Home Inspection Report



N911 Knepprath Road, Cedar Grove , WI 53013

Inspection Date:
Tuesday, July 14, 2026

Prepared For:
Daniel Dempsey

Prepared By:
Duchow Inspection Services
2732 Palmer Drive
Sheboygan, WI 53083
920.889.0762
Scott@duchowinspections.com

Report Number:
3497

Inspector:
Scott Duchow

License/Certification #:
1957-106

Inspector Signature:

Report Overview

Scope of Inspection

It is the goal of the visual/verbal inspection to put the buyer in a better buying making decision. Not all improvements and deficiencies will be identified. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Some items listed in this report may inadvertently have been left off the summary page. The customer should read the entire report. Houses built prior to 1978 typically contain lead based paints and asbestos like materials. Paints and materials would have to be tested in a lab to properly identify.
This inspection report is non-transferable.

Main Entrance Faces

East

State of Occupancy

Occupied, interior evaluation was limited due to personal property

Weather Conditions

Sunny, 100 degrees

Recent Rain

No

Ground Cover

Dry

Approximate Age

37 years

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Report Summary

Items Not Operating / Defects

Listed in order of inspection

•Portions of driveway in need of repair
•Cracked chimney flue at chimney
•Missing tabs, brittle and loose shingles, lifting sheathing with some visible nails at north side roofing
•Damaged but functional gutter at north side of house
•Numerous failed insulated glass windows
•Damaged trim at exterior of sliding door
•Some decking in need of repair loose joist underneath
•Portion of retaining wall in need of repair for landscaping stones
•Some cracks at wood siding
•Filled insulated glass at skylight
•Some gutters in need of cleaning
•Front entrance door latch in need of repair, failed insulated glass and damaged screen at front storm door
•Evidence of deterioration at exterior of both overhead door lower panels
•Garage doors in need of lubrication, garage ceiling drywall in need of repair
•Cracked glass at east dining room window
•Damaged drywall above service door in kitchen and peeling paint in laundry room area
•Missing air gap at dishwasher drain line under kitchen sink
•Leak at drain pipe underneath three-quarter bathroom sink
•Evidence of mice droppings on attic insulation, attic exhaust fans did not operate, bathroom exhaust vented into attic area
•Missing sump pump at basement crock pit
•Evidence of mice activity in house and attic areas, recommend mice management system at exterior of house

Potential Safety Hazards

Listed in order of inspection

•Mildew type substance on drywall underneath kitchen sink
•Plastic dryer vent can be a safety hazard
•GFCI receptacle in main bathroom did not trip when tested
•GFCI has tripped and does not reset in 3/4
•Electrical wiring exiting the side of panel in need of physical protection conduit
•Mildew type substance on basement wood shelving
•Recommend installing a handrail at base steps
•Active electrical wiring in need of termination in attic

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Receipt/Invoice

Duchow Inspection Services
2732 Palmer Drive
Sheboygan, WI 53083
920.889.0762

Date: Tue. Jul. 14, 2026 1:00

Inspected By: Scott Duchow

Client: Daniel Dempsey

Property Address
N911 Knepprath Road
Cedar Grove , WI 53013

Inspection Number: 3497

Payment Method: Credit Card

Inspection	Fee
Home Inspection	$400.00
Total	**$400.00**

Grounds

Service Walks

Material [X] Concrete [ ] Flagstone [ ] Gravel [ ] Brick
Condition [X] Satisfactory [ ] Marginal [ ] Poor [X] Typical cracks

Driveway/Parking

Material [X] Concrete [X] Asphalt [ ] Gravel/Dirt [ ] Brick
Condition [ ] Satisfactory [X] Marginal [ ] Poor [X] Typical cracks
Comments Typical cracks at concrete and some cracks and missing asphalt at driveway.
Photos



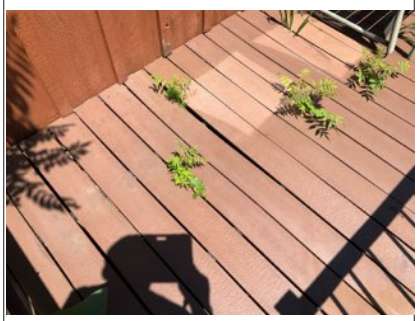


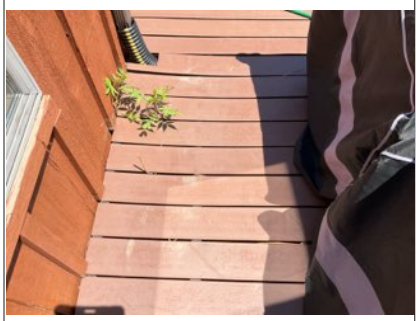
Stoops/Steps

Material [X] Concrete [X] Wood [ ] Railing/Balusters recommended
Condition [X] Satisfactory [ ] Marginal [ ] Poor

Deck/Balcony

Material [ ] Wood [ ] Metal [X] Composite
Condition [ ] Satisfactory [X] Marginal [ ] Poor
Finish [X] Treated [ ] Painted/Stained
Comments Some decking in need to repair a few loose spots underneath soft joist.
Photos



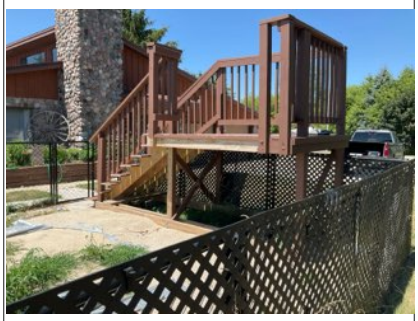


Fence/Wall

Type [ ] Brick [ ] Block [ ] Wood [ ] Metal [X] Chain Link [ ] Rusted [ ] Vinyl
Condition [X] Satisfactory [ ] Marginal [ ] Poor
Gate [ ] N/A [X] Satisfactory [ ] Marginal [ ] Poor Operable: [X] Yes [ ] No
Comments Recommend removing old decking inside fenced in area.

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Photos



Landscaping

Negative Grade ☐ East ☐ West ☐ North ☒ South ☐ Satisfactory

Comments Some landscaping is pitched towards the home, recommend maintaining a positive slope away from the foundation whenever possible to avoid possible moisture and or foundation issues in the basement.

Photos



Retaining wall

Material ☒ Wood ☐ Concrete ☐ Concrete block ☐ Railroad ties ☐ Timbers

Comments Portion of retaining wall in need of repair at landscaping stones.

Photos



Hose bibs

Operable ☐ Yes ☐ No ☐ Not Tested ☒ Not On

Comments Reminder to remove hoses and turn off exterior hose bibs in the winter months.

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Photos



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Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By:
Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars
Photos





Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat
Pitch ☐ Low ☐ Medium ☒ Steep ☐ Flat
Roof Type:Asphalt
Layers:1
Estimated Age:1-5 Years

Ventilation System

Type ☐ Soffit ☐ Ridge ☐ Gable ☐ Roof ☐ Turbine ☒ Powered
Comments Satisfactory

Flashing and Plumbing Vents

Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☒ Rubber ☐ Lead
Comments Satisfactory
Photos



Condition of Roof Coverings

Roof ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Curling ☒ Cracking ☒ Deterioration ☒ Nail popping ☒ Granules missing ☒ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Cupping
Comments Missing tabs, brittle and loose shingles, lifting sheathing with some visible nails at north side roofing.
Newer shingles at southside middle roofing,
Older shingles at southside sunroom roof with some missing granules no missing tabs recommend trimming trees.

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Photos














Skylights

Condition ☐ Cracked/Broken ☐ Satisfactory ☒ Marginal ☐ Poor
Comments Failed insulated glass at skylight.

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Photos



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Exterior

Chimney(s)

Location(s) Middle
Viewed From [X] Roof [ ] Ladder at eaves [ ] Ground (Inspection Limited) [ ] With Binoculars
Rain Cap/Spark Arrestor [ ] Yes [X] No [ ] Recommended
Chase [ ] Brick [X] Stone [ ] Metal [ ] Blocks [X] Framed
Flue [X] Tile [ ] Metal [ ] Unlined [ ] Not Visible
Evidence of [X] Cracks [ ] Creosote [ ] Not evaluated
Condition [ ] Satisfactory [X] Marginal [ ] Poor
Comments Upper portion of Chimney flu cracked and in need of repair replacement.
Recommend installing a rain cap spark arrester at wood fireplace flue.

Photos

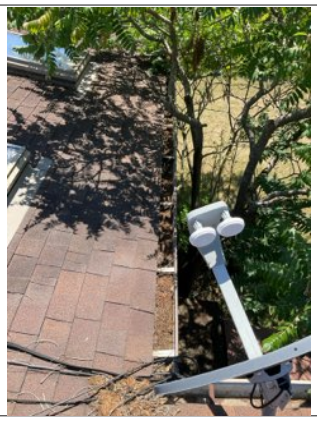




Gutters/Downspouts

Condition [ ] Satisfactory [X] Marginal [ ] Poor [ ] Rusting
Material [ ] Copper [ ] Vinyl/Plastic [X] Galvanized/Aluminum
Extension needed [ ] North [ ] South [ ] East [ ] West [X] N/A
Comments Recommend cleaning gutters regularly for proper drainage.
Damage gutter at north side of house, functional.

Photos





Siding and Trim

Material [X] Stone [ ] Vinyl [ ] Brick [ ] Fiberboard [ ] Fiber-cement [ ] Stucco [ ] Asphalt [X] Wood [ ] Metal [ ] Typical cracks
Condition [ ] Satisfactory [X] Marginal [ ] Poor
Comments Some areas of cracked wood siding, recommend repair as needed.

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Photos




Soffit and Fascia

Material [X] Wood [ ] Fiberboard [X] Aluminum/Steel [ ] Vinyl
Condition [X] Satisfactory [ ] Marginal [ ] Poor

Windows/Storm Windows and Screens

Condition [ ] Satisfactory [X] Marginal [ ] Poor [X] Failed/fogged insulated glass
Material [X] Wood [X] Metal [X] Vinyl [ ] Block [X] Wood/Metal Combo
Screens [ ] Torn [ ] Bent [ ] Not installed [X] Satisfactory
Comments Numerous failed insulated glass windows, recommend further evaluation and repair by a licensed contractor.
Cracked glass at east dining room windows.

Photos





Slab-On-Grade/Foundation

Foundation Wall [X] Concrete block [ ] Poured concrete [ ] Brick [ ] Fieldstone

Service Entry

Location [X] Underground [ ] Overhead
Exterior receptacles [X] Yes [ ] No Operable: [X] Yes [ ] No
GFCI present [X] Yes [ ] No Operable: [X] Yes [ ] No [ ] Safety Hazard [ ] Reverse polarity [ ] Open ground(s)

Exterior Doors

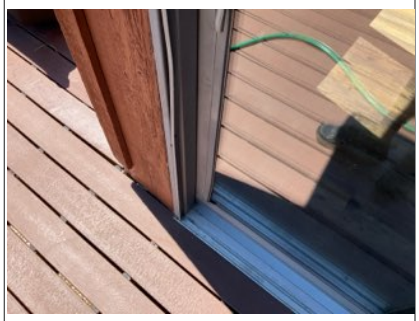
Main Entrance Weatherstripping: [X] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [X] Satisfactory [ ] Marginal [ ] Poor
Patio Door Weatherstripping: [X] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [ ] Satisfactory [X] Marginal [ ] Poor
Other Door Weatherstripping: [X] Satisfactory [ ] Marginal [ ] Poor [ ] Missing [ ] Replace Door condition: [X] Satisfactory [ ] Marginal [ ] Poor
Comments Recommend installing handrail at base steps.
Front entrance door latch in need of repair and fogged glass.
Damaged screen at front storm door.

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Photos









Exterior A/C

Location / Brand / Serial # / Age:East / Durastar / 025 / 2025

Energy source [X] Electric [ ] Gas

Unit type [X] Air cooled [ ] Water cooled [ ] Geothermal [ ] Heat pump

Outside Disconnect [X] Yes [ ] No

Level [X] Yes [ ] No [ ] Recommend re-level unit

Condenser Fins [X] Satisfactory [ ] Need cleaning [ ] Damaged

Insulation [X] Yes [ ] No [ ] Replace

Improper Clearance (air flow) [X] No [ ] Yes

Comments The air conditioning system was operated, recommend having cooling system serviced every year for proper operation.

Photos



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Garage

Type

Type [X] Attached [ ] Detached [ ] 1-Car [X] 2-Car [ ] 3-Car [ ] 4-Car

Automatic Opener

Operation [X] Operable [ ] Inoperable

Safety Reverse

Operation [X] Operable [ ] Not Operable [ ] Need(s) adjusting [ ] Safety hazard
[X] Photo eyes and pressure reverse tested

Floor

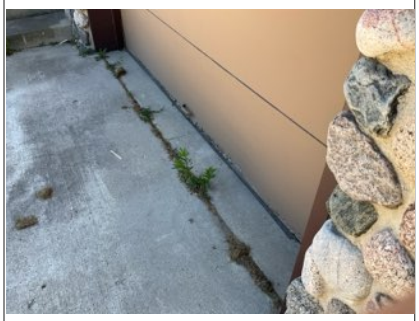
Material [X] Concrete [ ] Gravel [ ] Asphalt [ ] Dirt
Condition [X] Satisfactory [ ] Typical cracks [ ] Large settling cracks [ ] Safety hazard

Overhead Door Service Door

Material [X] Wood [ ] Fiberglass [ ] Masonite [ ] Metal
Condition [ ] Satisfactory [X] Marginal [ ] Poor
Comments Deterioration at exterior lower panels of overhead doors.
Recommend lubricating overhead door spring, rollers and hinges every six months with proper overhead door lubricant.
North service door was not operated due to personal property.

Photos









Electrical Receptacles

[X] Yes [ ] No [ ] Not Visible Operable: [X] Yes [ ] No
GFCI [ ] Yes [X] No
Open ground / Reverse polarity [ ] Yes [X] No [ ] Handyman/extension cord wiring
[X] Recommend GFCI Receptacles
Comments Recommend updating to GFCI protected circuits at interior receptacles, receptacles were tested and found to have correct polarity and GFCI was not required when the home was built.

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Garage

Fire Separation Walls & Ceiling

☒ Present ☐ Missing

Moisture Stains / Typical Cracks Present ☒ Yes ☐ No

Fire door ☒ Satisfactory ☐ Not a fire door ☐ Needs repair

Comments Ceiling drywall in garage in need of repair and paint.

Photos





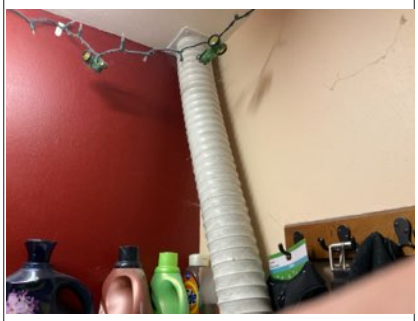
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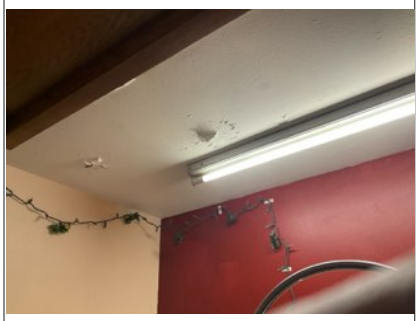
Laundry Room

Laundry

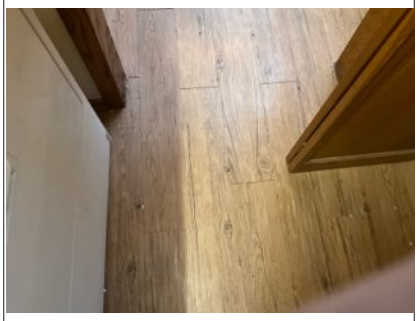
Faucet / Pipe leaks ☐ Yes ☒ No
Heat source present ☒ Yes ☐ No
Dryer vented ☐ Wall ☒ Ceiling ☐ Floor ☒ Plastic dryer vent not recommended ☒ Safety hazard
Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible
Comments
Appliances were operated.
Recommend cleaning clothes dryer vent regularly.
Electric clothes dryer connection available.
Plastic dryer vent can be a safety hazard, recommend replacing with smooth metal vent.
Some separated floor covering kitchen and laundry room.

Photos









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Kitchen

Countertops and Cabinets

Condition [X] Satisfactory [ ] Marginal [ ] Recommend repair/caulking

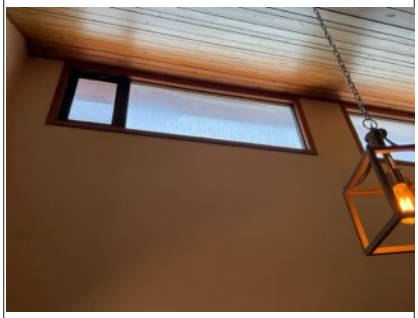
Plumbing

Faucet Leaks [ ] Yes [X] No
Pipes leak/corroded [ ] Yes [X] No
Sink/Faucet [X] Satisfactory [ ] Corroded [ ] Chipped [ ] Cracked
Functional Drainage / Flow [X] Satisfactory [ ] Marginal [ ] Poor

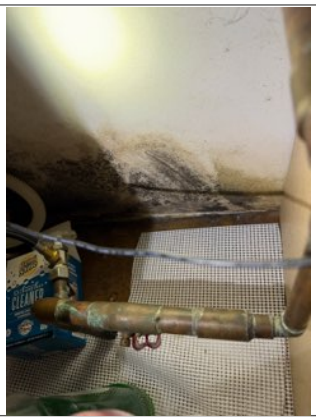
Walls & Ceiling

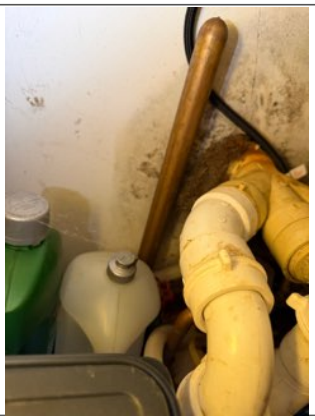
Condition [ ] Satisfactory [X] Marginal [ ] Poor [ ] Typical cracks [ ] Moisture stains
Comments Failed insulated glass windows.
Mildew type substance on drywall under kitchen sink.
Mildew would have to be tested in a lab to properly identify.
Recommend RMR86 for possible cleaning of mildew.
Damage drywall above garage service door in kitchen.

Photos









Heating/Cooling Source

[X] Yes [ ] No

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Photos



Electric heating operated briefly.

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Oven / Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Microwave ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No
Dishwasher airgap or looped ☐ Yes ☒ No
GFCI / Receptacles ☐ Yes ☒ No Recommend GFCI Receptacles: ☒ Yes ☐ No
Comments Appliances were operated briefly.
Recommend updating to GFCI protected circuits within 6 feet of water source, receptacles were tested and found to have correct polarity and GFCI was not required when the home was built.

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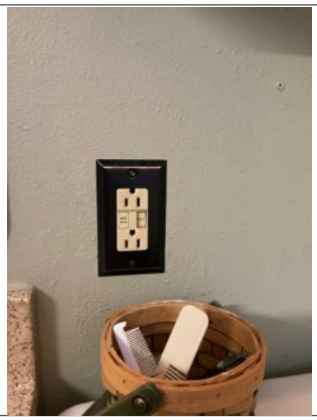
Bathrooms

Bathrooms

Shower / Bathtub / Sink Faucet leaks: ☐ Yes ☒ No Pipes leak: ☒ Yes ☐ No ☐ Not Visible
Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No
Shower / Bathtub / Sink ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite
Drainage / Water Flow ☐ Satisfactory ☒ Marginal ☐ Poor
Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
Doors and Windows ☐ Satisfactory ☒ Marginal ☐ Poor
GFCI / Receptacles ☒ Yes ☐ No ☒ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No
Comments 3/4 Bathroom, leak at drain pipe underneath sink, GFCI receptacle does not reset.
Main Bathroom, failed insulated glass windows, GFCI receptacle does not trip when tested.

Photos







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Living / Dining Rooms

Living / Dining Rooms

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage
Moisture stains [ ] Yes [X] No
Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes
Ceiling fan [X] None [ ] Satisfactory [ ] Marginal [ ] Poor
Electrical Switches: [X] Yes [ ] No [X] Operable Receptacles: [X] Yes [ ] No [X] Operable
Open ground/Reverse polarity: [ ] Yes [X] No
Heating source present [X] Yes [ ] No
Doors and Windows [ ] Satisfactory [X] Marginal [ ] Poor [ ] Cracked glass [X] Evidence of leaking insulated glass [ ] Broken/Missing hardware
Comments Failed insulated glass window.
Cracked glass at east dining room window.

Photos



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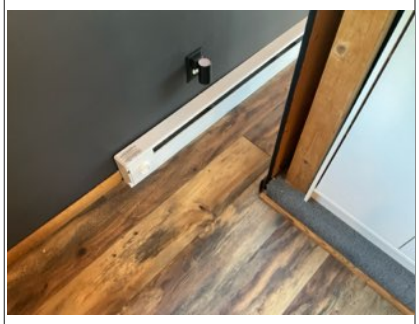
Bedrooms

Rooms

Walls & Ceiling [X] Satisfactory [ ] Marginal [ ] Poor [ ] Typical cracks [ ] Damage
Moisture stains [ ] Yes [X] No
Floor [X] Satisfactory [ ] Marginal [ ] Poor [ ] Squeaks [ ] Slopes
Ceiling fan [ ] None [X] Satisfactory [ ] Marginal [ ] Poor
Electrical Switches / Receptacles: [X] Yes [ ] No [X] Operable Open ground/Reverse polarity: [ ] Yes [X] No
Heating source present [X] Yes [ ] No
Doors and Windows [ ] Satisfactory [X] Marginal [ ] Poor [ ] Cracked glass [X] Evidence of leaking insulated glass [ ] Broken/Missing hardware
Comments South Sun Room, damaged window metal trim at 2 south windows, do not open.
Southeast bedroom, moisture mildew stains on woodwork at lower portions of windows missing closet doors and pull chain guard on ceiling fan.
South middle bedroom, windows were not operated due to personal property.
Southwest bedroom 2 failed insulated glass windows, damaged receptacle, mice droppings on floor.

Photos



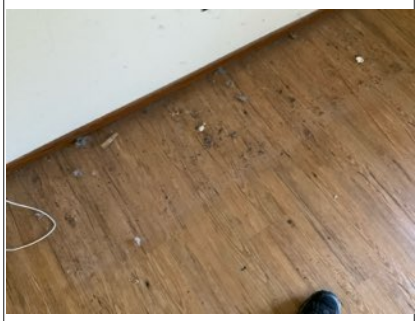








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Interior

Fireplace

Location(s) Living Room
Type ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric
Material ☐ Masonry ☒ Metal (pre-fabricated) ☒ Metal insert ☐ Cast Iron
Miscellaneous ☐ Blower built-in Operable: ☒ Yes ☐ No Damper operable: ☒ Yes ☐ No
Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing
Hearth extension adequate ☒ Yes ☐ No
Mantel ☒ N/A ☐ Secure ☐ Loose
Physical condition ☒ See comments
Comments Limited evaluation at all fireplaces, recommend cleaning and further evaluation regularly.
Chimney flu was not visible or evaluated.

Photos



Stairs/Balconies and Hallways

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional ☐ Safety Hazard
Comments Recommend replacing smoke and carbon monoxide detectors every 10 years.
Recommend testing regularly and replacing batteries twice a year.
Carbon monoxide detectors are not needed, all electric building.

CO Detector ☐ Present ☒ Not Present Operable: ☐ Yes ☐ No ☐ Not tested ☐ Recommend additional ☐ Safety Hazard

Attic/Structure/Framing/Insulation

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access
Access limited by:
Space and amount of insulation installed.
Inspected from ☐ Access panel ☒ In the attic ☐ Other
Location ☒ Hallway ☐ Bedroom Closet ☐ Garage ☐ Other
Insulation ☒ Fiberglass ☒ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool
Depth: 5-10 inches
Ventilation ☒ Ventilation appears adequate
Fans exhausted to Attic: ☒ Yes ☐ No ☒ Recommend repair Outside: ☐ Yes ☒ No
Chimney chase ☐ N/A ☐ Satisfactory ☐ Needs repair ☒ Not Visible
Roof structure ☒ Rafters ☒ Trusses ☒ Wood ☐ Metal ☐ Collar ties ☐ Not Visible
Sheathing ☒ Plywood ☐ OSB ☐ Planking
Electrical ☒ No apparent defects
Comments Limited evaluation due to space and amount of insulation installed.

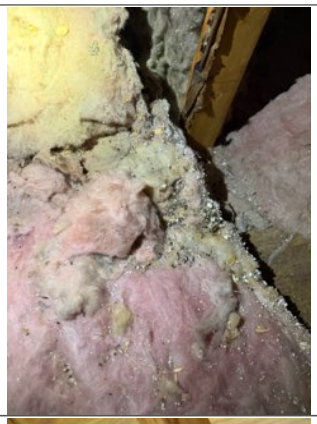
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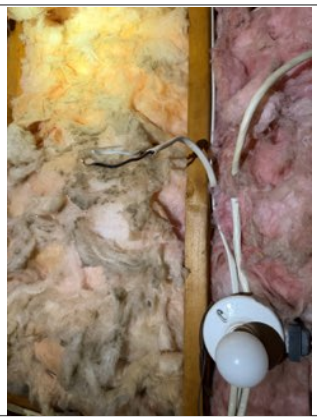
Interior

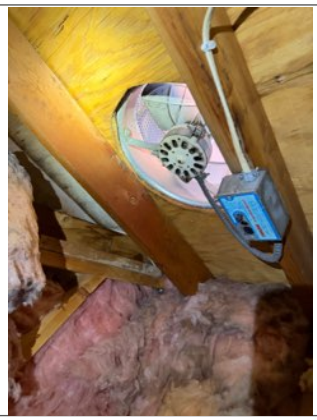
Attic/Structure/Framing/Insulation cont.

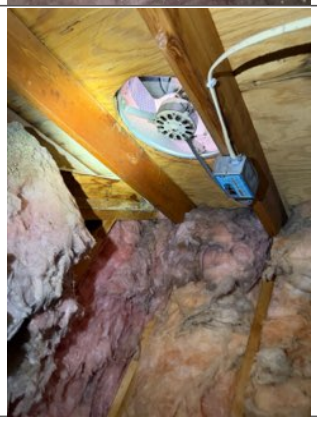
Comments cont. Evidence of mice activity, recommend mice management system at exterior of house.
Active electrical wiring in need of termination in attic.
Attic power vents did not operate when tested.
Bathroom exhaust vent is vented into the attic, recommend venting to the exterior.

Photos









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Basement

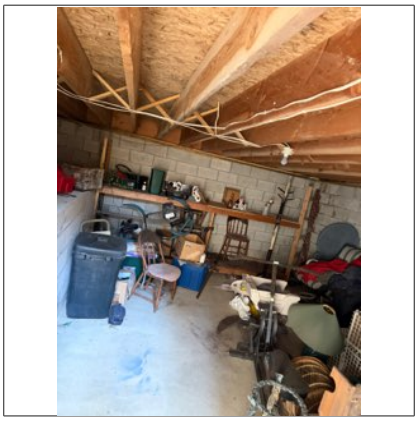
Stairs

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Safety Hazard
Handrail ☐ Yes ☒ No ☒ Handrail/Railing/Balusters recommended
Headway over stairs ☒ Satisfactory ☐ Low clearance
Comments Missing handrail at basement stairs.
Photos



Foundation

Condition ☒ See Comments
Material ☐ Brick ☒ Concrete block ☐ Fieldstone ☐ Poured concrete
Cracks ☒ None ☐ North ☐ South ☐ East ☐ West
Covered walls ☒ None ☐ North ☐ South ☐ East ☐ West
Movement apparent ☒ None ☐ North ☐ South ☐ East ☐ West
Indication of moisture ☐ Yes ☒ No
Comments No representation can be made to foundation walls that are covered with drywall, paneling, personal property and insulation.
Visible portions of foundation walls appear overall satisfactory.
Photos



Floor

Material ☒ Concrete ☐ Dirt/Gravel ☐ Not Visible
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Not Visible
Comments Mildew type substance on shelving in basement.
Mildew would have to be tested in a lab to properly identify.

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Photos





Drainage

Sump pump ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Pump not tested ☐ Pump Tested

Comments Recommend installing a battery operated moisture alarm at the floor of water heaters and sump pumps in case of leakage or failure.
Missing sump pump in crock pit.

Photos



Girders Beams Columns

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Material ☐ Steel ☐ Wood ☒ Concrete ☐ Not Visible

Joists

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Material ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☒ 2x10 ☐ 2x12

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Plumbing System

Water service

Main shut-off location Basement

Water entry piping ☐ Not Visible ☒ Copper ☒ CPVC Plastic ☒ Galvinized ☐ Lead
Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry
Visible water distribution piping ☒ Copper ☐ Galvanized ☐ CPVC Plastic ☐ PEX Plastic
Flow / Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Pipes Supply/Drain ☐ Corroded ☒ Leaking ☐ Valves broken/missing ☐ Dissimilar metal
Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass
Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended
Fuel line ☒ None ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible
Comments Majority of the service valves were not operated.
No gas all electric building.

Well pump

Type ☒ Submersible ☐ In basement ☐ Well house ☒ Well pit
Pressure gauge operable ☒ Yes ☐ No Well pressure: 40 psi ☐ Not Visible
Comments Recommend having well system serviced.
Photos





Water heater

General Brand / Serial # / Age / Capacity:State / H8915 / 1989 / 52 Gallons
Type ☐ Gas ☒ Electric ☐ Oil ☐ LP
Relief valve extension ☒ Yes ☐ No
Comments Recommend installing a battery operated moisture alarm at the floor of water heaters and sump pumps in case of leakage or failure.
Older water heater operated at time of inspection.
Recommend monitor as unit is past its life expectancy.

Photos



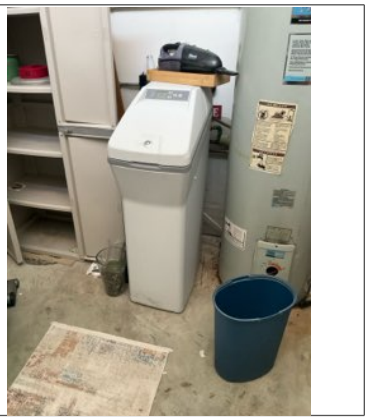
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Plumbing System

Water softener

Loop installed ☒ Yes ☐ No
Plumbing hooked up ☒ Yes ☐ No
Plumbing leaking ☐ Yes ☒ No
Comments Recommend adding salt regularly.
Recommend further evaluation for operation and maintenance.

Photos



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HVAC Systems

Cooling System

Brand / Serial # / Age:Durastar / 2503 / 2025

Energy source ☐ Gas ☐ Oil ☒ Electric

Controls Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed

Filter ☒ Standard ☐ Electrostatic ☒ Satisfactory

When turned on by thermostat ☒ Fired ☐ Did not fire

Comments Mini split system operated properly.

Photos



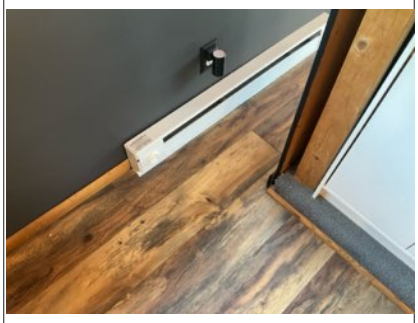
Other systems

Type ☒ Electric baseboard

Proper operation ☒ Yes ☐ No

Comments Electrical baseboard heaters and electrical floor heat operated.

Photos



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Electrical System

Main panel

Location Utility Room
Amperage/Voltage ☐ 100a ☐ 150a ☒ 200a ☒ 120v/240v
Adequate Clearance to Panel ☒ Yes ☐ No
Breakers/Fuses ☒ Breakers ☐ Fuses
Appears grounded ☒ Yes ☐ No ☐ Not Visible
GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No
AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested
Main wire ☒ Copper ☒ Aluminum
Overall Condition ☒ See Comments ☒ Romex ☐ BX cable ☒ Conduit
Comments The electrical panel appeared overall satisfactory except for electrical wiring exiting the side of panel in need of physical protection conduit.
Photos



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