10114 W Fiebrantz Ave Repair Checklist

The inspection found 36 items needing action: 2 High, 13 Medium and 21 Low. Each finding appears once below. The reference number is its section in the inspection report, and the rating is the inspector's.

Inspection AP-561-001219, September 19, 2026, by Mike Vossekuil, Quality Care Home Inspections. Single-family home, 1 story, built 1959, 2,049 sq ft. Photos for each item are in the original report.

Seller represents that the items indicated with* RESOLVED *on this checklist that accompanies the following inspection report have been resolved per the explanation as of November 12, 2026.

High priority

Ref	Item	What to do
5.9.1	Interior electrical receptacles **RESOLVED**	Some interior outlets were miswired (reverse polarity, ungrounded two-prong). Have an electrician evaluate them and update the two-prong outlets. ***Ungrounded two-prong now grounded three prong. Reversed polarity corrected. All outlets tested and are error free.***
6.5.1	Roof shingles (house and garage) **RESOLVED**	Damaged and worn shingles on both the house and garage roofs. Have a roofer evaluate and repair or replace. ***New roof - house and garage completed 11/6/2026.***

Medium priority

Ref	Item	What to do
2.6.1	Porch guardrail wood rot **RESOLVED**	Rot and damage at the porch guardrails and balusters. Repair. ***Rotted porch guardrails replaced. Porch freshly painted.***
4.1.1	Garage electrical **RESOLVED**	Exposed wiring and old two-prong outlets in the garage. Repair, and add GFCI-protected outlets. ***Exposed wiring corrected and two prong outlet replaced with grounded three-prong outlet. Tested and error free.***
6.1.1	Chimney (exterior) **RESOLVED**	Bricks at the chimney are deteriorating. Repair. Same chimney as 10.1.1. ***Broken bricks replaced and new flashing included as part of roof replacement***
6.6.1	Gutters **RESOLVED**	Gutters are damaged, clogged or holding standing water. Repair, then clean them regularly. ***New gutters on house.***
7.1.1	Kitchen receptacles **RESOLVED**	Miswired outlets in the kitchen. Repair, and add GFCI protection near the sink. ***Miswired outlets corrected, tested, and error free.***
7.4.1	Kitchen exhaust fans	The fan over the stove doesn't work. The ceiling exhaust fan isn't vented outside and should run up through the roof. As is. Vent in roof replaced

Ref	Item	What to do
		and stove pipe through kitchen ceiling exists. No stove-pipe from ceiling to vent.
8.1.1	Bathroom GFCI **RESOLVED**	The bathroom GFCI outlet has reverse polarity. Repair. ***Corrected, tested, error free.***
8.10.1	Basement shower drain	The basement shower drains onto the floor drain instead of through proper plumbing. Have a plumber correct it. As is
9.3.1	Laundry outlet not GFCI	The laundry room outlet is near water but isn't GFCI protected. Replace it with a GFCI outlet. As is
9.5.1	Basement faucet leak	A basement faucet leaks at the handle when it's running. Repair. As is
10.1.1	Chimney (attic) **RESOLVED**	Daylight shows around the chimney in the attic. Repair. Same chimney as 6.1.1. ***Included in roof replacement.***
13.6.1	Sump pump	The pump runs but doesn't pull water out of the crock. Repair or replace it, and add a check valve. As is. New pump at the house but the pump is fine. Most likely just air locked – needs weep-hole and check valve.
14.6.1	Electrical panel (Wadsworth)	Outdated Wadsworth panel with no main breaker, and replacement parts are hard to find. Have an electrician decide whether to add a main breaker or replace the panel. As is

Low priority

Ref	Item	What to do
2.1.1	Walkways and driveway	Settlement and cracks in the concrete. Seal or repair. As is
2.2.1	Grading and vegetation	Trim back plants touching the house. In some spots the ground slopes toward the foundation, so watch those and regrade so water drains away. As is. Reference to plants touching house is actually behind garage, not house.
2.7.1	Downspouts	Downspouts drain underground. Cut them, extend them 5–10 ft from the house, and seal the old pipe. Above ground downspout extension added 5 feet from house as part of new gutters. Those that ran into ground are left as is.
3.1.1	Brick veneer mortar	Mortar joints are open or cracked, including under a window sill. Have a mason tuckpoint them. As is
3.3.1	Basement windows	Worn basement windows. Repair and paint. As is
3.5.1	Exterior paint and caulk	Replace deteriorating caulk and keep exterior wood painted. As is.
3.7.1 / 3.7.2	Exterior trim	Repair damaged or missing exterior trim. The report lists this twice. Photo shows a 5-inch piece of corner trim missing from siding at the corner of the garage. Will remain as is.

Ref	Item	What to do
3.8.1	Exterior outlet	An exterior outlet has no power. Repair. As is
4.3.1	Garage door weatherstripping **RESOLVED**	Damaged weatherstripping at the overhead garage door. Replace. ***Replaced weatherstripping***
4.4.1	Garage service door	Damaged service door, with daylight visible through cracks. Repair. As is
4.7.1	Garage support post	Optional: the center support post could be adjusted to make more room for parking. As is – note two cars can be parked in garage as is
4.8.1	Garage floor	Worn concrete. Clean it, then seal the floor with an epoxy-based paint. As is
5.6.1	Interior windows	The bathroom window sags when it's opened, and some window trim is loose or damaged. Repair. "Sags" means it doesn't stay up on its own. As is
5.12.1	9×9 basement floor tiles	These tiles **may** contain asbestos. Cover them with paint or new flooring. If you want them removed, hire a qualified contractor. Only exposed in the small laundry area. As is
6.2.1	Roof flashing nailheads **RESOLVED**	Seal the exposed nailheads at the flashing with exterior caulk or roof tar. ***Addressed when roof replaced***
7.8.1	Fridge ice and water	The ice maker and water dispenser don't work. Repair. As is.
9.7.1	Dryer vent	Replace the flexible dryer vent with straight metal vent. As is
11.4.1	Furnace filter **RESOLVED**	The filter is dirty and was installed backwards. Replace it facing the correct direction. ***Turned filter around.***
12.1.1	AC unit	Works. Replace the worn foam insulation on the lines, cover the unit in the off-season, and keep weeds and debris clear. As is
14.9.1	Smoke and CO detectors	Install smoke and CO detectors on each floor, within 6 ft of bedrooms, and in the garage. Test them regularly. As is
15.5.1	Foundation	Visible walls are 0–¼ in. out of plumb, which is normal settlement. Finished walls limited the view. Maintain grading and downspouts, and run a dehumidifier spring through fall. As is

Reference info (no action needed)

Ref	Note
1.2.1	All utilities were on during the inspection.
9.1.1	Washer and dryer were recorded on video working.
11.1.1	Furnace (2013) worked. Disconnect and gas shutoff are next to it. Service yearly.

Ref	Note
12.1.1	AC (2021). Disconnect is next to the unit. The report includes a seasonal maintenance list.
13.1.1	Location of the main water shutoff (report photo).
13.1.2	Location of the sewer cleanout (report photo).
13.1.3	Water heater shutoffs. Keep it set at 120–125°F and drain it yearly.
14.1.1	Location of the main panel. Exercise the breakers once a year.
14.1.2	GFCI locations and how to test them.

Inspection Report

10114 West Fiebrantz Avenue, Milwaukee, Wisconsin 53222

Report ID

AP-561-001219

Inspection Date

September 19, 2026 at 10:30 AM



[redacted]

[redacted]

Quality Care Home Inspections

INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address
10114 West Fiebrantz Avenue,
Milwaukee, Wisconsin, 53222

Square Footage
2049

Year Built
1959

Type Of Building
Single Family (1 Story)

Standards Of Practice
InterNACHI Standards Of Practice

Occupancy
Occupied

Attending The Inspection
Buyer And Agent

Weather During The Inspection
Light Rain

Temperature During The Inspection
Over 65 (F) = 18 (C)

INSPECTOR INFO

Mike Vossekuil

TABLE OF CONTENT

#	Section Name
1.	Report Introduction
2.	Comment Key Or Definition Of Recommendation
3	Report Summary
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5.	Grounds
6.	Exterior
7.	Garage
8.	Interior
9.	Roof
10.	Kitchen
11.	Bathroom
12.	Laundry
13.	Attic
14.	Heating
15.	Cooling
16.	Plumbing
17.	Electrical
18.	Basement/Crawl Space/Foundation
19	Closing Statement

COMMENT KEY OR DEFINITION OF RECOMMENDATION

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair/Replace(RR)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		High	
6.		Medium	
7.		Low	
8.		Repair or Replace	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
9.		Important Info	The items noted in this section are important in regards to shut off valves, branch circuit locations and more.
10.		Limitations	These areas could not be inspected due to limitations of access, or areas blocked with personal items. We also put important information in regards to the home in this area.
11.		Monitor	Recommend monitoring in the future. I changes occur, a repair will need to be made.
12.		HVAC Summary	All items in the section will need to be serviced, repaired or replaced by a professional HVAC contractor.
13.		Health And Safety Summary	Items in this summary are considered unsafe and should be repaired as soon as possible by a professional contractor.
14.		Electrical Summary	All items in the section will need to be serviced, repaired or replaced by a professional electrical contractor.
15.		Plumbing Summary	All items in the section will need to be serviced, repaired or replaced by a professional plumbing contractor.
16.		Service Needed	The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.
17.		Home Maintenance	This section includes items around the home that will need to be maintained yearly and are part of the typical home maintenance required when buying a home.

18.		HOA	The item identified is the responsibility of the HOA. We still recommend having the identified problems added to the inspection objection, and brought to the attention of the HOA.
19.		Civil Or Structural Evaluation	The inspector recommends further evaluation by a professional structural, or soils engineer.
20.		HVAC Safety Concern	Denotes a HVAC condition that is unsafe and in need of prompt attention.
21.		Electrical Safety Concerns	Denotes an electrical condition that is unsafe and in need of prompt attention.
22.		Plumbing Safety Concerns	Denotes a plumbing condition that is unsafe and in need of prompt attention.

REPAIR OR REPLACE

2. Grounds

2.1.1 walkways/driveway

Low

One or more areas of settlement/cracks in concrete walkways/driveway. Recommend a qualified contractor evaluate and repair as needed.



1.1 Settlement



1.2 Seal cracks



1.3 Seal cracks

2.6.1 Wood rot

Medium

Rot/damage at porch guardrails. Wood rot is considered a defect. Recommend repairs be made as needed by a qualified contractor.



1.1 Rot at balusters



1.2 Wood rot



1.3 Rot/damage



1.4 Rot at balusters

3. Exterior

3.1.1 Brick Veneer

Low

One or more areas of deteriorating/cracked mortar joints seen at the time of inspection. Open mortar joints is considered a defect. Recommend a qualified Mason evaluate and make any necessary repairs.



1.1 Tuckpoint any open joints



1.2 Tuckpoint any open joints



1.3 Seal open joints



1.4 Reseal joint under sill



1.5 Seal any open joints

3.3.1 Basement Windows

Low

Basement Windows appeared worn. Repair/paint as needed.



1.1 Repair/paint as needed



1.2 Repair/paint as needed



1.3 Repair/paint as needed

3.7.2 Damaged trim

Low

Repair any areas of damaged/missing trim as needed.



2.1 Missing trim

3.8.1 Exterior electrical

Low

No power at exterior receptacle. Recommend repairs be made as needed by a qualified contractor.



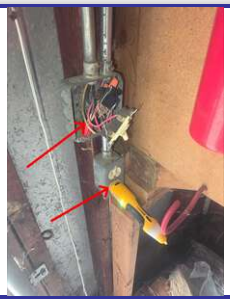
1.1 No power

4. Garage

4.1.1 Garage electrical

Medium

Exposed wiring and older 2 prong outlets in the garage area. The electrical issues seen in the garage is considered a defect. Recommend repairs be made as needed by a qualified contractor. Recommend GFCI protected receptacles in garage.



1.1 Exposed wiring recommend GFCI protected receptacles in garage



1.2 Up date any Older 2 prong receptacles

4.3.1 Garage door

Low

Weatherstripping trim damaged at garage door. Make repairs/ replace as needed.



1.1 Damaged weatherstripping



1.2 Damaged weatherstripping

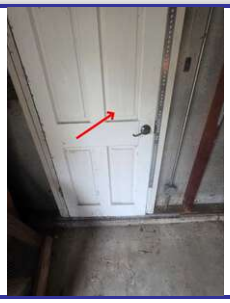
4.4.1 Service door

Low

Service door appeared damaged. Recommend repairs be made as needed by a qualified contractor.



1.1 Damage/wear

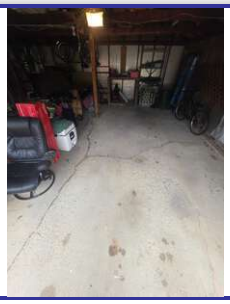


1.2 Daylight visible from cracks at door

4.8.1 Garage floor

Low

Wear in concrete at garage floor. Recommend cleaning then sealing the entire floor with an epoxy based paint to help prolong the life of the concrete floor.



1.1 Seal cracks/floor

5. Interior

5.6.1 Windows

Low

One or more window issues present at the time of inspection. Recommend repairs be made as needed by a qualified contractor.



1.1 Bathroom window sags once opened



1.2 Window trim loose/damaged

5.9.1 Interior Electrical Receptacles

High

One or more interior receptacles were miswired when tested (reverse polarity, ungrounded 2 prong receptacles etc.) 2 prong receptacles do not have a ground and may be considered a defect. Recommend a qualified electrical contractor evaluate and make any necessary repairs.



1.1 Update any two prong receptacles



1.2 Update any two prong receptacles



1.3 Update any two prong receptacles



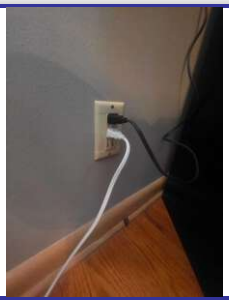
1.4 Update any two prong receptacles



1.5 Update any two prong receptacles



1.6 Update any two prong receptacles



1.7 Update any two prong receptacles

6. Roof

6.1.1 Chimney

Medium

Chimney had damaged areas. Deteriorating bricks at the chimney chase is considered a defect. Recommend repairs be made as needed by a qualified contractor.



1.1 Damage at chimney

6.2.1 Flashing

Low

Recommend any exposed nailheads at the roof flashing be sealed with exterior grade caulking or roof tar.



1.1 Seal exposed nailheads



1.2 Seal exposed nailheads



1.3 Seal exposed nailheads



1.4 Seal exposed nailheads

6.5.1 Shingle conditions

High

One or more damaged/worn areas seen at the home /garage roof's shingles at the time of inspection. Damaged shingles at the roof area is a defect. Recommend a qualified roofing contractor evaluate and make any necessary repairs/replacement.



1.1 Shingle wear/damage



1.2 Damaged shingles



1.3 Shingle wear/damage



1.4 Shingle wear



1.5 Damaged/worn areas seen at the roof's shingles



1.6 Damaged shingle



1.7 Damaged shingles



1.8 Damaged shingles



1.9 Damaged shingles



1.10 Damaged area



1.11 Damaged shingles at garage roof



1.12 Damaged shingles at garage roof



1.13 Worn shingles at garage roof



1.14 Worn shingles

6.6.1 Gutters

Medium

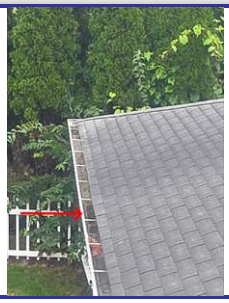
One or more damaged gutters seen at the time of inspection. When gutters are bent/damaged/not draining water its considered a defect. Recommend repairs be made as needed by a qualified contractor. Clean gutters regularly to ensure proper roof drainage.



1.1 Damaged gutters standing water



1.2 Damaged/clogged gutter



1.3 Clean gutters regularly



1.4 Clean gutters regularly

7. Kitchen

7.1.1 Kitchen receptacles

Medium

One or more miswired receptacles in the kitchen area. Miswired receptacles are installed incorrectly and considered a defect. Recommend repairs be made as needed by a qualified contractor.



1.1 Miswired receptacle in kitchen area



1.2 Recommend GFCI protected receptacles near kitchen sink

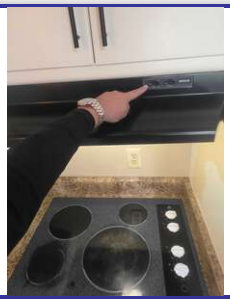


1.3 Miswired receptacle in kitchen area

7.4.1 Kitchen exhaust

Medium

The fan over the stove did not function at the time of inspection. Recommend repairs be made as needed by a qualified contractor. The exhaust fan at the ceiling area was not vented to the home's exterior. Recommend a qualified contractor correct this issue. A non functioning fan and an improperly vented fan are considered defects.



1.1 Fan not functioning



1.2 Fan works but is not vented to the exterior



1.3 Fan should go up and out through roof.

7.8.1 Fridge

Low

Ice and water at the fridge were not functioning at the time of inspection. Recommend repairs be made as needed by a qualified contractor.



1.1 Ice not functioning



1.2 Water not functioning

8. Bathroom

8.1.1 Bathroom GFCI

Medium

Bathroom GFCI was miswired. Miswired receptacles are considered defects. Recommend a qualified contractor evaluate and repair as needed.

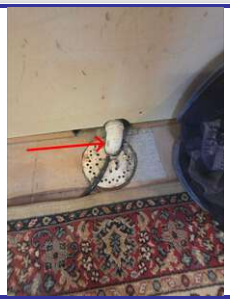


1.1 Reverse polarity bathroom GFCI

8.10.1 Basement shower

Medium

Basement shower was improperly draining into the basement floor drain. Improperly ran plumbing is considered a defect. Recommend a qualified plumbing contractor evaluate and make any necessary repairs/adjustments.



1.1 Drain for shower improper

9. Laundry

9.3.1 No GFCI

Medium

The receptacle in the laundry room is not GFCI protected. It is recommended to have this receptacle switched/updated to a GFCI outlet. Receptacles not GFCI protected near a water source is considered a defect. All work should be performed by a qualified contractor.



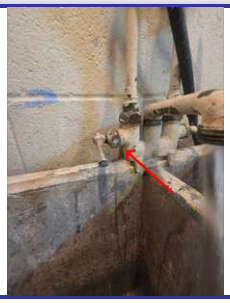
1.1 Recommend GFCI protected receptacles in laundry area

9.5.1 Faucet Leaks When Operated

Medium

Comment Location : BASEMENT

faucets leaks were found at the handle(s) or at their base when the fixture is turned on. Leaks at a faucet is considered a defect. Recommend a qualified contractor evaluate and repair as needed.



1.1 Leak at handle



1.2 Leak at handle

10. Attic

10.1.1 Chimney

Medium

Daylight visible around the chimney in the attic area. There were noted defects (damaged bricks) seen at the chimney from the roof area. Recommend a qualified contractor evaluate and repair as needed.



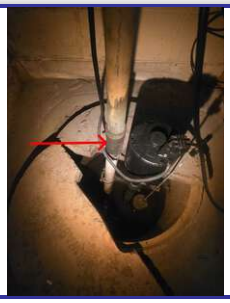
1.1 Daylight visible around chimney in attic area

13. Plumbing

13.6.1 Sump pump

Medium

Sump pump turns on but doesn't suck water out of the crock. The drain will also benefit from adding a check valve. Sump pumps that dont remove water from the crock are considered defective and should be repaired or replaced. Recommend repairs be made as needed by a qualified contractor.



1.1 Recommend check valve



1.2 Pump turns on but does not remove water

14. Electrical

14.6.1 Wadsworth panels

Medium

Wadsworth panels are older and considered outdated. They are not produced anymore so finding replacement parts may be difficult. This panel also did not have a main breaker. Since it takes more than 6 throws (individual switches or breakers) to shut down the panel this is considered a defect. Recommend a qualified electrical contractor evaluate this older panel to determine if amain breaker is necessary to be added.



1.1 No main breaker



1.2 Wadsworth panels are older and not produced anymore

1. Property Information

1.2.1 Utilities

Low

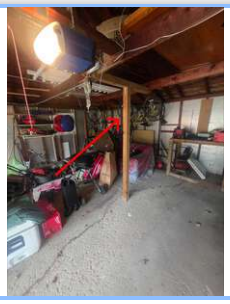
All utilities were on at the time of inspection. Fixtures/appliances were tested under normal operating conditions. Any limitations were recorded in their respective sections.

4. Garage

4.7.1 Support post

Low

A support post in the middle of the garage can be adjusted to make more room for parking.



1.1 Add/adjust supports to make more room for parking

5. Interior

5.12.1 9x9 tiles

Low

9x9 tiles in the basement area may contain asbestos. Recommend painting or installing new flooring over them to encapsulate. If intending to remove contact a qualified contractor for proper removal and disposal.



1.1 9x9 tiles may contain asbestos

9. Laundry

9.1.1 Appliance video

Video and photographs were taken at the time of inspection to ensure the washer and dryer were properly functioning.

12. Cooling

12.1.1 Air Conditioner Information

The air conditioner disconnect was located near the air conditioner. This is the disconnect that will shut the equipment off in an emergency. Central air condition maintenance and precautions:

A- Properly balance the system. Consult with a licensed Air Condition Contractor.

B- Keep compressor clean of shrub and debris in a 6 foot radius.

C- Keep compressor unit level.

D- Clean the compressor coil each season before using system.

E- Replace filter monthly or more often if it becomes dirty.

F- Lubricate fan motor with a non-detergent motor oil.

G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.

H- Do not run system if exterior temperature is below 55 degrees.

I- Have a licensed Air Condition Contractor check the amount of Freon and the possibility of Freon leaks in the system.

J- Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.

K- If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

13. Plumbing

13.1.1 Water shut off location

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.



1.1 Main water shutoff

13.1.2 Sewer clean out location

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. Also is not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.



2.1 Main cleanout

14. Electrical

14.1.2 Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. And usually the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores). Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.

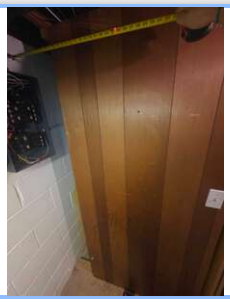
See Photos for location

15. Basement/Crawl Space/Foundation

15.5.1 Foundation

Low

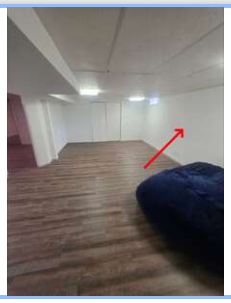
One or more foundation walls were finished limiting their view for inspection. Visible foundation walls appeared to be in good condition at the time of inspection measuring 0-1/4" out of plumb (movement consistent with settlement). Recommend keeping up with exterior grade and extending downspouts where needed. Run a dehumidifier spring summer and fall to help control humidity levels in the basement area.



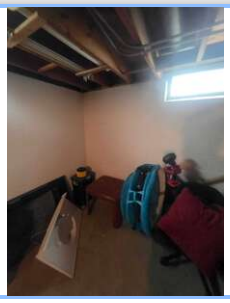
1.1 Walls measured 0-1/4" out of plumb (movement consistent with settlement)



1.2 Visible foundation walls appeared adequate



1.3 Finished walls limits view



1.4 Visible foundation walls appeared adequate

11. Heating

11.1.1 Furnace use information

Low

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use.

Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life.



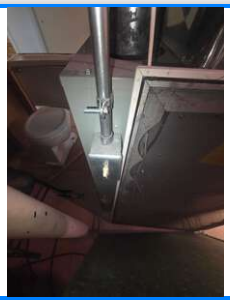
1.1 Furnace mfg 2013



1.2 Gas shutoff



1.3 Furnace functioning properly



1.4 Furnace disconnect switch

11.4.1 Filter

Low

Filter was dirty and due for replacement. It was also installed backwards. Recommend replacing the Filter in the correct direction.



1.1 Filter dirty and facing the wrong direction

12. Cooling

12.1.1 ac unit

Low

Ac unit functioning properly at the time of inspection. Recommend keeping covered in the offseason and clear of weeds and debris. Replace foam insulation as needed.



1.1 AC mfg 2021



1.2 Replace foam insulation as needed



1.3 Keep covered during off season and clear of weeds and debris

14. Electrical

14.9.1 Smoke/carbon monoxide detectors

Low

Recommend smoke and carbon monoxide detectors on each floor, within 6 feet of bedrooms and in garages. Change batteries and test regularly.

14. Electrical

14.1.1 Main panel location

Low

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well.

Main electrical panels are rated for approximately 40 years. That doesn't necessarily mean they need to be changed when theyre older but electrical codes change over the years so older panels may not be up to date with current standards and breakers age as well. If breakers trip frequently or other issues are noticed recommend evaluation by a qualified contractor.

All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



1.1 Electrical panel wiring

13. Plumbing

13.1.3 Water heater info

The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.

Maintenance note: A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 18-22 years, while in others a homeowner is fortunate if the water heater lasts 10-15 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance

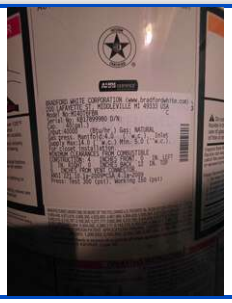
Maintenance note: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding.

Hot Water Causes Third Degree Burnsu2026

In 1 second at 156xBA, in 2 seconds at 149xBA, in 5 seconds at 140xBA, in 15 seconds at 133xBA.

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

Step 1 -You will need to shut down the gas and water supply, before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. **Step 2**- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. **Step 3**- You will need to turn on the water and gas valves, and re-light the water heater. Typically, the directions are on the side of the water heater.



3.1 Water Heater info

2. Grounds

2.2.1 Grading, Drainage And Vegetation Findings(Multiple Defects)

Low

1. VEGETATION NEAR FOUNDATION
There was vegetation in contact with or close to the exterior of the home. We recommend that the vegitation in question be trimmed or removed to help prevent potential moisture damage/intrusion.

2. SLOPE GRADE TOWARDS HOUSE - MONITOR
The soil or grading of the exterior sloped toward the home in one or more areas where water can pool along the foundation. These areas should be monitored regularly. Recommend soil is graded down and away from the foundation with a positive slope. A mix of clay and topsoil is a good mixture for making grade adjustments. Any settled concrete near the home's foundation can be mudjacked to prevent it from sloping towards the home. Contact a qualified contractor for these types of repairs.



1.1 Clear vegetation near garage



1.2 Clear vegetation near garage



1.3 Improve exterior grade as needed



1.4 Improve exterior grade as needed



1.5 Improve exterior grade as needed



1.6 Improve grade as needed

2.7.1 Extend Downspouts

Low

Downspouts currently go down underground most likely into the city drain. Because the condition of these pipes are not visible its recommended to cut the downspout and extend it away from the property 5-10 feet. Seal the top of the old cut pipe to limit anymore water from entering it. A qualified handyman can make these types of repairs.



1.1 Seal/extend downspouts



1.2 Extend downspouts



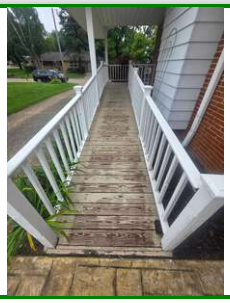
1.3 Seal pipe and extend downspout

3. Exterior

3.5.1 Paint/caulk

Low

Replace any deteriorating caulking as needed. Keep exterior wood components painted to prevent moisture damage/intrusion.



1.1 Paint any exterior wood components as needed



1.2 Replace any exterior caulking as needed



1.3 Replace any exterior caulking as needed

9. Laundry

9.7.1 Flexible dryer vents

Low

Recommend updating dryer vent to straight metal vent as flexible vents are known to kink and clog more frequently.



1.1 Recommend straight metal vents

PROPERTY INFORMATION SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
1.1 Permit Information		✓			0	
1.2 Utilities	✓				1	View

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

1.2.1 Utilities

Low

Important Info

All utilities were on at the time of inspection. Fixtures/appliances were tested under normal operating conditions. Any limitations were recorded in their respective sections.

GROUNDS SECTION STANDARD

Grounds Standards

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

GROUNDS MATERIAL

Driveway Material	Walkway Materials	Deck Type
Concrete	Concrete	Wood decking / Wood framing
Fence/Gate Type(s)	**Porch types**	**Patio type**
Chain Link, Vinyl	Open design, shed roof	Concrete

GROUNDS SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
2.1 Driveway And Walkways Findings				✓	1	View
2.2 Grading, Drainage And Vegetation Findings				✓	1	View
2.3 Patio, Patio Covers	✓				0	
2.4 Stoop					0	
2.5 Fences And Gates	✓				0	
2.6 Porch/Porch Cover Findings				✓	1	View
2.7 Downspouts				✓	1	View

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

2.1.1 walkways/driveway

Low

Repair or Replace

One or more areas of settlement/cracks in concrete walkways/driveway. Recommend a qualified contractor evaluate and repair as needed.



1.1 Settlement



1.2 Seal cracks



1.3 Seal cracks

2.2.1 Grading, Drainage And Vegetation Findings(Multiple Defects)

Low

Home Maintenance

1. VEGETATION NEAR FOUNDATION
There was vegetation in contact with or close to the exterior of the home. We recommend that the vegitation in question be trimmed or removed to help prevent potential moisture damage/intrusion.

2. SLOPE GRADE TOWARDS HOUSE - MONITOR
The soil or grading of the exterior sloped toward the home in one or more areas where water can pool along the foundation. These areas should be monitored regularly. Recommend soil is graded down and away from the foundation with a positive slope. A mix of clay and topsoil is a good mixture for making grade adjustments. Any settled concrete near the home's foundation can be mudjacked to prevent it from sloping towards the home. Contact a qualified contractor for these types of repairs.



1.1 Clear vegetation near garage



1.2 Clear vegetation near garage



1.3 Improve exterior grade as needed



1.4 Improve exterior grade as needed



1.5 Improve exterior grade as needed



1.6 Improve grade as needed

2.6.1 Wood rot

Medium

Repair or Replace

Rot/damage at porch guardrails. Wood rot is considered a defect. Recommend repairs be made as needed by a qualified contractor.



1.1 Rot at balusters



1.2 Wood rot



1.3 Rot/damage



1.4 Rot at balusters

2.7.1 Extend Downspouts

Low

Home Maintenance

Downspouts currently go down underground most likely into the city drain. Because the condition of these pipes are not visible its recommended to cut the downspout and extend it away from the property 5-10 feet. Seal the top of the old cut pipe to limit anymore water from entering it. A qualified handyman can make these types of repairs.



1.1 Seal/extend downspouts



1.2 Extend downspouts



1.3 Seal pipe and extend downspout

EXTERIOR SECTION STANDARD

Exterior Standards

The home inspector shall observe: Wall cladding, flashings, and trim, Entryway doors and a representative number of windows, Garage door operators, Decks, balconies, stoops, steps, areaways, porches and applicable railings, Eaves, soffits, and fascias, and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, Operate garage doors manually or by using permanently installed controls for any garage door operator, Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, Fences, Presence of safety glazing in doors and windows, Garage door operator remote control transmitters, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities, Detached buildings or structures, or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

EXTERIOR MATERIAL

Siding Material	Trim/Soffit/Fascia Material	Windows and Screen Materials
Aluminum siding, Brick Veneer	Wood, Metal	Metal/vinyl

Basement Window Wells
No

EXTERIOR SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
3.1 Brick exterior				✓	1	View
3.2 Exterior Doors	✓				0	
3.3 Exterior Windows/Shutters				✓	1	View
3.4 Wall Flashing					0	
3.5 Paint, Wood Finish, Or Caulking				✓	1	View
3.6 Vents and Misc. Problems	✓				0	
3.7 Trim, Soffits, And Fascia				✓	2	View
3.8 Exterior Electrical				✓	1	View
3.9 Exterior Plumbing	✓				0	
3.10 Doorbell	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

3.1.1 Brick Veneer

Low

Repair or Replace

One or more areas of deteriorating/cracked mortar joints seen at the time of inspection. Open mortar joints is considered a defect. Recommend a qualified Mason evaluate and make any necessary repairs.



1.1 Tuckpoint any open joints



1.2 Tuckpoint any open joints



1.3 Seal open joints



1.4 Reseal joint under sill



1.5 Seal any open joints

3.3.1 Basement Windows

Low

Repair or Replace

Basement Windows appeared worn. Repair/paint as needed.



1.1 Repair/paint as needed



1.2 Repair/paint as needed



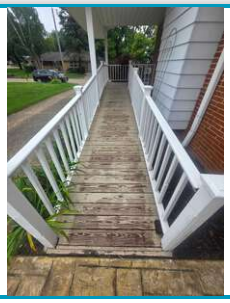
1.3 Repair/paint as needed

3.5.1 Paint/caulk

Low

Home Maintenance

Replace any deteriorating caulking as needed. Keep exterior wood components painted to prevent moisture damage/intrusion.



1.1 Paint any exterior wood components as needed



1.2 Replace any exterior caulking as needed



1.3 Replace any exterior caulking as needed

3.7.1 Damaged trim

Low

Repair any areas of damaged/missing trim as needed.

3.7.2 Damaged trim

Low

Repair or Replace

Repair any areas of damaged/missing trim as needed.



2.1 Missing trim

3.8.1 Exterior electrical

Low

Repair or Replace

No power at exterior receptacle. Recommend repairs be made as needed by a qualified contractor.



1.1 No power

GARAGE SECTION STANDARD

Garage Standards

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage . Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

GARAGE MATERIAL

Garage/Carport Type Size	Auto-Opener Manufacturer	Number of Automatic Openers
Detached garage	Chamberlain	1
Ceiling type(s)	**Wall type(s)**	**Floor type(s)**
Exposed framing	Unfinished with studs exposed	Concrete

GARAGE SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
4.1 Garage Electrical				✓	1	View
4.2 Stair/Handrail/Guardrail Issues					0	
4.3 Vehicle Doors/Operators/Switch				✓	1	View
4.4 Door Issues (To Interior)				✓	1	View
4.5 Fire Rating (Doors/Walls/Ceiling)					0	
4.6 Walls	✓				0	
4.7 Ceiling	✓				1	View
4.8 Floors				✓	1	View

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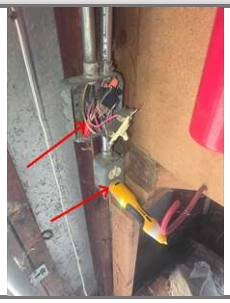
COMMENTS

4.1.1 Garage electrical

Medium

Repair or Replace

Exposed wiring and older 2 prong outlets in the garage area. The electrical issues seen in the garage is considered a defect. Recommend repairs be made as needed by a qualified contractor. Recommend GFCI protected receptacles in garage.



1.1 Exposed wiring recommend GFCI protected receptacles in garage



1.2 Up date any Older 2 prong receptacles

4.3.1 Garage door

Low

Repair or Replace

Weatherstripping trim damaged at garage door. Make repairs/ replace as needed.



1.1 Damaged weatherstripping



1.2 Damaged weatherstripping

4.4.1 Service door

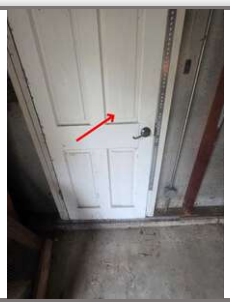
Low

Repair or Replace

Service door appeared damaged. Recommend repairs be made as needed by a qualified contractor.



1.1 Damage/wear



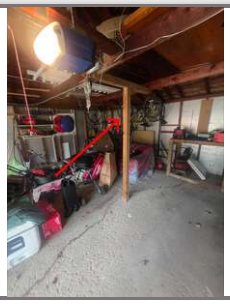
1.2 Daylight visible from cracks at door

4.7.1 Support post

Low

Important Info

A support post in the middle of the garage can be adjusted to make more room for parking.



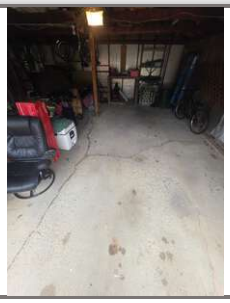
1.1 Add/adjust supports to make more room for parking

4.8.1 Garage floor

Low

Repair or Replace

Wear in concrete at garage floor. Recommend cleaning then sealing the entire floor with an epoxy based paint to help prolong the life of the concrete floor.



1.1 Seal cracks/floor

INTERIOR SECTION STANDARD

Interior Standards

The home inspector shall observe: Walls, ceiling, and floors, Steps, stairways, balconies, and railings, Counters and a representative number of installed cabinets, and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors, and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, Carpeting, or Draperies, blinds, or other window treatments.The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INTERIOR MATERIAL

Walls and Ceilings	Floor Covering Materials	Interior Doors
Drywall	Wood, Wood Laminate	Wood
Window Material	**Window Glazing**	**Window Operation**
Vinyl	Double-pane	Double-hung, Fixed

INTERIOR SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
5.1 Thermal Scan (Ceiling and walls)					0	
5.2 Walls Issues	✓				0	
5.3 Ceilings Issues	✓				0	
5.4 Interior Trim	✓				0	
5.5 Interior Stairs	✓				0	
5.6 Windows and Skylights				✓	1	View
5.7 Doors	✓				0	
5.8 Lighting/Ceiling Fans	✓				0	
5.9 Electrical Receptacles				✓	1	View
5.10 Switches	✓				0	
5.11 Asbestos/Lead/Mold					0	
5.12 Floor Issues				✓	1	View

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COMMENTS

5.6.1 Windows

Low

Repair or Replace

One or more window issues present at the time of inspection. Recommend repairs be made as needed by a qualified contractor.



1.1 Bathroom window sags once opened



1.2 Window trim loose/damaged

5.9.1 Interior Electrical Receptacles

High

Repair or Replace

One or more interior receptacles were miswired when tested (reverse polarity, ungrounded 2 prong receptacles etc.) 2 prong receptacles do not have a ground and may be considered a defect. Recommend a qualified electrical contractor evaluate and make any necessary repairs.



1.1 Update any two prong receptacles



1.2 Update any two prong receptacles



1.3 Update any two prong receptacles



1.4 Update any two prong receptacles



1.5 Update any two prong receptacles



1.6 Update any two prong receptacles



1.7 Update any two prong receptacles

5.12.1 9x9 tiles

Low

Important Info

9x9 tiles in the basement area may contain asbestos. Recommend painting or installing new flooring over them to encapsulate. If intending to remove contact a qualified contractor for proper removal and disposal.



1.1 9x9 tiles may contain asbestos

ROOF SECTION STANDARD

Roof Standards

The home inspector shall observe: Roof covering, Roof drainage systems, Flashings, Skylights, chimneys, and roof penetrations, and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials, and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing, or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ROOF MATERIAL

Roof Access	The roof style was	Primary roof-covering type
Walked Roof	Intersecting hip	3-tab Fiberglass Asphalt Shingle
Drainage system description	**Chimney/flue material**	
Gutters and downspouts installed	Tile, Brick	

ROOF SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
6.1 Chimney at Roof				✓	1	View
6.2 Roof Flashing				✓	1	View
6.3 Roof Vents	✓				0	
6.4 Plumbing and Combustion Vents	✓				0	
6.5 Asphalt Composition Shingle				✓	1	View
6.6 Roof Drainage Components				✓	1	View

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

6.1.1 Chimney

Medium

Repair or Replace

Chimney had damaged areas. Deteriorating bricks at the chimney chase is considered a defect. Recommend repairs be made as needed by a qualified contractor.



1.1 Damage at chimney

6.2.1 Flashing

Low

Repair or Replace

Recommend any exposed nailheads at the roof flashing be sealed with exterior grade caulking or roof tar.



1.1 Seal exposed nailheads



1.2 Seal exposed nailheads



1.3 Seal exposed nailheads



1.4 Seal exposed nailheads

6.5.1 Shingle conditions

High

Repair or Replace

One or more damaged/worn areas seen at the home /garage roof's shingles at the time of inspection. Damaged shingles at the roof area is a defect. Recommend a qualified roofing contractor evaluate and make any necessary repairs/replacement.



1.1 Shingle wear/damage



1.2 Damaged shingles



1.3 Shingle wear/damage



1.4 Shingle wear



1.5 Damaged/worn areas seen at the roof's shingles



1.6 Damaged shingle



1.7 Damaged shingles



1.8 Damaged shingles



1.9 Damaged shingles



1.10 Damaged area



1.11 Damaged shingles at garage roof



1.12 Damaged shingles at garage roof



1.13 Worn shingles at garage roof



1.14 Worn shingles

6.6.1 Gutters

Medium

Repair or Replace

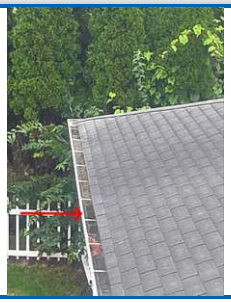
One or more damaged gutters seen at the time of inspection. When gutters are bent/damaged/not draining water its considered a defect. Recommend repairs be made as needed by a qualified contractor. Clean gutters regularly to ensure proper roof drainage.



1.1 Damaged gutters standing water



1.2 Damaged/clogged gutter



1.3 Clean gutters regularly



1.4 Clean gutters regularly

KITCHEN SECTION STANDARD

Kitchen Standards

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal, Ventilation equipment or range hood, and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, Non built-in appliances, or Refrigeration units. The home inspector is not required to operate: Appliances in use, or Any appliance that is shut down or otherwise inoperable. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

KITCHEN MATERIAL

Countertop	Cabinetry	Kitchen Sink Type(s)
Laminate, Wood	Wood	Porcelian w/sprayer wand
Cook Top/Range Type(s)	**Exhaust Vent Type(s)**	**Dishwasher Type(s)**
Electric	Internal Vent Hood, External exhaust fan	Built-in Standard Dishwasher
Refrigerator	**Built in Microwave**	
Inspected, Water and ice not working for fridge	None present	

KITCHEN SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
7.1 Kitchen Outlets				✓	1	View
7.2 Switches And Lighting	✓				0	
7.3 Cabinets And Counters	✓				0	
7.4 Range Hood				✓	1	View
7.5 Garbage Disposal	✓				0	
7.6 Dishwasher	✓				0	
7.7 Microwave			✓		0	
7.8 Refrigerator				✓	1	View
7.9 Fixtures, Plumbing, And Drains	✓				0	
7.10 Range And Cook Tops	✓				0	
7.11 Oven(s)	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

7.1.1 Kitchen receptacles

Medium

Repair or Replace

One or more miswired receptacles in the kitchen area. Miswired receptacles are installed incorrectly and considered a defect. Recommend repairs be made as needed by a qualified contractor.



1.1 Miswired receptacle in kitchen area



1.2 Recommend GFCI protected receptacles near kitchen sink



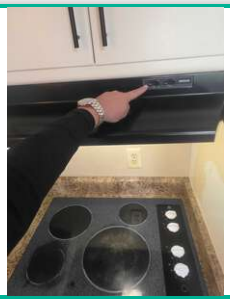
1.3 Miswired receptacle in kitchen area

7.4.1 Kitchen exhaust

Medium

Repair or Replace

The fan over the stove did not function at the time of inspection. Recommend repairs be made as needed by a qualified contractor. The exhaust fan at the ceiling area was not vented to the home's exterior. Recommend a qualified contractor correct this issue. A non functioning fan and an improperly vented fan are considered defects.



1.1 Fan not functioning



1.2 Fan works but is not vented to the exterior



1.3 Fan should go up and out through roof.

7.8.1 Fridge

Low

Repair or Replace

Ice and water at the fridge were not functioning at the time of inspection. Recommend repairs be made as needed by a qualified contractor.



1.1 Ice not functioning



1.2 Water not functioning

BATHROOM SECTION STANDARD

Bathroom Standards

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior -Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

BATHROOM MATERIAL

Bathroom Configuration	Wall Material	Ceiling Materials
Sink In Cabinet, Toilet, Tub And Shower	Drywall	Drywall
Floor Coverings	**Shower and Tub**	**Exhaust Vent**
Tile	Tile Surround	Window Only
Sewer Odor		
No		

BATHROOM SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
8.1 Electrical Receptacles				✓	1	View
8.2 Switches And Lighting	✓				0	
8.3 Ventilation			✓		0	
8.4 Bathroom Sinks And Plumbing	✓				0	
8.5 Toilet	✓				0	
8.6 Medicine Cabinet	✓				0	
8.7 Mirrors. Towel Bars, Misc	✓				0	
8.8 Bathtub And Whirlpool	✓				0	
8.9 Cabinets And Counters	✓				0	
8.10 Shower				✓	1	View

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

8.1.1 Bathroom GFCI

Medium

Repair or Replace

Bathroom GFCI was miswired. Miswired receptacles are considered defects. Recommend a qualified contractor evaluate and repair as needed.



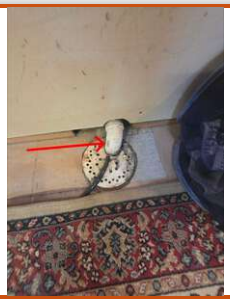
1.1 Reverse polarity bathroom GFCI

8.10.1 Basement shower

Medium

Repair or Replace

Basement shower was improperly draining into the basement floor drain. Improperly ran plumbing is considered a defect. Recommend a qualified plumbing contractor evaluate and make any necessary repairs/adjustments.



1.1 Drain for shower improper

LAUNDRY SECTION STANDARD

Laundry Standards

Inspection of the laundry room typically includes examination of the following: -Switches and outlets (120-volt and 240-volt if installed) -Exhaust fan -Room heat -Dryer vent -Presence of clothes washer connections and waste pipe -Sink, faucet, drain, and Under sink plumbing -Cabinets, -Floor, wall and ceiling surfaces -Door and window condition and operation. Clothes washers are operated at the discretion of the Inspector.

Laundry appliances are not tested at the discretion of the inspector or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property.

LAUNDRY IMPORTANT INFORMATION

Appliance video

Video and photographs were taken at the time of inspection to ensure the washer and dryer were properly functioning.

LAUNDRY MATERIAL

Dryer Power	Cloths Dryer Vent Material	Dryer 240-volt electrical receptacle
Gas, Both available	Flexible metal	Older 3-prong
Washer Drain Size	**Appliances Present**	
Washer drain in laundry sink	Washer, Dryer	

LAUNDRY SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
9.1 Laundry Switches	✓				0	
9.2 Laundry Lighting	✓				0	
9.3 Laundry Outlets				✓	1	View
9.4 Laundry Cabinets And Counter Tops	✓				0	
9.5 Laundry Plumbing & Sinks				✓	1	View
9.6 Laundry Ventilation	✓				0	
9.7 Laundry Dryer Venting				✓	1	View
9.8 Washer And Dryer	✓				0	
9.9 Laundry Catch Pan	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

COMMENTS

9.3.1 No GFCI

Medium

Repair or Replace

The receptacle in the laundry room is not GFCI protected. It is recommended to have this receptacle switched/updated to a GFCI outlet. Receptacles not GFCI protected near a water source is considered a defect. All work should be performed by a qualified contractor.



1.1 Recommend GFCI protected receptacles in laundry area

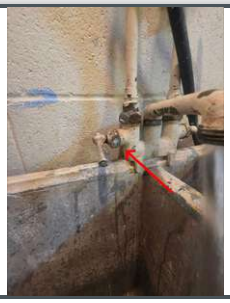
9.5.1 Faucet Leaks When Operated

Medium

Repair or Replace

Comment Location - BASEMENT

faucets leaks were found at the handle(s) or at their base when the fixture is turned on. Leaks at a faucet is considered a defect. Recommend a qualified contractor evaluate and repair as needed.



1.1 Leak at handle



1.2 Leak at handle

9.7.1 Flexible dryer vents

Low

Home Maintenance

Recommend updating dryer vent to straight metal vent as flexible vents are known to kink and clog more frequently.



1.1 Recommend straight metal vents

ATTIC SECTION STANDARD

Attic Standards

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting)and, when temperature permits, the operation of any readily accessible thermostatic control; plumbing components (supply and vent pipes, bathroom vent terminations), Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan and HVAC components (drip pans, ducts, condensate and TPR discharge pipes). The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

ATTIC MATERIAL

Attic Access Location	Method Used To Observe The Attic	Roof Structure
Hallway	From Access Hatch	Rafters/ridgeboards/collar ties
Attic Insulation Type	**Attic Ventialtion System**	
Blown, Batt	Soffit Vents, Roof vents	

ATTIC SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
10.1 Chimney in Attic				✓	1	View
10.2 Roof Rafters/Stick Built (In Attic)	✓				0	
10.3 Truss Roof Framing (In Attic)					0	
10.4 Roof Sheathing (In Attic)	✓				0	
10.5 Attic Insulation	✓				0	
10.6 Attic Electrical	✓				0	
10.7 Attic Plumbing	✓				0	
10.8 Attic Ventilation	✓				0	

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COMMENTS

10.1.1 Chimney

Medium

Repair or Replace

Daylight visible around the chimney in the attic area. There were noted defects (damaged bricks) seen at the chimney from the roof area. Recommend a qualified contractor evaluate and repair as needed.



1.1 Daylight visible around chimney in attic area

HEATING SECTION STANDARD

Heating Standards

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

HEATING IMPORTANT INFORMATION

Furnace use information

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use.

Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life.



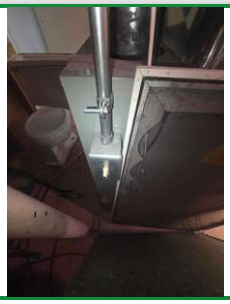
1.1 Furnace mfg 2013



1.2 Gas shutoff



1.3 Furnace functioning properly



1.4 Furnace disconnect switch

HEATING MATERIAL

First Floor Heating Equipment Type	First Floor Heating System Manufacturer	First Floor Heating System Age
Force Hot Air - 80% Efficency - Metal flue	Trane	2013
First Floor Heating Equipment Fuel Type	**First Floor System Ductwork Type(s)**	**First Floor Filter Type**
Natural Gas	Metal Distribution Boxes	Disposable
First Floor Filter Size		
16x21x5		

HEATING SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
11.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
11.2 Thermal Scan (HVAC)					0	
11.3 Furnace	✓				0	
11.4 Air Filters And Tracks				✓	1	View
11.5 Duct Work Issues	✓				0	
11.6 Return And Supply Registers	✓				0	
11.7 Thermostat	✓				0	
11.8 Flues and Vents for Heat Systems	✓				0	
11.9 Combustion Air Vents	✓				0	
11.10 Carbon Monoxide Levels					0	

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COMMENTS

11.4.1 Filter

Low

HVAC Summary

Filter was dirty and due for replacement. It was also installed backwards. Recommend replacing the Filter in the correct direction.



1.1 Filter dirty and facing the wrong direction

COOLING SECTION STANDARD

Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

COOLING IMPORTANT INFORMATION

Air Conditioner Information

The air conditioner disconnect was located near the air conditioner. This is the disconnect that will shut the equipment off in an emergency. Central air condition maintenance and precautions:

A- Properly balance the system. Consult with a licensed Air Condition Contractor.

B- Keep compressor clean of shrub and debris in a 6 foot radius.

C- Keep compressor unit level.

D- Clean the compressor coil each season before using system.

E- Replace filter monthly or more often if it becomes dirty.

F- Lubricate fan motor with a non-detergent motor oil.

G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed Air Condition Contractor.

H- Do not run system if exterior temperature is below 55 degrees.

I- Have a licensed Air Condition Contractor check the amount of Freon and the possibility of Freon leaks in the system.

J- Recommend drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.

K- If the house is purchased in the winter or if the inspection of the cooling system was made when the temperature was 55 degrees or less the seller should guarantee the cooling system is in working order.

COOLING MATERIAL

Number of cooling systems (excluding window AC)	Main Floor Air Conditioning Type	Main Floor Air Conditioning System Manufacturer
One	Central, Split system	Carrier

Main Floor Cooling System Age	Main Floor Air Conditioning System Fuel Source
2021	Electric

COOLING SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
12.1 Air Conditioner Units	✓				1	View

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COMMENTS

12.1.1 ac unit

☐ Low

HVAC Summary

Ac unit functioning properly at the time of inspection. Recommend keeping covered in the offseason and clear of weeds and debris. Replace foam insulation as needed.



1.1 AC mfg 2021



1.2 Replace foam insulation as needed



1.3 Keep covered during off season and clear of weeds and debris

PLUMBING SECTION STANDARD

Plumbing Standards

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow, leaks, and cross connections, Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage, Hot water systems including: water heating equipment, normal operating controls, automatic safety controls; and chimneys, flues, and vents, Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials, Drain, waste, and vent piping materials, Water heating equipment, and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices, Determine whether water supply and waste disposal systems are public or private, Operate automatic safety controls, Operate any valve except water closet flush valves, fixture faucets, and hose faucets, Observe: Water conditioning systems, Fire and lawn sprinkler systems, On-site water supply quantity and quality, On-site waste disposal systems; Foundation irrigation systems, Spas, except as to functional flow and functional drainage, Swimming pools; Solar water heating equipment, or Observe the system for proper sizing, design, or use of proper materials.

PLUMBING IMPORTANT INFORMATION

Water shut off location

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.



1.1 Main water shutoff

Sewer clean out location

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. Also is not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.



2.1 Main cleanout

Water heater info

The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.

Maintenance note: A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 18-22 years, while in others a homeowner is fortunate if the water heater lasts 10-15 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance

Maintenance note: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding.

Hot Water Causes Third Degree Burnsu2026

In 1 second at 156xBA, in 2 seconds at 149xBA, in 5 seconds at 140xBA, in 15 seconds at 133xBA.

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

Step 1 -You will need to shut down the gas and water supply, before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. **Step 2**- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. **Step 3**- You will need to turn on the water and gas valves, and re-light the water heater. Typically, the directions are on the side of the water heater.



3.1 Water Heater info

PLUMBING MATERIAL

Water Supply Source	Main Water Supply Pipe	Water Distribution Pipes
Public Water Supply	Copper	Copper, Galvanized
Sewage System Type	**Drain Waste and Vent Pipe Materials**	**Distribution Pipe Bonding**
Public	Polyvinyl Chloride (PVC), Galvanized	not visible
Gas Pipe Material	**Type of Gas**	**#1 Water Heater Type**
Black Steel	Natural Gas	Tank (conventional)
#1 Water Heater Power Source	**#1 Water Heater Capacity**	**#1 Water Heater Location**
Gas	40 gallons	Basement
#1 Water Heater Manufacturer	**#1 Water Heater Age**	
Bradford White Corporation	2013	

PLUMBING SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
13.1 Gas Water Heater	✓				0	
13.2 Combustion Air Vents	✓				0	
13.3 Water Supply and Distribution	✓				0	
13.4 Sewage and DWV Systems	✓				0	
13.5 Gas System Components	✓				0	
13.6 Sump Pump				✓	1	View

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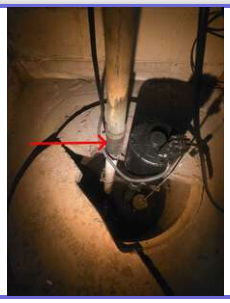
COMMENTS

13.6.1 Sump pump

Medium

Repair or Replace

Sump pump turns on but doesn't suck water out of the crock. The drain will also benefit from adding a check valve. Sump pumps that dont remove water from the crock are considered defective and should be repaired or replaced. Recommend repairs be made as needed by a qualified contractor.



1.1 Recommend check valve



1.2 Pump turns on but does not remove water

ELECTRICAL SECTION STANDARD

Electrical Standards

The home inspector shall observe: Service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, Amperage and voltage ratings of the service, Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials, Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels, Test or operate any over current device except ground fault circuit interrupters, Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, or Observe: Low voltage systems, Security system devices, heat detectors, or carbon monoxide detectors, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system, or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ELECTRICAL IMPORTANT INFORMATION

Main panel location

The main electrical panel location is identified in the photo's below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well.

Main electrical panels are rated for approximately 40 years. That doesn't necessarily mean they need to be changed when theyre older but electrical codes change over the years so older panels may not be up to date with current standards and breakers age as well. If breakers trip frequently or other issues are noticed recommend evaluation by a qualified contractor.

All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



1.1 Electrical panel wiring

Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. And usually the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores). Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.

See Photos for location

ELECTRICAL MATERIAL

Electrical Service Conductors	Service Panel Ampacity	Service Panel Manufacturer
Overhead service	125 amps	Wadsworth
Service Disconnect Location	**Service Disconnect Type**	**Type of Branch Wiring**
No main shutoff present	Breaker	Solid Copper, Stranded Copper
Service OCPD Type	**Service Grounding Electrode**	
Breakers	Driven rod	

ELECTRICAL SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
14.1 Electric Meter Issues	✓				0	
14.2 Service Disconnect Issues	✓				0	
14.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
14.4 Main/Sub (Panel Cabinet/Cover/Labels)	✓				0	
14.5 Main Or Sub Panel Wiring	✓				0	
14.6 Main/Sub (Panel Breaker/Fuse Issues)				✓	1	View
14.7 Visible Wiring/Junction Boxes	✓				0	
14.8 Main/Sub (Ground/Bonding System)	✓				0	
14.9 Carbon Monoxide & Smoke Detectors	✓				1	View

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COMMENTS

14.6.1 Wadsworth panels

Medium

Repair or Replace

Wadsworth panels are older and considered outdated. They are not produced anymore so finding replacement parts may be difficult. This panel also did not have a main breaker. Since it takes more than 6 throws (individual switches or breakers) to shut down the panel this is considered a defect. Recommend a qualified electrical contractor evaluate this older panel to determine if amain breaker is necessary to be added.



1.1 No main breaker



1.2 Wadsworth panels are older and not produced anymore

14.9.1 Smoke/carbon monoxide detectors

Low

Health And Safety Summary

Recommend smoke and carbon monoxide detectors on each floor, within 6 feet of bedrooms and in garages. Change batteries and test regularly.

BASEMENT/CRAWL SPACE/FOUNDATION SECTION STANDARD

Basement Standards

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.
Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.
Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

Basement access location	Method used to inspect crawl space/basement	Foundation wall type(s)
Stairwell	Same as house.	Unable to view - finished basement, Block
Girder types	**Floor joist types**	**Post/Column/Pier types**
Steel	Wood	Steel

BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT

Section Items	IN	NI	NP	RR	Comments	
15.1 Framing, Ceiling, Joists, And Sub Floor	✓				0	
15.2 Insulation, Ventilation, And Vapor Retarders	✓				0	
15.3 Basement And Crawlspace Electrical	✓				0	
15.4 Columns, Piers And Beams	✓				0	
15.5 Foundation	✓				1	View
15.6 Slab-on-Grade					0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

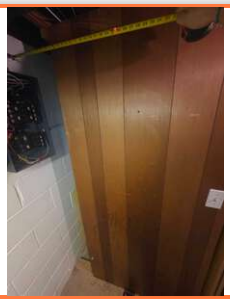
COMMENTS

15.5.1 Foundation

Low

Important Info

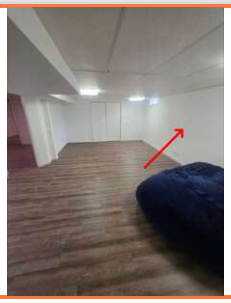
One or more foundation walls were finished limiting their view for inspection. Visible foundation walls appeared to be in good condition at the time of inspection measuring 0-1/4" out of plumb (movement consistent with settlement). Recommend keeping up with exterior grade and extending downspouts where needed. Run a dehumidifier spring summer and fall to help control humidity levels in the basement area.



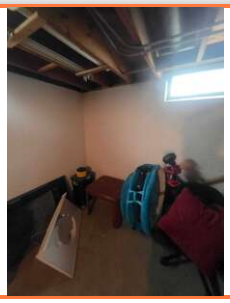
1.1 Walls measured 0-1/4" out of plumb (movement consistent with settlement)



1.2 Visible foundation walls appeared adequate



1.3 Finished walls limits view



1.4 Visible foundation walls appeared adequate

Pre-Closing Walkthrough

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets.

4. Operate all exterior doors, windows and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read seller's disclosure.

SINCERELY,

QUALITY CARE HOME INSPECTIONS