel	• The wire to the stove is cloth covered and may not have proper grounding to meet today's standards for grounding and the manufacturer installation requirements. Recommend updating the wire for safety. Corrosion on and in the panel. Insect contamination inside the panel. One breaker off not labeled. One double tap with red and black wire into a single pole breaker. Label all breakers accurately. Missing screws at cover. Have an electrician evaluate further.

Repair Items		
Grounds		
Page 8 Item: 5	Patio	• Some patio damage noted. Repair as needed
Page 9 Item: 9	Landscaping affecting foundation	• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. Regrade in areas if necessary.
Roof		
Page 11 Item: 1	General	• Granule wear at the back downspout. Extend the back downspout into the lower gutter.
Exterior		
Page 17 Item: 2	Gutters/Scuppers/ Eavestrough	• Downspout extension needed. Extend 6 to 10 feet from the foundation or to proper drainage planes • Install gutters at the south gable eaves to manage water away from the foundation areas and protect components below. Even though there is no foundation the footings can be affected. • Dented rear gutter.
Page 18 Item: 9	Windows/Screens	• Evidence of a defective seal at the west. Replace the glass
Page 19 Item: 12	Service Entry	• Trim trees back from the electrical service wires to avoid interruptions.
Garage/Carport		
Page 22 Item: 6	Siding	• Lower grade at the garage siding while maintaining drainage your way. Soil should not push into the framed areas
Page 22 Item: 7	Trim	• Dented trim at the Garage Door
Page 24 Item: 10	Overhead Door(s)	• Repair the dented Garage Door
Kitchen		
Page 25 Item: 7	Kitchen Appliances	• The oven control board needs repair. Operative.
Laundry Room		
Page 27 Item: 1	Laundry	• The dryer temperature control knob was taped on and not operating. Repair as needed.

Bathroom Upper Main		
Page 28 Item: 1	Bath	• Exhaust fan not present. Recommended to manage moisture.
Living Room		
Page 35 Item: 1	Room	• Loose East outlet. Secure
Interior		
Page 36 Item: 3	Smoke/Carbon Monoxide detectors	• Older smoke detectors should be updated
Basement		
Page 39 Item: 2	Foundation	• The dirt floor in the crawlspace should be covered with 6 mil poly to limit moisture and radon into the basement • Stains at the Foundation window. Cover window wells or install glass block.
Heating System		
Page 47 Item: 1	Heating system	• Rusty ducts, dirty filter, corrosion at back of burner area. No notes on recent service. Recommend a service and safety check of the furnace. Change the filter. Comment on ducts.

Items for further Evaluation		
Bathroom Upper Main		
Page 28 Item: 1	Bath	• The electric baseboard wall heater does not turn on when tested. The breaker may be off. The only breaker off in the panel was a double breaker poorly labeled. Verify operation. Appears to be the only heat source in the bathroom where a heat source is needed
FF S West Bedroom		
Page 33 Item: 1	Room	• The door was not installed. Is there one on site
Basement		
Page 39 Item: 2	Foundation	• Evidence of pest activity in the basement. Pest evaluation/control as needed.

Potential Deferred Costs		
Exterior		
Page 20 Item: 15	Exterior A/C - Heat pump #1	• 17 year old AC may be near the end of its lifespan. Budget accordingly.
Heating System		
Page 47 Item: 1	Heating system	• The Furnace may be near the end of its expected service life. Budget accordingly. 17 yo

Maintenance and Improvements		
Exterior		
Page 16 Item: 1	Chimney(s)	• Old mechanicals chimney out of use. Seal the gap at the cap to keep moisture out.
Page 17 Item: 2	Gutters/Scuppers/ Eavestrough	• Debris in the gutters/downspouts. Clean to prevent overflow that can lead to basement moisture and structural problems.
Page 18 Item: 8	Caulking	• Caulking dried and cracked in areas, recommend removing and replacing.
Laundry Room		
Page 27 Item: 1	Laundry	• Clean dryer venting. Lint buildup observed.
Bathroom FF Main		
Page 29 Item: 1	Bath	• After market drain stopper installed. Water sits next to it. Install a new stopper if desired.

Monitor		
Grounds		
Page 9 Item: 9	Landscaping affecting foundation	• Check grading and drainage under the deck. Monitor.
Master Bedroom		
Page 34 Item: 1	Room	• Window egress higher than todays standards. Have a step handy
Plumbing		
Page 44 Item: 3	Well pump	• Well system evaluation by others

Grounds

1. Service Walks

- Concrete
- Marginal
- Settlement at the sidewalk. Uneven slabs may present trap hazards. Have a mason make repairs as needed



Settlement at the sidewalk. Uneven slabs may present trap hazards. Have a mason make repairs as needed

2. Driveway/Parking

- Asphalt
- Poor
- Surface damage at the drive. Have a contractor evaluate for repair or replacement if needed.



Surface damage at the drive

3. Porch

- Satisfactory

4. Stoops/Steps

• Concrete

• Roots from the tree have pushed the steps to the front porch. May present a hazard during icy conditions. Make corrections as needed



Roots from the tree have pushed the steps to the front porch. May present a hazard during icy conditions. Make corrections as needed

5. Patio

• Concrete

• Marginal

• Some patio damage noted. Repair as needed



Some patio damage noted. Repair as needed

6. Deck/Balcony

• Wood

• Composite

• Satisfactory

7. Deck/Patio/Porch Covers

8. Fence/Wall

9. Landscaping affecting foundation

• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. Regrade in areas if necessary.

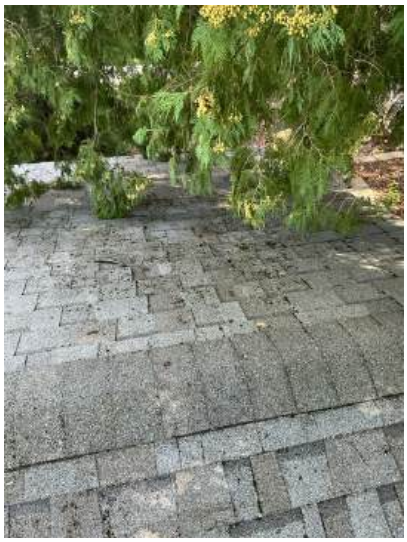
• Recommend trimming and/or removal of vegetation away from home, garage. Tree leaves and branches laying at the roof will damage the shingles as the wind blows.

• Grading drains toward the garage and may be a contributing factor in the garage structural movement. Make corrections for proper drainage away.

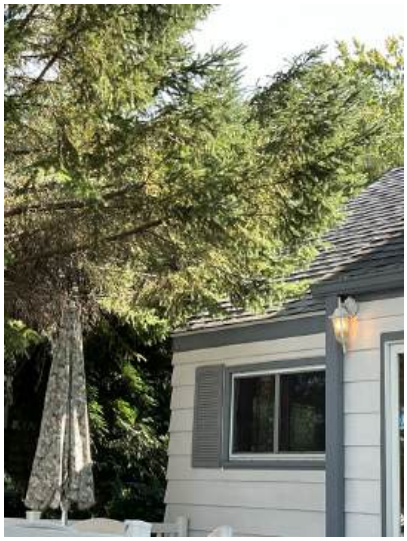
• Check grading and drainage under the deck. Monitor.



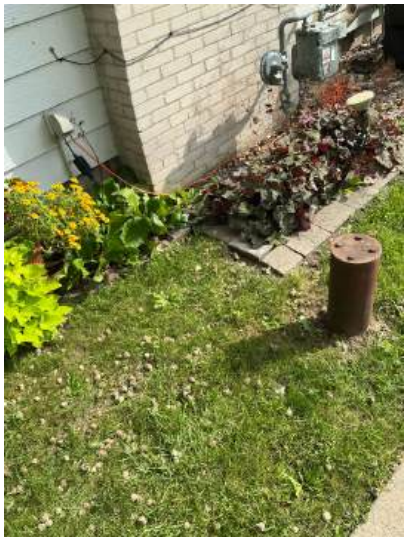
Recommend trimming and/or removal of vegetation away from home. Tree leaves and branches laying at the roof will damage the shingles as the wind blows.



Recommend trimming and/or removal of vegetation away from home, garage. Tree leaves and branches laying at the roof will damage the shingles as the wind blows.



Recommend trimming and/or removal of vegetation away from home, garage. Tree leaves and branches laying at the roof will damage the shingles as the wind blows.



Low grade North



Poor grading garage

10. Retaining wall

11. Hose bibs

- Satisfactory
- Operable: Yes

Roof

1. General

- Visibility: All
- Inspected From Roof
- Granule wear at the back downspout. Extend the back downspout into the lower gutter.
- Loose roof patch upper rubber roof. Caulked seams are starting to open. Insulation fasteners appear to be starting to come loose at the rubber roof and may begin to pop through. Chimney Counter flashing sealant appears to need maintenance. Caulk nail heads at vent flashing. Hail denting at soft metal roof vent flashings. Per seller roof is 10 years old. Based on granule wear in areas the shingles may be wearing prematurely. Have a roofer evaluate the roof further and make recommendations.



Roof photo for your reference



Roof photo for your reference



Hail dents



Granule wear at the back downspout. Extend the back downspout into the lower gutter



Granule wear



Remove the tree branches and clean the roof



Caulk



Loose roof patch upper rubber roof. Have a roofer evaluate and repair to keep moisture out

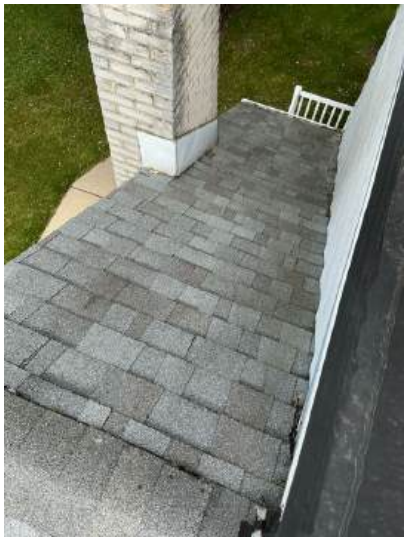




Counter flashing sealant appears to need maintenance



Granule wear



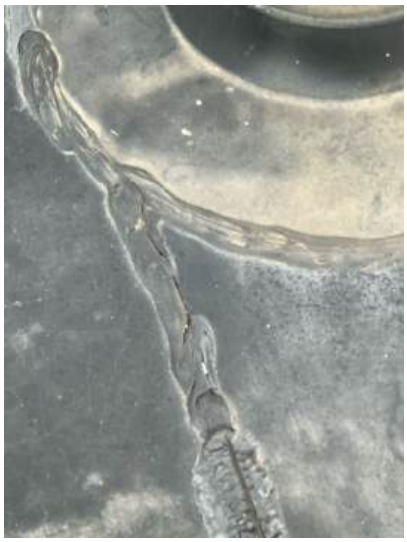
Algae



Fasteners appear to be starting to come loose at the rubber roof and may begin to pop through



Insulation fasteners appear to be starting to come loose at the rubber roof and may begin to pop through



Caulked seams are starting to open



Caulk opening



Insulation fasteners appear to be starting to come loose at the rubber roof and may begin to pop through



Caulk
Hail dents



Caulk nails

2. Style of Roof

- Gable
- Shed
- Pitch: Steep, Low
- Type: Asphalt, Rubber
- Layers: 1 Layer
- Age: per seller 5-10 years old
- Location: All sloped

3. Ventilation System

- Roof

4. Flashing

- Galv/Alum
- Marginal

5. Valleys

- N/A

6. Condition of Roof Coverings

- Roof #1 Marginal

7. Skylights

8. Plumbing Vents

- Satisfactory

Exterior

1. Chimney(s)

- North
- Viewed From Roof
- Rain Cap/Spark Arrestor Yes
- Chase: Brick
- Evidence of No apparent defects
- Flue: Metal, Tile, Not Visible
- Satisfactory
- Old mechanicals chimney out of use. Seal the gap at the cap to keep moisture out.



Gas fireplace chimney



Appears satisfactory



Old mechanicals chimney out of use. Seal the gap at the cap.



Old mechanicals chimney out of use. Seal the gap at the cap to keep moisture out.

2. Gutters/Scuppers/Eavestrough

- Galvanized/Aluminum
- Marginal
- Downspout extension needed. Extend 6 to 10 feet from the foundation or to proper drainage planes
- Debris in the gutters/downspouts. Clean to prevent overflow that can lead to basement moisture and structural problems.
- Install gutters at the south gable eaves to manage water away from the foundation areas and protect components below. Even though there is no foundation the footings can be affected.
- Dented rear gutter.



Install gutters at the south gable eaves to manage water away from the foundation areas and protect components below



Install gutters at the south gable eaves to manage water away from the foundation areas and protect components below



Downspout extension needed. Extend 6 to 10 feet from the foundation or to proper drainage planes



Dented rear gutter.



Keep gutter areas clear



Clear gutter guards of debris

3. Siding

- Metal/Vinyl
- Satisfactory

4. Trim

- Aluminum/Steel
- Satisfactory

5. Soffit

- Aluminum/Steel
- Satisfactory
- Soffit vents not present.

6. Fascia/Rake

- Aluminum/Steel
- Satisfactory

7. Flashing

- Aluminum/Steel
- Satisfactory

8. Caulking

- Marginal
- Caulking dried and cracked in areas, recommend removing and replacing.

9. Windows/Screens

- Aluminum/Vinyl clad
- Satisfactory
- Marginal
- Evidence of a defective seal at the west. Replace the glass



Evidence of a defective seal at the west. Replace the glass

10. Storms Windows

11. Slab-On-Grade/Foundation

- Foundation Wall Concrete block
- Satisfactory

12. Service Entry

- Overhead
- Satisfactory
- Exterior receptacles Operable
- GFCI present Operable at the exterior
- Trim trees back from the electrical service wires to avoid interruptions.



Trim trees back from the electrical service wires to avoid interruptions.

13. Building(s) Exterior Wall Construction

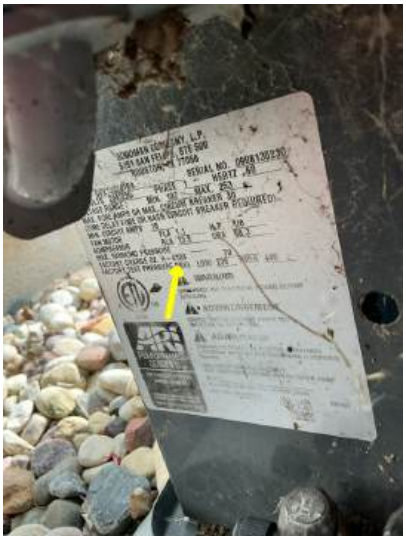
- Framed
- Satisfactory

14. Exterior Doors

- Main Entrance Door condition Satisfactory
- Rear door Door condition Satisfactory

15. Exterior A/C - Heat pump #1

- Air cooled
- Condenser Location North Exterior
- Brand: Amana
- Approximate Age 17
- Satisfactory
- Cabinet/housing rusted
- Energy source electric
- Outside Disconnect Yes
- A/C is level
- Condenser Fins Satisfactory
- Insulation Satisfactory
- 17 year old AC may be near the end of its lifespan. Budget accordingly.



The photo shows AC information for your reference
It does use Puron as coolant

16. Exterior A/C - Heat pump #2

Garage/Carport

1. Type

• Detached

2. Automatic Opener

• Garage opener operated

3. Safety Reverse

• Operation: Operable

4. Roofing

• Type: Asphalt





Moss remove tree

5. Gutters/Eavestrough

• Marginal

• Recommend installing gutters and/or downspouts at the garage to protect the structure.



Recommend installing gutters and/or downspouts at the garage to protect the structure.

6. Siding

• Lower grade at the garage siding while maintaining drainage your way. Soil should not push into the framed areas



Lower grade at the garage siding while maintaining drainage your way. Soil should not push into the framed areas

7. Trim

• Aluminum
• Marginal
• Dented trim at the Garage Door



Dented trim at the Garage Door

8. Floor

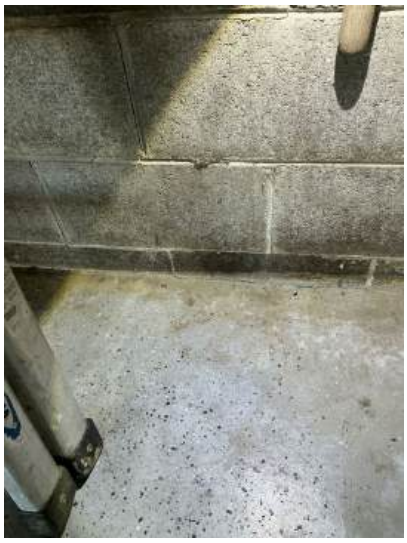
• Concrete
• Satisfactory

9. Sill Plates

• Recommend repair

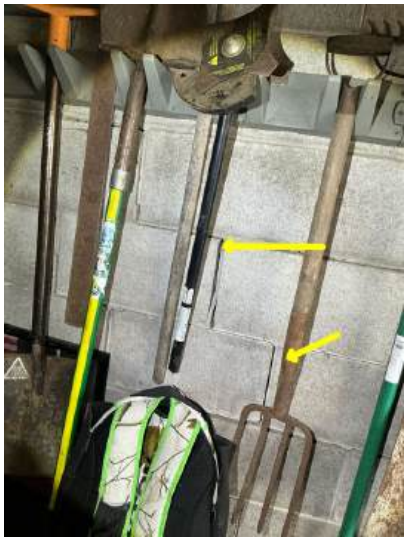
• West garage block wall shearing at bottom block 1-1/4” with 4” total deviation from plumb. 2” shear movement North wall 4th course. 2” overall deviation from plumb. Large 1” cracks at the block both walls. Cracking at the South wall - can’t measure. Check with seller for documented past wall measurements from plumb. Walls this far out of plumb are structurally compromised and should be evaluated by a foundation contractor or engineer.



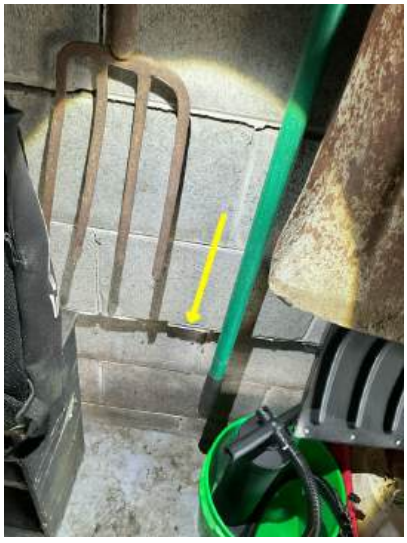


Shearing west

West garage block wall shearing at bottom block 1-1/4” with 4” total deviation from plumb. 2” shear movement North wall 4th course. 2” overall deviation from plumb. Large 1” cracks at the block both walls. Cracking at the South wall - can’t measure. Check with seller for documented past wall measurements from plumb. Walls this far out of plumb are structurally compromised and should be evaluated by a foundation contractor or engineer.



Block displaced



Shearing north



Cracks south wall. Can't measure.

10. Overhead Door(s)

- Metal
- Repair the dented Garage Door



Repair the dented Garage Door



Repair the dented Garage Door

11. Exterior Service Door

- None

12. Electrical Receptacles

- No power west outlet. Could not reset the GFCI. Repair

13. Fire Separation Walls & Ceiling

Kitchen

1. Kitchen Countertops

- Satisfactory

2. Kitchen Cabinets

- Satisfactory

3. Kitchen Plumbing

- Kitchen faucet satisfactory
- Faucet Leaks NO
- Pipes leak/corroded No
- Functional drainage Satisfactory
- Functional flow Satisfactory

4. Kitchen Walls & Ceiling

- Satisfactory

5. Heating/Cooling Source

- Kitchen heating source present

6. Kitchen Floor

- Satisfactory

7. Kitchen Appliances

- Disposal: None
- Oven Operable
- Range Operable
- Dishwasher Operable
- Exhaust fan NA
- Refrigerator Operable
- Microwave: NA
- Dishwasher airgap Present
- Receptacles present Operable
- GFCI Operable
- Install a GFCI outlet at the kitchen west counter for safety.
- The oven control board needs repair. Operative.



The oven control board needs repair. Operative.



Install a GFCI outlet at the kitchen west counter for safety.

Laundry Room

1. Laundry

- Faucet leaks NO
- Pipes leak NO
- Cross connections NO
- Heat source present YES
- Room vented YES
- Dryer vented Wall
- Appliances: Washer, Dryer
- Water hammer arrestors present at wash machine water lines.
- The laundry is set up for an electric dryer
- Clean dryer venting regularly as a course of normal maintenance. Lint buildup can develop into a fire hazard and the dryer will operate more efficiently.
- Clean dryer venting. Lint buildup observed.
- The dryer temperature control knob was taped on and not operating. Repair as needed.



The dryer temperature control knob was taped on and not operating.



Clean dryer venting. Lint buildup observed.



Clean dryer venting. Lint buildup observed.

Bathroom Upper Main

1. Bath

- Second floor bath
- Main Bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Tubs Faucet Satisfactory
- Shower/Tub area Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Window Present and Satisfactory
- Heat source present
- Water flow at the faucet is functional
- Shower/Tub area Fiberglass
- Exhaust fan not present. Recommended to manage moisture.
- The electric baseboard wall heater does not turn on when tested. The breaker may be off. The only breaker off in the panel was a double breaker poorly labeled. Verify operation. Appears to be the only heat source in the bathroom where a heat source is needed

Bathroom FF Main

1. Bath

- First floor bath
- Main Bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Tubs Faucet Satisfactory
- Shower/Tub area Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Tubs N/A
- Shower Pipes Not visible
- Shower/Tub area Fiberglass
- After market drain stopper installed. Water sits next to it. Install a new stopper if desired.



After market drain stopper installed. Water sits next to it.

Upper N East Bedroom

1. Room

- Second floor
- NE
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present
- Temperatures upstairs are approximately 10° warmer than downstairs. The attic spaces in the bedrooms are poorly insulated, especially the doors, and may contribute to extra warmth, cold in the upstairs. Have an HVAC and insulation contractor evaluate and make recommendations to make improvements. Rafters and exterior walls could be insulated.



Temperatures upstairs are approximately 10° warmer than downstairs. The attic spaces in the bedrooms are poorly insulated, especially the doors, and may contribute to extra warmth, cold in the upstairs. Have an HVAC and insulation contractor evaluate and make recommendations to make improvements. Rafters and exterior walls could be insulated.



Door not insulated.





Insulate door



Upper Southeast Bedroom

1. Room

- Second floor
- SE
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

FF S West Bedroom

1. Room

- First floor
- SW
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present
- The door was not installed. Is there one on site

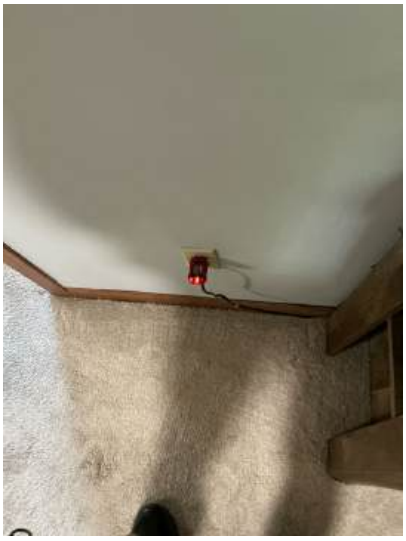


The door was not installed. Is there one on site

Master Bedroom

1. Room

- First floor
- South
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present
- Reverse polarity outlet(s).
- Window egress higher than todays standards. Have a step handy



Reverse polarity outlet(s).

Living Room

1. Room

- First floor
- East
- LIVING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present
- Loose East outlet. Secure



Loose East outlet.

Interior

1. Fireplace

- Living room
- Type: Gas
- Material: Metal (pre-fabricated)
- Miscellaneous Operable No
- Mantel: Secure
- Marginal
- Unable to get the pilot light to light or the fireplace to turn on after several attempts and turning the gas on downstairs. It was returned to the off position - have a Fireplace contractor evaluate for operation and make repairs if necessary

2. Stairs/Steps/Balconies

- Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

3. Smoke/Carbon Monoxide detectors

- Smoke Detector Present
- Smoke Detectors not tested
- Smoke and carbon monoxide detectors should be present and operable at each level of the home. A smoke and carbon monoxide detector is required to be present in the hallway outside all bedrooms. Smoke detectors should be no older than 10 years and carbon monoxide detectors no older than 5 years. Test all at closing.
- Smoke detector missing upper level
- Carbon Monoxide detector missing upper level
- Older smoke detectors should be updated



Older smoke detector

4. Attic/Structure/Framing/Insulation

- Bedroom Closet
- Access: Scuttlehole/Hatch
- Inspected from Access panel
- Depth: 3-6
- Insulation: Fiberglass, Batts
- Installed in Walls
- Ventilation: Recommend additional ventilation
- Fans exhausted to Outside Yes
- Structural problems observed No
- Roof structure framed by rafters
- Ceiling joists are wood
- Sheathing: Planking, Stained
- Evidence of condensation Yes
- Evidence of leaking No
- Condensation stains in the attic. Microbial growth. Test for mold as needed and remediate if necessary. Have a qualified contractor evaluate for ventilation improvements. No venting was visible at the accessible attic areas. There appears to be one attic area that was not accessible due to the bed in the southeast bedroom. Check this attic as well.



Microbial growth/condensation stains



Microbial growth/condensation stains



Microbial growth/condensation stains



Microbial growth/condensation stains



Microbial growth/condensation stains

Basement

1. Stairs

• Marginal

• Handrail missing at the basement stairs, potential safety issue. Recommend Installing a handrail for the full run of stairs.



Handrail missing at the basement stairs, potential safety issue. Recommend Installing a handrail for the full run of stairs.

2. Foundation

• Concrete block
• Monitor
• Horizontal cracks East
• Step cracks None
• Vertical cracks None
• Indication of moisture No
• The North foundation wall was out of plumb 3/8” no cracking.
• Evidence of pest activity in the basement. Pest evaluation/control as needed.
• The dirt floor in the crawlspace should be covered with 6 mil poly to limit moisture and radon into the basement
• Stains at the Foundation window. Cover window wells or install glass block.



5/8” deviation from plumb East wall.1/4” out south corner. Nets to 3/8”. Tape and caulk.



Tape and caulk



Stains at the Foundation window



The dirt floor in the crawlspace should be covered with 6 mil poly to limit moisture and radon into the basement



Evidence of pest activity in the basement. Pest evaluation/control as needed.

3. Floor

- Concrete
- Satisfactory

4. Drainage

- Floor drains Yes, Drains not tested

5. Girders/Beams

- Wood
- Satisfactory

6. Columns

- Steel
- Wood
- Satisfactory

7. Joists

- Wood
- 2x8
- Marginal
- The header near the fireplace hearth was not adequately secured. Cracked Joist near the clothesline. Cracked Joist at the southwest basement. Notched joist west of the furnace. Recommend bracing the Joists for proper support



Cracked



The header near the fireplace hearth was not adequately nailed



Cracked Joist near the clothesline



Notched

8. Subfloor

• Satisfactory

Plumbing

1. Water service

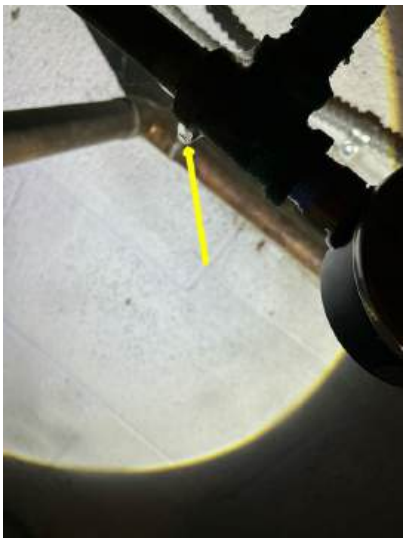
- In the basement
- Yes
- Water entry piping Copper/Galv.
- Lead other than solder joints NO
- Visible water distribution piping Copper
- Satisfactory
- Pipes Supply/Drain Cross connection No
- Pipes Supply/Drain Satisfactory
- Drain/Waste/Vent pipe PVC, Galvanized
- Type: Metal strapping, Plastic strapping
- Fuel line Black iron
- CSST gas piping is present. Have an electrician bond the gas line for improved safety.
- Leak near well pressure gauge piping. Recommend repair by a licensed plumber



CSST gas piping is present. Have an electrician bond the gas line for improved safety.



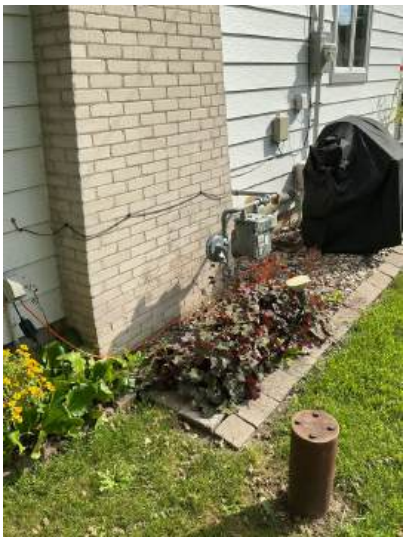
Main water shutoff



Leak near well pressure gauge.

2. Main fuel shut-off location

- On the side exterior wall



Main gas shutoff side exterior wall

3. Well pump

- In basement
- Well pit
- Pressure gauge operable
- Well system evaluation by others



Well system evaluation by others



50 psi

4. Sanitary/Grinder pump

5. Water heater #1

- Gas
- Brand Name A.O. Smith
- 50 gallon water heater
- Approx. age 6
- Combustion air venting present YES and visible areas inspected.
- Seismic restraints needed NO
- Relief valve Extension proper Yes
- Relief valve
- Vent pipe Satisfactory
- Satisfactory



Photo shows water heater details for your information



Photo shows water heater details for your information

6. Water heater #2

7. Water softener

- Loop installed YES
- Plumbing hooked upYES
- Plumbing leaking NO
- Leaking softener piping. Repair and check softner for proper operation



Leaking softener piping. Repair and check softner for proper operation

Heating System

1. Heating system

- Brand name Amana
- Approx. age 17
- Energy source Gas
- Heat exchanger Sealed, Not Visible
- Limited heat exchanger visibility.
- Carbon monoxide Not problematic
- Warm air system CENTRAL
- Combustion air venting present and checked
- Controls Disconnect YES
- Controls Gas shut off valve YES
- Controls Normal operating and safety controls observed
- Filter: Standard, Needs cleaning/replacement
- Distribution: Metal ducts with return air
- Flue piping Satisfactory
- When turned on by thermostat Proper operation YES
- Heat pump No
- Sub-slab ducts no
- 1" furnace filters should be changed monthly during heating season.
- The Furnace may be near the end of its expected service life. Budget accordingly. 17 yo
- Rusty ducts, dirty filter, corrosion at back of burner area. No notes on recent service. Recommend a service and safety check of the furnace. Change the filter. Comment on ducts.



Rusty ducts



The photo shows furnace model and serial numbers for your information



Dirty furnace filter needs to be changed.

2. Boiler system

3. Other systems

Electric/Cooling System

1. Main panel

- Basement
- Evaluation and repair by an electrician appears needed.
- Adequate Clearance to Panel Yes
- Amperage/Voltage: 200a, 120v/240v
- Breakers/Fuses: Breakers
- Appears grounded Yes
- Main wire Condition Satisfactory
- Main wire Copper
- Branch wire Copper
- Romex
- BX cable
- Conduit
- The wire to the stove is cloth covered and may not have proper grounding to meet today's standards for grounding and the manufacturer installation requirements. Recommend updating the wire for safety. Corrosion on and in the panel. Insect contamination inside the panel. One breaker off not labeled. One double tap with red and black wire into a single pole breaker. Label all breakers accurately. Missing screws at cover. Have an electrician evaluate further.

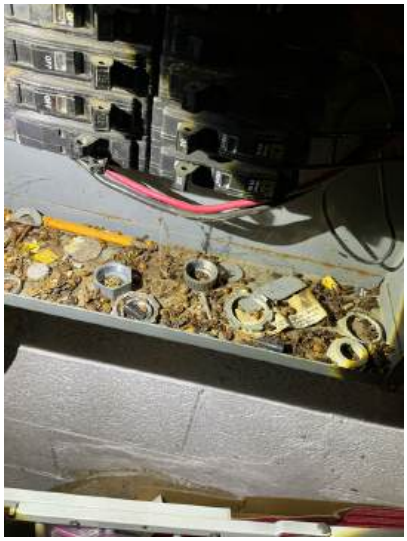


Cloth wire

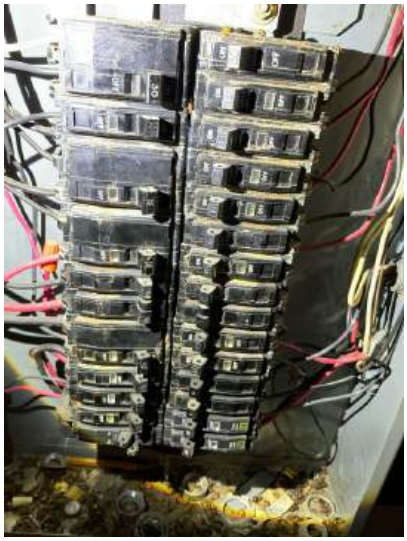


Corrosion observed in the panel.

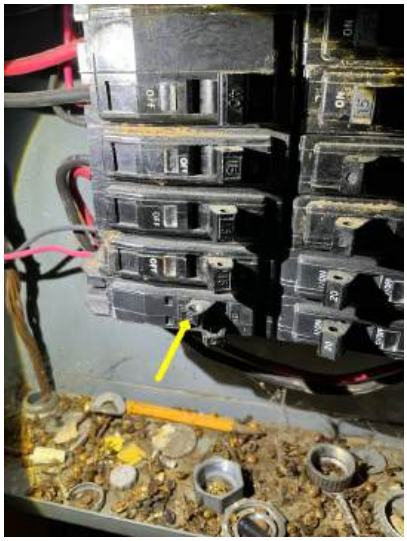




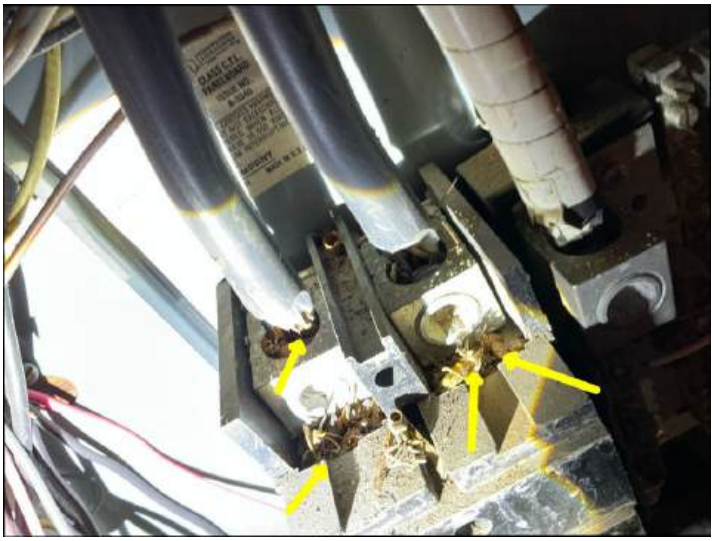
Insect infestation



Corrosion observed in the panel.



One breaker off not labeled.



Insects in connections



Corrosion observed in the panel or insect debris





Corrosion observed in the panel.

2. Sub panel(s)

3. Evaporator Coil Section Unit #1

- AC evaporator coil located in the furnace.
- Age: 15-20+
- General: Central system
- Evaporator coil Not Visible
- Refrigerant lines Satisfactory
- Condensate line/drain Floor drain
- Operation Differential 18
- Marginal
- Recommend HVAC technician examine/clean/service







4. Evaporator Coil Section Unit #2

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.