WHITEGLOVE HOME INSPECTION, LLC
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http://www.whiteglovehomeinspection.com/



RESIDENTIAL REPORT

1263 River Park Circle West
Mukwonago, WI 53149

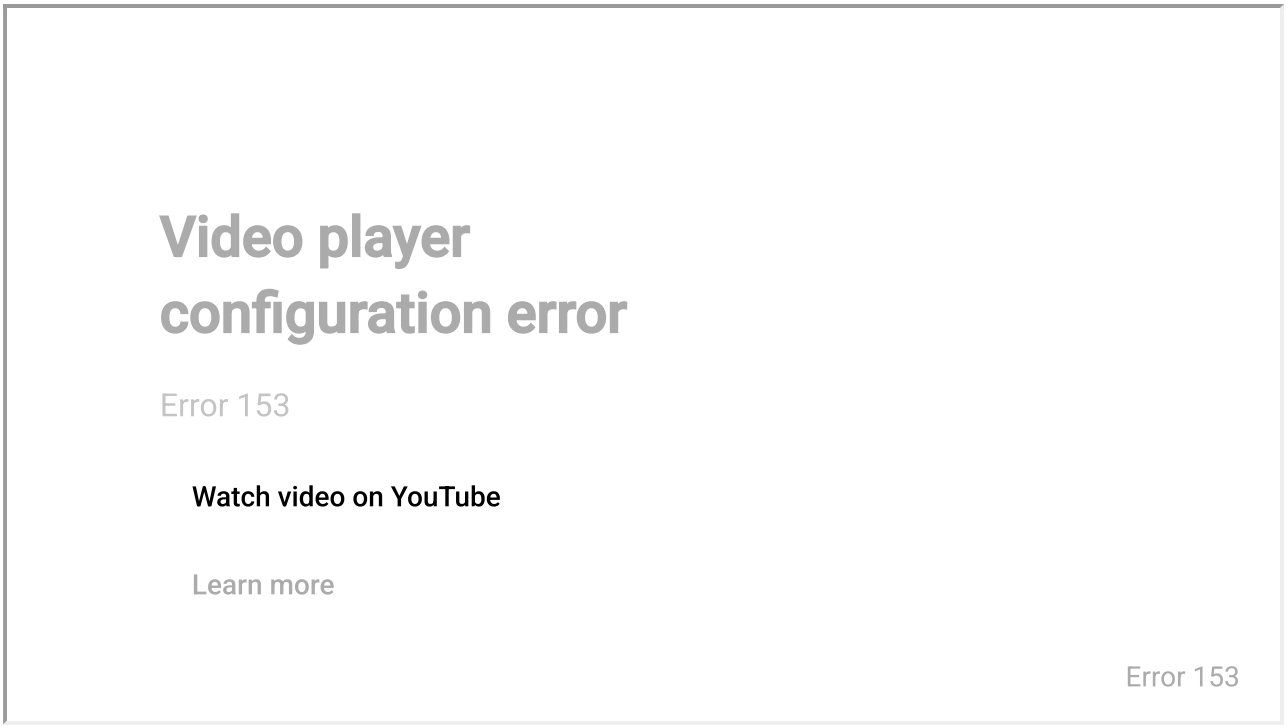
Terry & Rick Debe
10/19/2026



Inspector
James Bouffiou
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1: INSPECTION DETAILS

Information

Temperature (approximate)
40 Fahrenheit (F)

Weather Conditions
Clear

Recent Precipitation (3 days)
No

General Direction House is Facing
South

Style
2-Story

Type of Building
Single Family

Occupancy
Furnished, Occupied

In Attendance
Client

Report Number
1017146-26

2: SCOPE AND LIMITATIONS

Information

YOUR REPORT:

Thank you for allowing Whiteglove Home Inspection, LLC to inspect your new home or property. **Please carefully read your entire Inspection Report**. If you have any questions concerning your report throughout the closing process, please don't hesitate to call me at 262-939-0824. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes**. Any and all evaluations reported by Whiteglove Home Inspection, LLC should be carried out prior to closing. We recommend that you and/or your representative complete a final walk-through inspection *immediately before* closing to check the condition of the property.

INSPECTION CATEGORIES:

1) Maintenance Items/Monitor - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.
2) Review/Repair/Replace - Most items typically fall into this category. These observations may require a qualified licensed contractor to evaluate further and repair or replace, but the cost is typically reasonable.
3) Safety/Significant/Not Working - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace either now or in the near future. As well and any fixture, appliance or item not working.

Key to the Home Inspection Process

This home inspection was performed in accordance with the Standard of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) These standards were attempted to be emailed to you one to two days prior to the inspection date. An earnest effort was made on our behalf to discover all visible defects. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Seller's Disclosure. **This home inspection is not a code compliance inspection or certification of any kind and does not include compliance to any building codes or standards.** It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected by Whiteglove Home Inspection, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a consultation with the inspector may be needed. If you choose not to consult with the inspector, Whiteglove Home Inspection, LLC shall not be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call/text me at 262-939-0824 or email at jbouffiou@wi.rr.com to discuss your report/questions/clarification's.

NOTICE TO THIRD PARTIES: Notice to Third Parties

The contents of this report are confidential and intended solely for the use of the individual, individuals, or entity to which Whiteglove Home Inspection LLC was hired to inspect at the property address listed on this report. If you are not the named individual, individuals or entity listed on this inspection report, you should not disseminate, distribute, copy, or rely upon this report. If you are not the intended recipient of this inspection report, you are now notified that disclosing, copying, distributing, or taking action in reliance of these contents is strictly prohibited as this report is copyrighted by Whiteglove Home Inspection LLC- P.O. Box 144 Waterford WI 53185. ALL RIGHTS RESERVED. The inspector strongly advises against any reliance on this report for future reliance. We recommend that you retain a qualified home inspector to provide you with your own inspection and report regarding this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS: Check With Your Local Building Department

Whiteglove Home Inspection, LLC highly recommends the purchaser check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home. Additionally, it is wise to check with the governing departments to obtain information concerning permits that have or have not been obtained by the previous owners. *EXAMPLES: You see a brand new heating and air-conditioning unit installed, but there or no permits pulled at the local building department, it's possible the unit was unlawfully installed. Also, a new addition to the home is evident, but there are no or few existing permits, the addition may have been unlawfully added and could present costly issues in the future.*

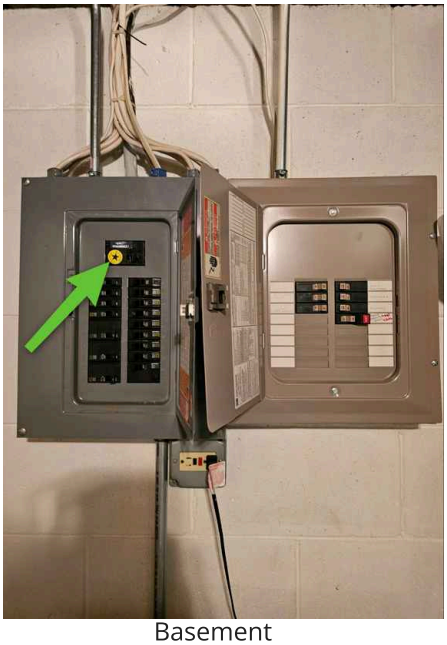
ASHI Standards of Practice Overview

The American Society of Home Inspectors (ASHI) Standards of Practice establish the scope and limitations for residential home inspections. These standards define what components inspectors are required to inspect, what they are not required to inspect, and the extent of the inspection. Home inspectors follow these standards to provide consistent, professional evaluations of property condition while clearly communicating inspection boundaries to clients.

3: UTILITY LOCATIONS AND SHUT-OFFS

Information

Electric:: Electric Disconnect Location



Basement

Gas:: Fuel Shut-off Valve Location



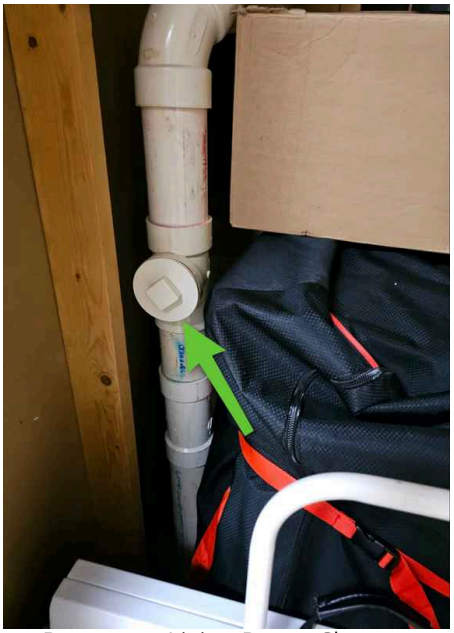
East SE

Water:: Water Shut-off Valve Location

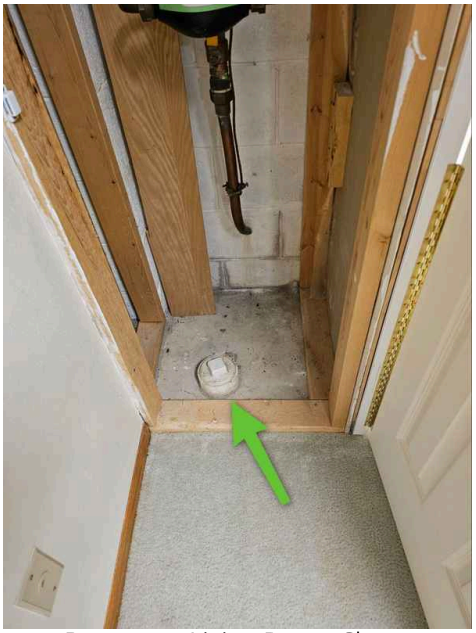


Basement Living Room Closet

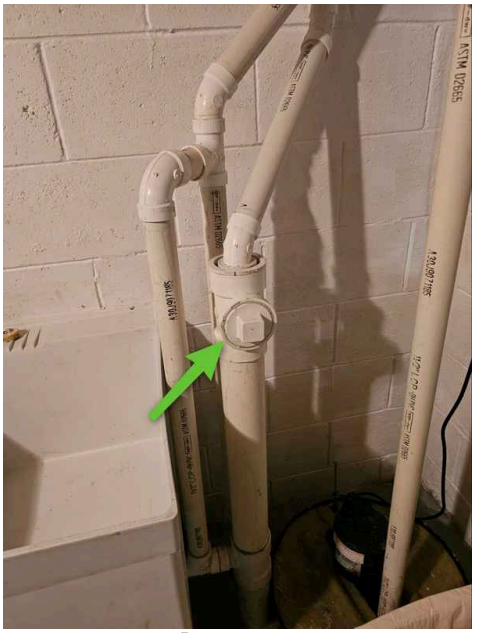
Plumbing Stack Access:: Plumbing Stack Access Location



Basement Living Room Closet



Basement Living Room Closet



Basement

4: EXTERIOR

Information

Exterior Doors: Exterior Entry Door
Wood, See Rooms, Patio Doors

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Patio/Walkway(s) Material
Concrete

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material
Pavers

Foundation/Walls: Material
Masonry Block, Not visible

Siding, Flashing, Vent Termination & Trim: Siding Material
Composite

Siding, Flashing, Vent Termination & Trim: Trim Material
Composite, Wood

Eaves, Soffits & Fascia: Fascia Material
Aluminum

Eaves, Soffits & Fascia: Soffit Material
Aluminum

Decks, Balconies, Porches & Steps: Appurtenance
Deck with Steps

Decks, Balconies, Porches & Steps: Material
Composite

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Gutter Drainage
Above Grade

Limitations

Vegetation, Grading, Drainage & Retaining Walls

DECORATIVE

Retaining walls were for decorative or landscaping purposes only. Not inspected.

Foundation/Walls

EXTERIOR

Most/all of the foundation was not visible from the exterior.

Decks, Balconies, Porches & Steps

UNDERSIDE NOT VISIBLE-DECK/PORCH

The underside of the deck/porch was not visible, areas could not be inspected.

Service Entrance Conductors

NOT VISIBLE

Not visible or accessible at the time of the inspection.

Lighting Fixtures, Switches, Junction Boxes & Receptacles

ALL EXTERIOR LIGHTS NOT TESTED

All exterior lights were not tested at the time of the inspection.

Recommendations

4.2.1 Walkways, Patios & Driveways

Safety/Significant/Not Working

UNEVEN SURFACE

Uneven surfaces can create a trip hazard. Repair as needed.

Recommendation

Contact a qualified masonry professional.



4.2.2 Walkways, Patios & Driveways

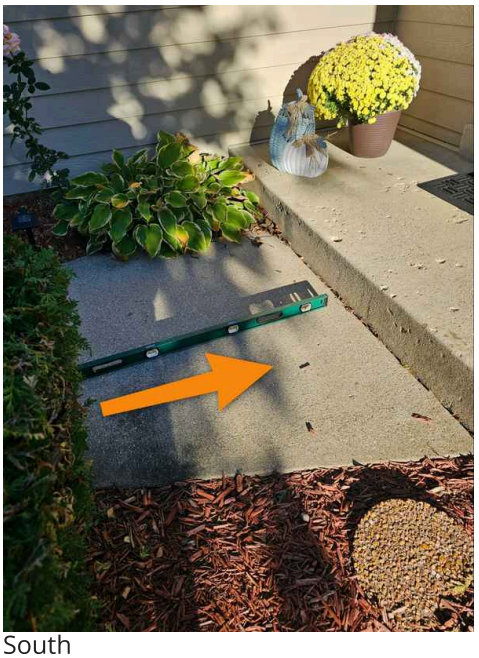
Review/Repair/Replace

WALKWAY PITCHED TOWARDS HOME/GARAGE

The walkway has a negative slope and drains towards the structure. Recommend a concrete/landscape contractor evaluate and repair.

Recommendation

Contact a qualified masonry professional.



South

4.3.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item/Monitor

ENSURE PROPER DRAINAGE

Recommend starting grade at least 2 inches below the bottom of the siding. As you go away from the home the grade should drop an inch per foot.

Recommendation

Contact a qualified landscaping contractor

4.3.2 Vegetation, Grading, Drainage & Retaining Walls

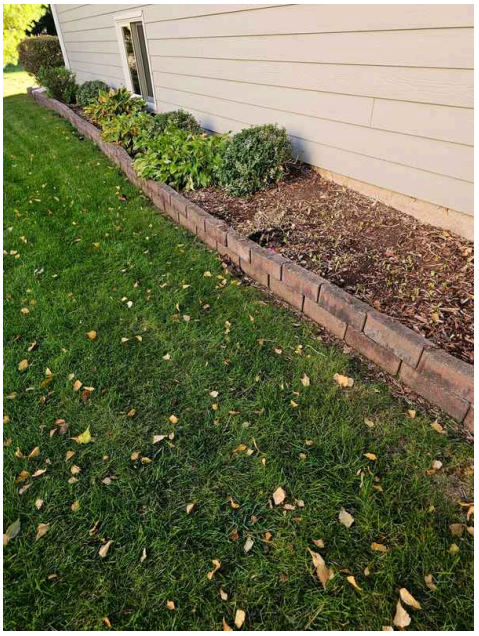
Review/Repair/Replace

RETAINING WALL-LOOSE MATERIAL

Loose material on the retaining wall, recommend contractor repair. (wall was generally decorative)

Recommendation

Contact a qualified landscaping contractor



4.3.3 Vegetation, Grading, Drainage & Retaining Walls

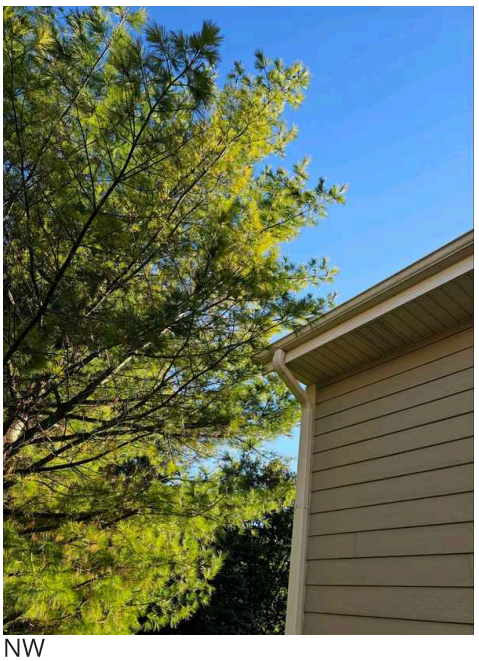
Maintenance Item/Monitor

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



NW

4.3.4 Vegetation, Grading, Drainage & Retaining Walls

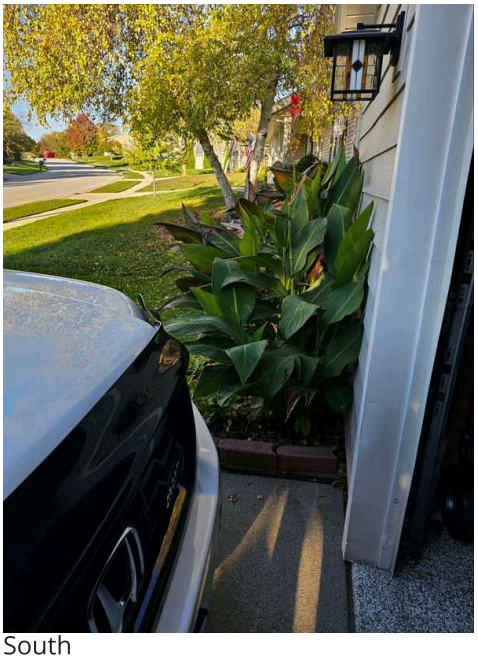
Maintenance Item/Monitor

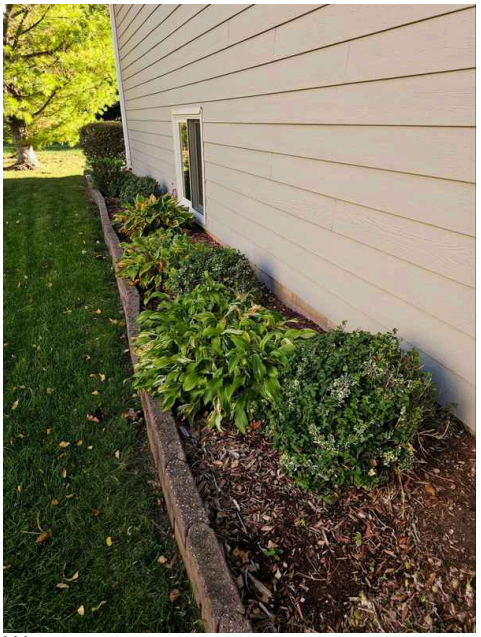
VEGETATION

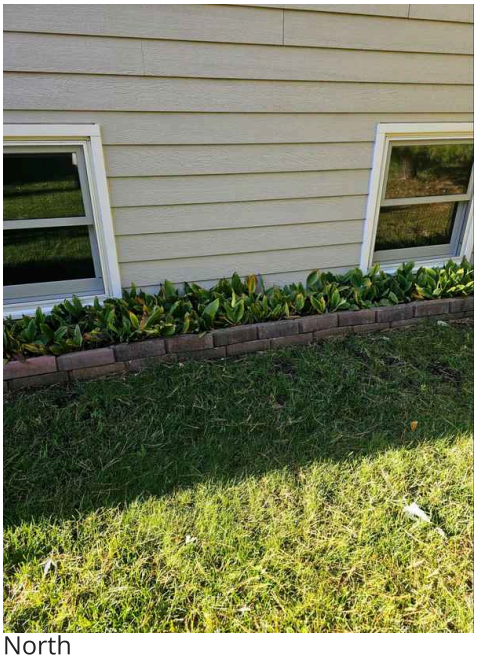
Vegetation to close to the exterior of the structure. Recommended to have at least a 2-3 foot clearance between the vegetation and the structure.

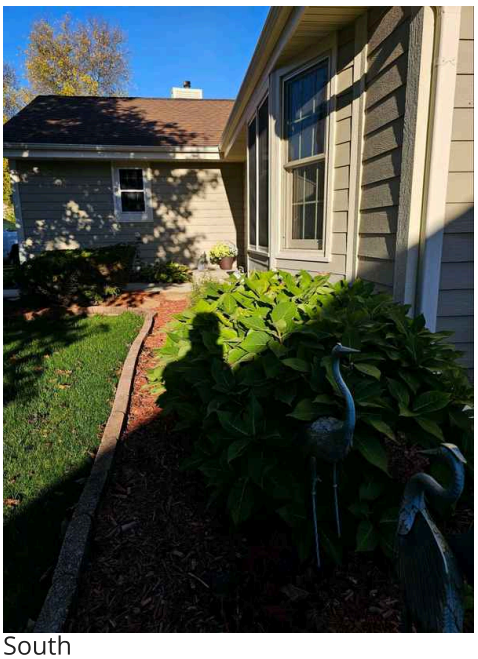
Recommendation

Contact a qualified landscaping contractor


South


West


North


South

4.6.1 Siding, Flashing, Vent Termination & Trim

Review/Repair/Replace

CAULK

Caulk is either missing or aged. Recommend sealing all exterior openings/extrusions properly.

Recommendation

Contact a qualified siding specialist.

4.6.2 Siding, Flashing, Vent Termination & Trim

Maintenance Item/Monitor

CAULK-MAINTAINANCE

Due to the nature of caulk and weathering, routine maintenance of the caulked areas is recommended.

Recommendation

Contact a qualified siding specialist.

4.6.3 Siding, Flashing, Vent Termination & Trim

Review/Repair/Replace

DRYER VENT-APPEARS DIRTY

Vent appears to need cleaning, recommend contacting HVAC professional to review and clear if needed.

Recommendation

Contact a qualified HVAC professional.



NE

4.6.4 Siding, Flashing, Vent Termination & Trim

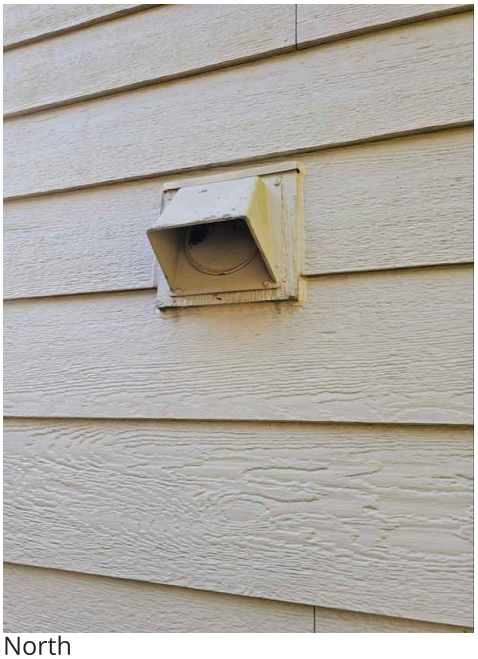
Review/Repair/Replace

SCREENING MISSING

Vent was missing its screening (mostly to prevent pests entering), recommend HVAC contractor review/repair.

Recommendation

Contact a qualified HVAC professional.



North



NE

4.10.1 Roof Drainage Systems

DOWNSPOUTS/SUMP PUMP DRAIN NEAR HOUSE

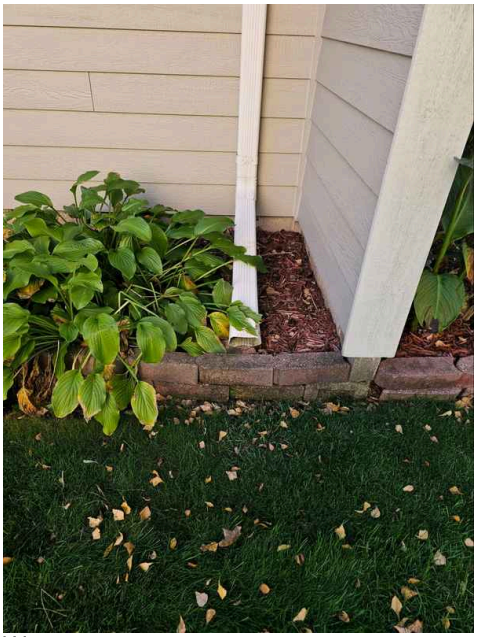
Review/Repair/Replace

One or more downspouts and/or sump pump discharge drain too close to the homes foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

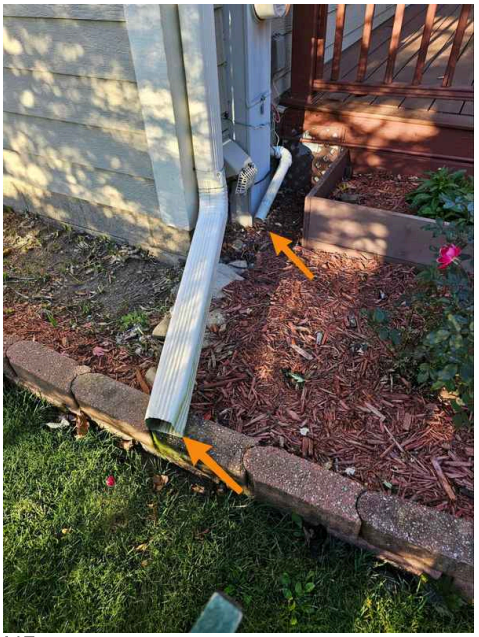
Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor


West


NW


NE

4.12.1 GFCI & AFCI

GFCI RESET LOCATION

Maintenance Item/Monitor

Exterior outlets reset on outlet in the upper bathroom.

5: COOLING

Information

Cooling Equipment: Manufacturer
Heil

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East

Cooling Equipment: Maximum Fuse Breaker Rating
30

Cooling Equipment: Year Built
1994

Distribution System: Configuration
Central

Limitations

General

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Recommendations

5.1.1 Cooling Equipment

Review/Repair/Replace

CONDENSOR FINS DAMGED

Condensor fins are damaged, restricting air flow. Recommend HVAC technician review.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Cooling Equipment

Review/Repair/Replace

GRADE

Grade around the unit was too high, grade should not come in contact with the bottom of the unit. A minimum of 3 inches above grade is recommended, including the pad.

Recommendation

Contact a qualified landscaping contractor



5.1.3 Cooling Equipment

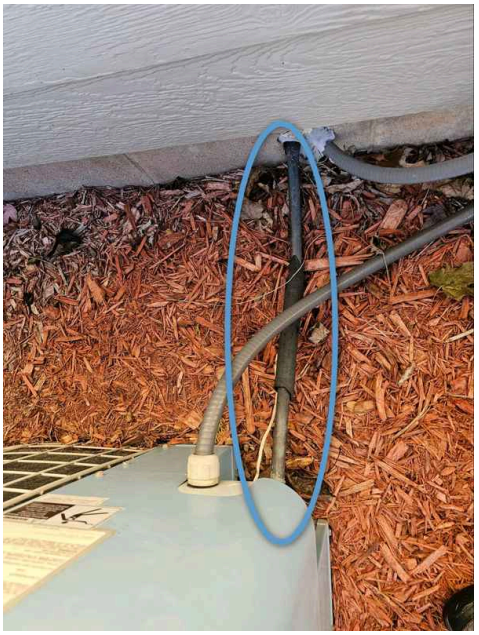
Maintenance Item/Monitor

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



5.1.4 Cooling Equipment

Maintenance Item/Monitor

NEARING END OF LIFE

Due to the age of the unit, recommend budgeting to replace.

5.1.5 Cooling Equipment

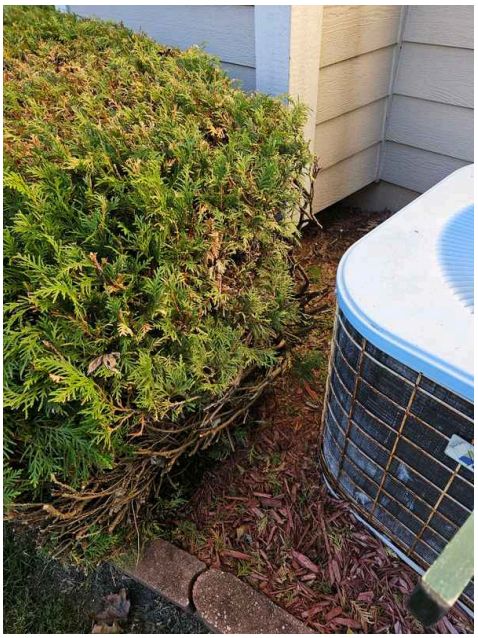
Review/Repair/Replace

VEGETATION TOO CLOSE

Vegetation was too close to the compressor, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to avoid overheating compressor.

Recommendation

Contact a qualified landscaping contractor



6: ROOF

Information

Inspection Method
Ground, Roof

Pitch
Medium

Roof Type/Style
Combination, Gable, Hip

Coverings: Approximate Age
5-10+

Coverings: Material
Asphalt

Flashings: Material
Aluminum, Metal, Not visible, Rubber

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Skylights, Chimneys & Other Roof Penetrations: Chimney Chase Material
Framed

Skylights, Chimneys & Other Roof Penetrations: Flue Material
Metal, Not visible

Skylights, Chimneys & Other Roof Penetrations: Location Inspected
Roof

Limitations

Coverings

AGE

The age of the roof is based on the the condition of the covering at the time of the inspection, it is a best guess.

Coverings

WET

Shingles were wet at the time of the inspection. Wet shingles are more difficult to determine the age of. They typically tend to look newer when wet.

Recommendations

6.2.1 Roof Drainage Systems

Review/Repair/Replace

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified gutter contractor



6.2.2 Roof Drainage Systems

Maintenance Item/Monitor

SCREENING MISSING

Lacks protection from accumulating leaves/debris, gutters may clog easier and more often.

Recommendation

Contact a qualified gutter contractor

6.3.1 Flashings

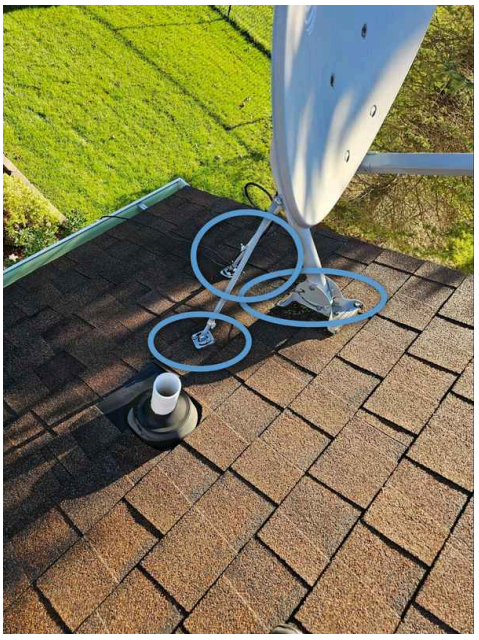
Maintenance Item/Monitor

DISH

Recommend additional patching of the dish penetrations.

Recommendation

Contact a qualified roofing professional.



6.5.1 Skylights, Chimneys & Other Roof Penetrations

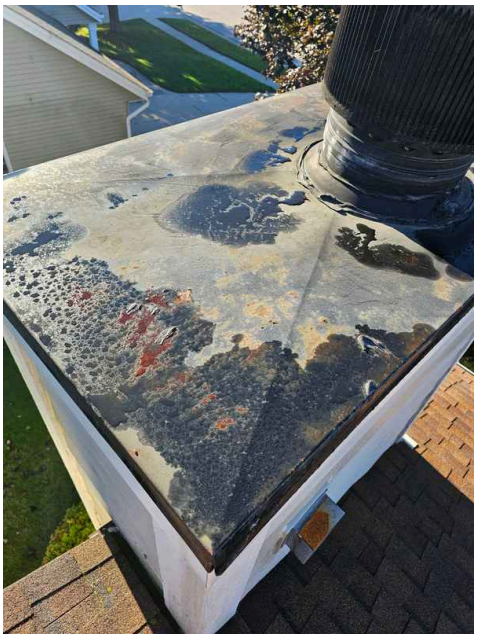
Review/Repair/Replace

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified chimney contractor.



7: GARAGE

Information

Structure and Framing/Sheathing: Roof Deck/Sheathing Material
Not visible, Plywood

Structure and Framing/Sheathing: Roof Structure
Not visible, Wood Truss

Windows: Window Glass Type
Single pane

Windows: Window Type
Double-hung

Windows: Window Frame Type
Wood

Floor Structure: Basement/Crawlspace Floor/Garage
Concrete, Not visible

Wiring: Wiring Method
Non-metallic Sheathed Cable, Not Visible

Garage Over Head Door: Material
Aluminum

Garage Over Head Door: Type
Sectional

Limitations

General

STORAGE/FINISHED

The garage visibility was limited by storage and/or finish materials.

Walls & Firewalls

SILL PLATES

Sill plates were either not visible or mostly not visible.

Structure and Framing/Sheathing

ACCESSIBILITY

Not all areas of the attic were visible/accessible at the time of the inspection.

Structure and Framing/Sheathing

OBSTRUCTED VIEW

Attic Insulation/Stored Household items obstructed my view of this area at time of inspection. There is a potential for concealed defects.

Windows

DIRTY

Windows were dirty and in need of cleaning. Difficult to determine if the thermal seals are intact. Recommend cleaning and reviewing.

Floor Structure

PAINTED

Floors have been painted, limiting visibility.

Floor Structure

STORAGE

The floor/slab visibility was limited due to storage material.

Wiring

ACCESSIBILITY

Wiring behind walls/ceilings/floors that are not visible cannot be inspected.

Recommendations

7.8.1 GFCI & AFCI

Maintenance Item/Monitor

GFCI RESET LOCATION

Garage outlet resets on upper bath outlet.

7.8.2 GFCI & AFCI

Safety/Significant/Not Working

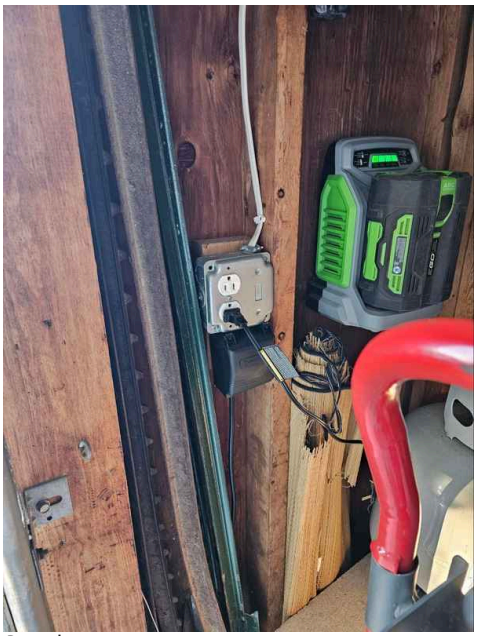
NOT PRESENT ON ALL THE OUTLETS-GARAGE

DEFECT

Not present on all the outlets in the garage. Recommend electrician install where needed.

Recommendation

Contact a qualified electrical contractor.



South

7.11.1 Occupant Door (From garage to inside of home)

Review/Repair/Replace

DOOR DOES NOT APPEAR TO MEET SEPARATION REQUIREMENTS

Door separating garage and home does not appear meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door. No labeling present.

Recommendation

Contact a qualified door repair/installation contractor.

8: KITCHEN

Information

Kitchen Vent: Type of Vent
Recirculating

Stove/Oven: Energy Source
Gas

Countertops & Cabinets: Base Cabinet Condition
Good, Not Visible

HVAC Supply/Return: HVAC Supply/Return Source
Not visible

Limitations

Dishwasher
NOT RUN THROUGH CYCLE
Dishwasher is not run for an entire cycle, not part of a standard home inspection.

Recommendations

8.2.1 Garbage Disposal
Review/Repair/Replace
EXCESSIVE NOISE
Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

Here is a helpful DIY troubleshooting video.

Recommendation
Contact a qualified appliance repair professional.

8.4.1 Kitchen Vent
Maintenance Item/Monitor
SCREEN
Screens for vent need periodic cleaning/replacement.

Recommendation
Contact a handyman or DIY project



8.6.1 Stove/Oven
Safety/Significant/Not Working
ANTI-TIP
DEFECT

Anti-tip device not installed/not working. Safety concern for small children leaning on an open over door.

Recommendation

Contact a qualified appliance repair professional.

8.13.1 Floors

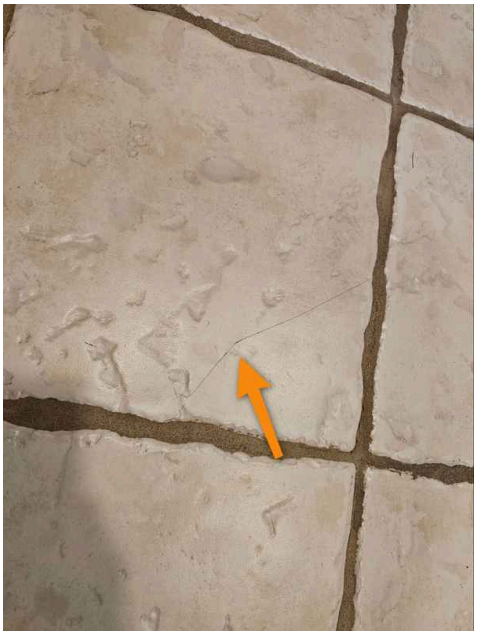
Review/Repair/Replace

TILE CRACKED

Tile was cracked, recommend flooring contractor repair/replace.

Recommendation

Contact a qualified flooring contractor



8.16.1 GFCI & AFCI

Safety/Significant/Not Working

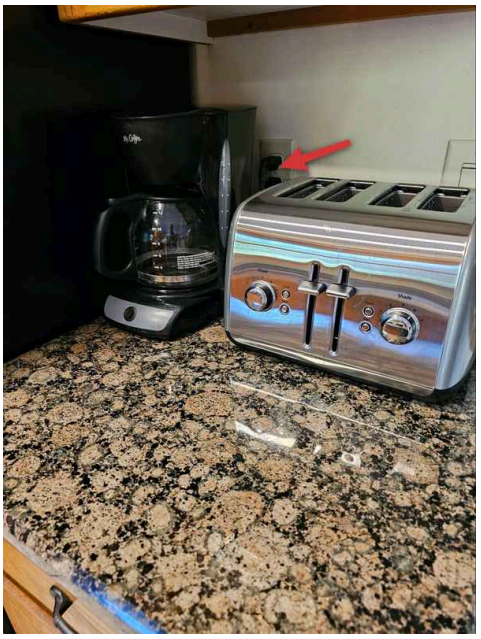
NOT PRESENT ON ALL THE OUTLETS-KITCHEN

Not present on all the outlets in the kitchen. Recommend electrician install where needed.

Recommendation

Contact a qualified electrical contractor.





9: DINING ROOM

Information

HVAC Supply/Return: HVAC Supply/Return Source
Supply Present, Not visible

Exterior Doors: Exterior Entry Door
Patio Doors

Recommendations

9.3.1 Floors

Review/Repair/Replace

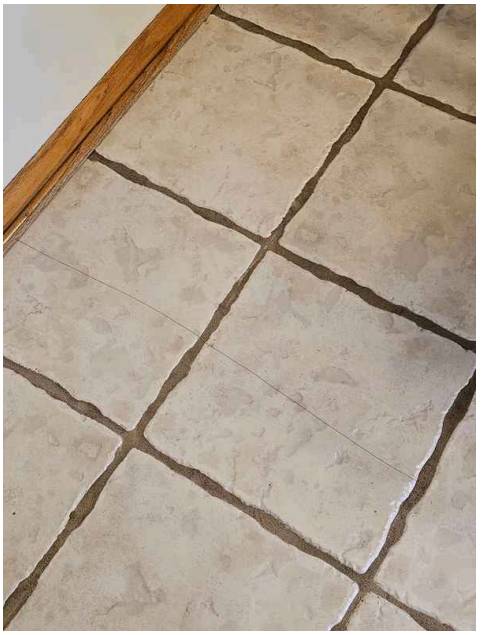
TILE CRACKED

Tile was cracked, recommend flooring contractor repair/replace.

Recommendation

Contact a qualified flooring contractor





10: FAMILY ROOM

Information

HVAC Supply/Return: HVAC Supply/Return Source
Supply Present, Return Present

Exterior Doors: Exterior Entry Door
Wood

Limitations

Windows

ACCESSIBLE

Some or all of the windows in the room were not accessible at the time of the inspection.



Lighting Fixtures, Switches, Junction Boxes & Receptacles

ACCESSIBLE-OUTLETS

Not all of the outlets in the home were accessible.

Recommendations

10.8.1 Exterior Doors

Maintenance Item/Monitor

WEATHERSTRIPPING NOT PRESENT/DAMAGED

Door is missing or has damaged standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

Recommendation

Contact a qualified door repair/installation contractor.

11: UPPER NORTH BEDROOM

Information

HVAC Supply/Return: HVAC
Supply/Return Source
Supply Present, Return Present

Limitations

Lighting Fixtures, Switches, Junction Boxes & Receptacles
ACCESSIBLE-OUTLETS
Not all of the outlets in the home were accessible.

Recommendations

11.8.1 Smoke Detectors
Safety/Significant/Not Working
MISSING/NOT VISIBLE
DEFECT
Smoke detectors are required on each livable level of the home and in the bedrooms.
Recommendation
Contact a qualified electrical contractor.

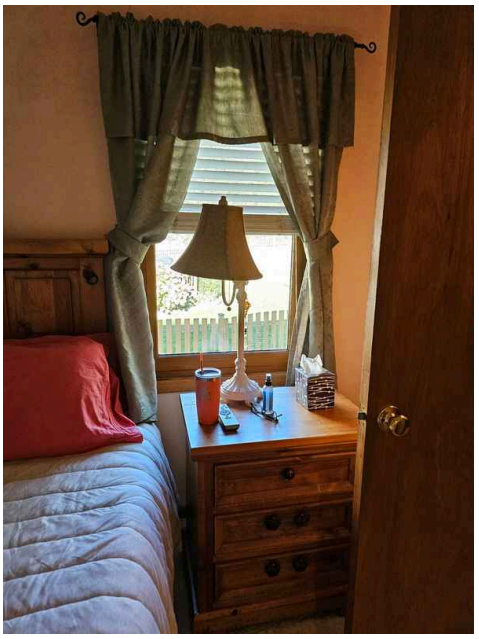
12: UPPER WEST PRIMARY BEDROOM

Information

HVAC Supply/Return: HVAC
Supply/Return Source
Supply Present, Return Present

Limitations

Windows
ACCESSIBLE
Some or all of the windows in the room were not accessible at the time of the inspection.



Lighting Fixtures, Switches, Junction Boxes & Receptacles
ACCESSIBLE-OUTLETS
Not all of the outlets in the home were accessible.

Recommendations

12.8.1 Smoke Detectors
Safety/Significant/Not Working
MISSING/NOT VISIBLE
DEFECT
Smoke detectors are required on each livable level of the home and in the bedrooms.
Recommendation
Contact a qualified electrical contractor.

13: LOWER LEVEL LIVING ROOM

Information

HVAC Supply/Return: HVAC Supply/Return Source
Supply Present, Return Present

Limitations

Lighting Fixtures, Switches, Junction Boxes & Receptacles
ACCESSIBLE-OUTLETS
Not all of the outlets in the home were accessible.

14: LOWER LEVEL BEDROOM

Information

HVAC Supply/Return: HVAC Supply/Return Source

Supply Present, Not visible

Limitations

Lighting Fixtures, Switches, Junction Boxes & Receptacles

ACCESSIBLE-OUTLETS

Not all of the outlets in the home were accessible.

Recommendations

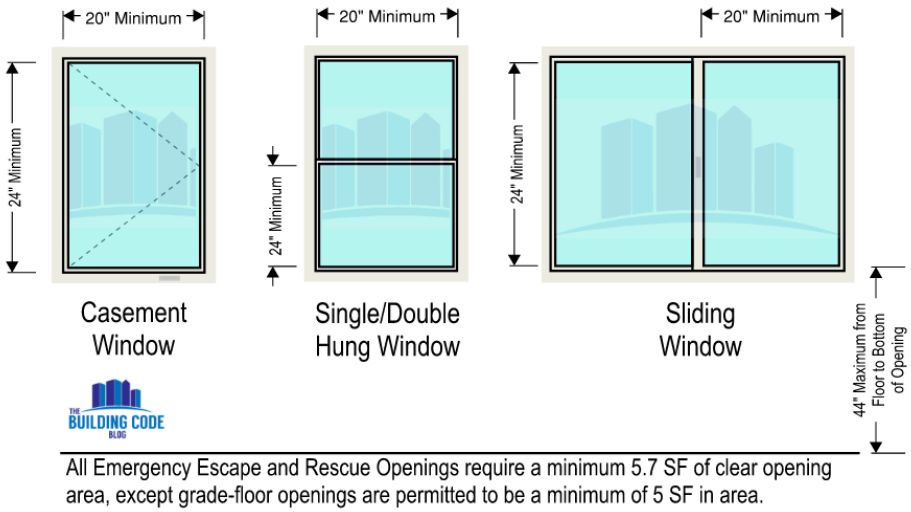
14.6.1 Windows

Safety/Significant/Not Working

EGRESS NOT PROPER

DEFECT

Basement egress windows require a minimum net clear opening of 5.7 sq. ft. (5.0 sq. ft. for ground floor), a minimum width of 20 inches, a minimum height of 24 inches, and a maximum sill height of 44 inches above the floor. 44 inches not met on this window at the time of the inspection.





Recommendation

Contact a qualified window repair/installation contractor.

14.8.1 Smoke Detectors

Safety/Significant/Not Working

MISSING/NOT VISIBLE

DEFECT

Smoke detectors are required on each livable level of the home and in the bedrooms.

Recommendation

Contact a qualified electrical contractor.

15: BASEMENT LIVING ROOM

Information

HVAC Supply/Return: HVAC Supply/Return Source
Not visible

Limitations

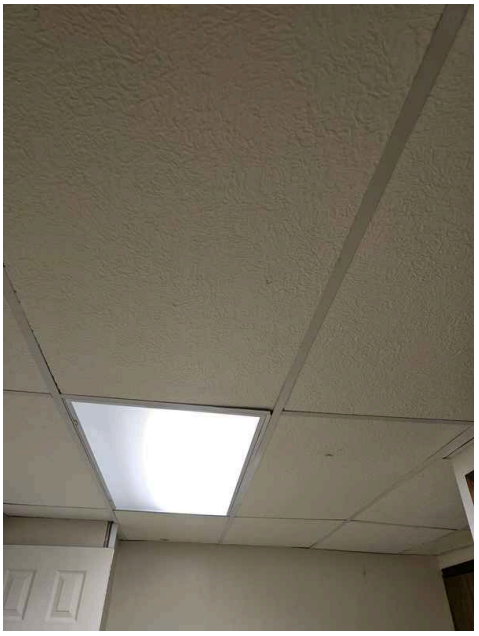
Ceilings
CEILING TILES/DROP CEILING
Ceiling tiles/drop ceilings are not lifted/removed/altered as part of a normal home inspection.

Recommendations

15.2.1 Ceilings
CEILING TILES
Maintenance Item/Monitor

Ceiling tiles may contain asbestos, recommend testing. When the tiles are disturbed/broken/friable, that is when the health risk is a concern.

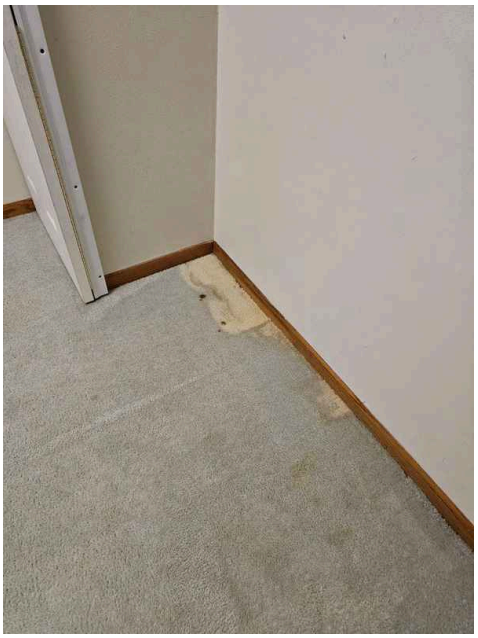
Recommendation
Contact a qualified environmental contractor



15.3.1 Floors
CARPET STAINS
Review/Repair/Replace

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation
Contact a qualified professional.



16: FAMILY ROOM FIREPLACE

Information

Energy Source
Wood

Firebox Material
Panels

Recommendations

16.1.1 Vents, Flues & Chimneys

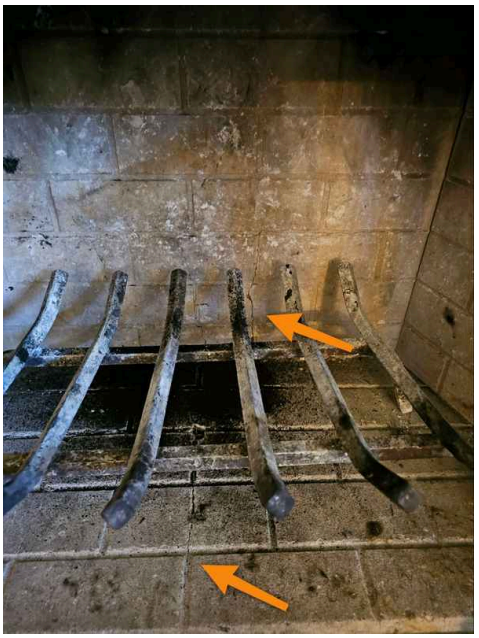
Review/Repair/Replace

FIREBRICK PANEL DAMAGED

Recommend replacing the damaged panel.

Recommendation

Contact a qualified fireplace contractor.



16.1.2 Vents, Flues & Chimneys

Maintenance Item/Monitor

FLUE REVIEWED/CLEANED

Recommend having the chimney flue cleaned/reviewed by a professional.

Recommendation

Contact a qualified chimney sweep.

17: UPPER BATHROOM

Information

HVAC Supply/Return: HVAC Supply/Return Source
Supply Present, Not visible

Countertops & Cabinets: Base Cabinet Condition
Good, Not visible

Limitations

Bathroom Vent

VENT TERMINATION NOT VISIBLE

The vent termination was not visible.

Recommendations

17.8.1 GFCI & AFCI

Safety/Significant/Not Working

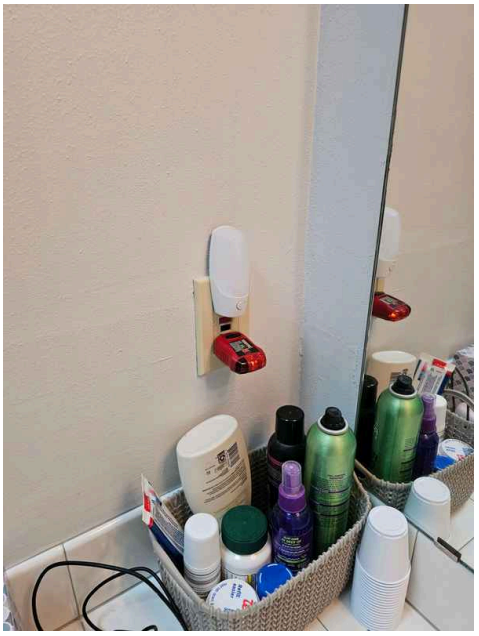
DID NOT LOOSE POWER

DEFECT

The GFCI protected outlet did not loose power when tripped, recommend electrician replace the outlet.

Recommendation

Contact a qualified electrical contractor.



18: LOWER LEVEL BATHROOM

Information

HVAC Supply/Return: HVAC Supply/Return Source
Supply Present, Not visible

Countertops & Cabinets: Base Cabinet Condition
Good, Not visible

Limitations

Bathroom Vent

VENT TERMINATION NOT VISIBLE

The vent termination was not visible.

Recommendations

18.8.1 GFCI & AFCI

GFCI RESET LOCATION

Maintenance Item/Monitor

Lower level bath resets on upper bath outlet.

19: GENERAL INTERIOR-HALLWAYS/STAIRWAYS

Information

Exterior Doors: Exterior Entry Door
Wood, Patio Doors

Windows: Window Glass Type
Double pane

Windows: Window Type
Double-hung

Windows: Window Frame Type
Wood

Limitations

Windows
ACCESSIBLE
Some or all of the windows in the room were not accessible at the time of the inspection.

Windows
SEASONAL ACCESSORIES
Inspection standards does not include the inspection of screens, shutters, and awnings or tother season type of components

Recommendations

19.9.1 Carbon Monoxide Detectors

Safety/Significant/Not Working

MISSING/NOT VISIBLE
DEFECT

Carbon monoxide detectors should be installed on every livable level.

Recommendation
Contact a qualified electrical contractor.

20: ATTIC, STRUCTURE, INSULATION & VENTILATION

Information

Location of Attic Entrance
Main level, Upper level

Method to Inspect
Near the Access

Structure and Framing/Sheathing: Roof Deck/Sheathing Material
Not visible, Plywood

Structure and Framing/Sheathing: Roof Structure
Not visible, Wood Truss

Attic Insulation: Insulation Type
Loose-fill

Attic Insulation: Insulation Depth
6-12+ inches

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Chimney: Chimney Chase Material
Metal, Not visible

Chimney: Flue Material
Not visible

Chimney: Location Inspected
N/A

Wiring: Wiring Method
Non-metallic Sheathed Cable, Not Visible

Limitations

General

ACCESS LIMITED

All of the areas of the attic were not visible

General

NEAR ACCESS

Due to the conditions in the home and attic, the attic was reviewed from the access point.

Structure and Framing/Sheathing

ACCESSIBILITY

Not all areas of the attic were visible/accessible at the time of the inspection.

Structure and Framing/Sheathing

OBSTRUCTED VIEW

Attic Insulation/Stored Household items obstructed my view of this area at time of inspection. There is a potential for concealed defects.

Vapor Retarders

NOT VISIBLE

Vapor barrier not visible.

Exhaust Systems

BATH/KITCHEN

Some or all of the bathroom and/or kitchen vents were not visible in the attic.

Wiring

ACCESSIBILITY

Wiring behind walls/ceilings/floors that are not visible cannot be inspected.

Recommendations

20.1.1 Attic Entry

Review/Repair/Replace

INSULATION

Recommend cutting the insulation to fit the back of the access panel, 12 inch minimum and add weather sealing if necessary.

Recommendation

Contact a qualified insulation contractor.



Main level



Upper

20.2.1 Structure and Framing/Sheathing

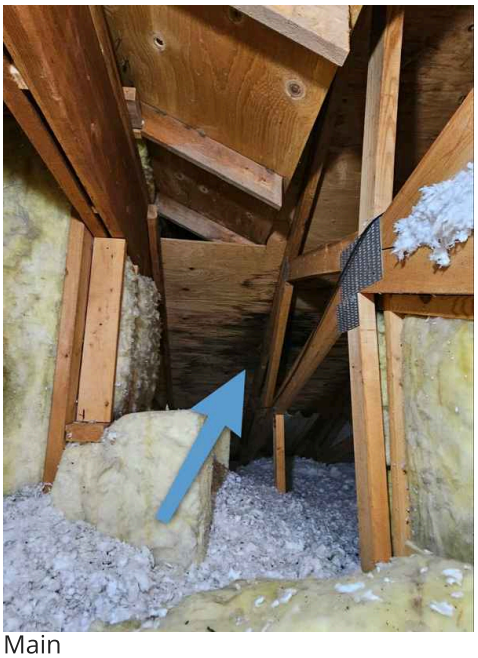
Maintenance Item/Monitor

MOISTURE DAMAGE/STAINING-NO MOISTURE DETECTED

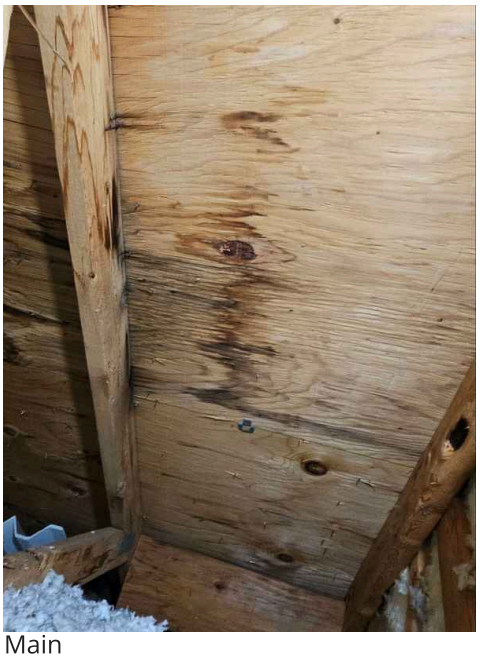
Evidence of a leak was observed in the attic near. Moisture meter did not detect any excessive moisture. Monitor and/or have a contractor review and repair if necessary.

Recommendation

Contact a qualified roofing professional.



Main



Main

20.3.1 Attic Insulation

Review/Repair/Replace

INSULATION COULD BE IMPROVED

Insulation depth was inadequate (under 12/16 inches). This can cause and increase in energy consumption, decreased comfort, and wear on HVAC components. Recommend a qualified attic insulation contractor install additional insulation to industry standards.

Recommendation

Contact a qualified insulation contractor.

21: BASEMENT, FOUNDATION, CRAWLSPACE

Information

Method to Inspect
Inside

Foundation/Walls: Material
Masonry Block, Not visible

Floor Structure: Basement/Crawlspace Floor/Garage
Concrete, Not visible

Joists/Ceiling Structure: Joist Material
Not visible, Wood

Joists/Ceiling Structure: Joist Size
2x8

Joists/Ceiling Structure: Joist Type
Not visible, Solid Board

Main Beam/Columns: Beam Material
Not visible, Wood

Main Beam/Columns: Columns
Metal, Not Visible

Ventilation: Ventilation Type
Windows

Chimney: Chimney Chase Material
Not visible

Chimney: Flue Material
N/A

Chimney: Location Inspected
N/A

Dryer: Dryer Power Source
220 Electric

Dryer: Dryer Vent
Metal, Metal (Flex)

Limitations

General

BASEMENT INCOMPLETE

The basement does not encompass the entire living space above, no other visible access-that was readily accessible-visible at the time of the inspection.

General

SLAB

Slab only, none of it was visible at the time of the inspection.

Foundation/Walls

ACCESSIBILITY

Not all areas of the foundation were accessible.

Foundation/Walls

STORAGE/FINISHED

The foundation visibility was limited by storage and/or finish materials.

Floor Structure

ACCESSIBILITY

Not all areas of the foundation flooring were visible at the time of the inspection

Floor Structure

STORAGE/FINISHED

The floor/slab visibility was limited by storage and/or finish materials.

Joists/Ceiling Structure

ACCESSIBILITY

Not all of the floor joists were visible at the time of the inspection.

Joists/Ceiling Structure

CEILING TILES

Ceiling tiles are not lifted/removed/altered as part of a normal home inspection.

Joists/Ceiling Structure

PARTIALLY FINISHED/FINISHED

The ceiling visibility was limited by finish materials.

Main Beam/Columns

BEAM

Only the visible portions of the beam could be inspected.

Main Beam/Columns

COLUMNS

Only the visible columns could be inspected

Insulation

ACCESSIBILITY

Box sill was not visible or mostly not visible at the time of the inspection.

Dryer

DRYER

The dryer is not operated as part of a standard home inspection.

Washer

WASHER

The washing machine is not operated as a part of a standard home inspection.

Recommendations

21.4.1 Joists/Ceiling Structure

Review/Repair/Replace

JOIST HANGERS-MISSING FASTENERS

Joist hangers appeared improper and/or were missing fasteners, recommend contractor review/repair.

Recommendation

Contact a qualified carpenter.



Basement

21.10.1 GFCI & AFCI

Safety/Significant/Not Working

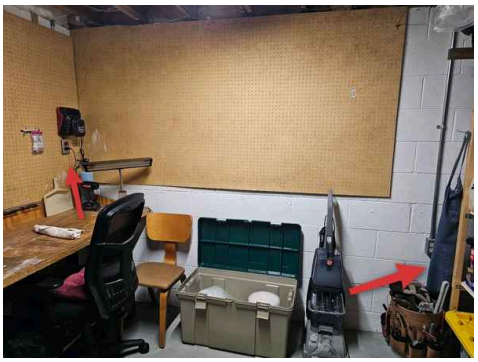
NOT PRESENT ON ALL THE OUTLETS-FOUNDATION

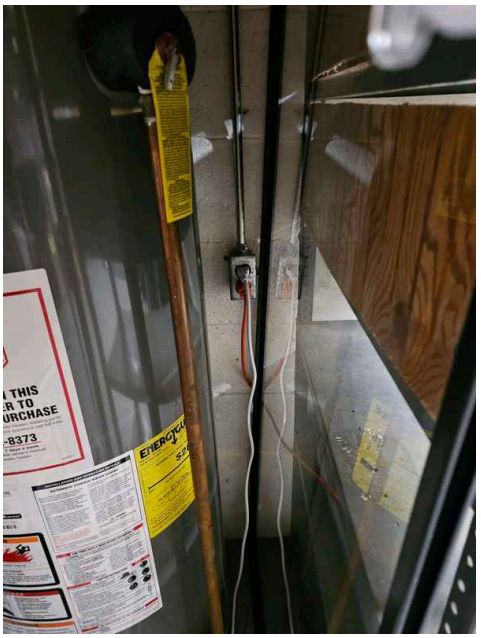
DEFECT

Not present on all the outlets on the unfinished foundation walls. Recommend electrician install where needed.

Recommendation

Contact a qualified electrical contractor.





21.12.1 Carbon Monoxide Detectors

Safety/Significant/Not Working

MISSING/NOT VISIBLE

DEFECT

Carbon monoxide detectors should be installed on every livable level.

Recommendation

Contact a qualified electrical contractor.

21.13.1 Dryer

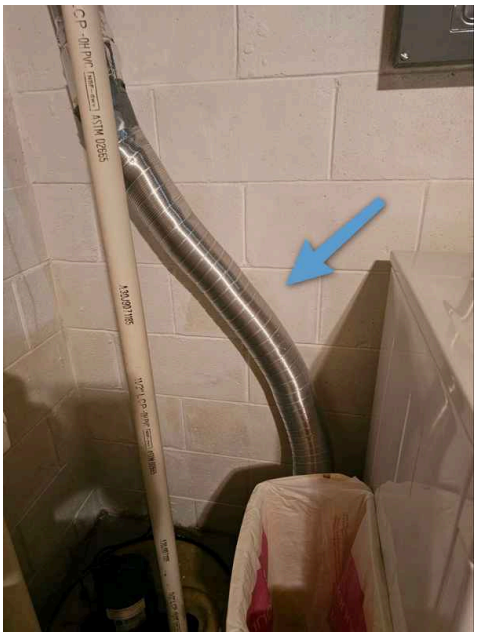
Maintenance Item/Monitor

FLEXIBLE VENT

Flexible vent material is approved for the dryer but solid venting is better. Recommend upgrading.

Recommendation

Contact a qualified HVAC professional.



22: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shutoff Location
At Main Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Rating Amps
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Rating Volts
120, 240

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Breaker Size
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Wire Description
Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Rating
125

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Size
50 Amp

Wiring: Wiring Method
Conduit, Non-metallic Sheathed Cable, Not Visible

Limitations

Wiring

ACCESSIBILITY

Wiring behind walls/ceilings/floors that are not visible cannot be inspected.

Recommendations

22.1.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Review/Repair/Replace

3 FOOT

Recommend to have a 3 foot clearance in front of the main panel from the floor to the top of the panel.



22.2.1 Branch Wiring Circuits, Breakers & Fuses

Review/Repair/Replace

BREAKER(S) TURNED OFF

Breakers that are turned off at the time of the inspection are not turned back by an inspector, its assumed they are turned off for a reason (potentially safety). Recommend a liscensed electrician review and turn the breaker(s) back and evaluate the breaker(s).

Recommendation

Contact a qualified electrical contractor.



23: PLUMBING

Information

Water Source
Public

Main Water Shut-off Device: Location
Basement

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper, Not Visible

Drain, Waste, & Vent Systems: Material
Not visible, PVC

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Richmond

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallon

Hot Water Systems, Controls, Flues & Vents: Year Built
2018

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

Sump Pump: Location
Basement

Water Supply, Distribution Systems & Fixtures: All Fixtures Operated

Every accessible fixture in the home is operated and long as it is deemed safe and appropriate to do so.

Plumbing Support: Not visible

Most of the plumbing lines were not visible at the time of the inspection.

Limitations

Drain, Waste, & Vent Systems

ACCESSIBILITY

Some of the lines are behind walls or in ceiling or floors or just obstructed. Therefore these sections of the drain lines could not be inspected.

Drain, Waste, & Vent Systems

VIDEO

Based on the inspection industries definition of a recommended water test for a "functioning drainage" in a plumbing system, the plumbing drain pipes appear operational at this time. However, only a video scan of the interior of the drain pipes can fully confirm their actual condition. When the house has been vacant, the plumbing system is older, there are prior known drain problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing.

Fuel Storage & Distribution Systems

ACCESSIBILITY

Some of the fuel lines are behind walls or in ceiling or floors or just obstructed. Therefore these sections of the fuel lines could not be inspected.

Ejector Pump/Sanitary Crock

NONE VISIBLE

There was no sanitary crock/ejector pump present/visible at the time of the inspection.

Floor Drain

NOT TESTED

The floor drain was not tested.

Water Softener

EVALUATION

Evaluation is beyond the scope of a standard home inspection.

Water Softener

NONE VISIBLE

No water softener was visible at the time of the inspection.

Recommendations

23.4.1 Plumbing Support

Maintenance Item/Monitor

SECURED PROPERLY

Visible/accessible lines appear to have been supported properly.

23.7.1 Sump Pump

Maintenance Item/Monitor

BACK UP-NOT VISIBLE

Due to finished living space in the basement, recommend installing a back-up system (battery or municipal water).

Recommendation

Contact a qualified plumbing contractor.

23.7.2 Sump Pump

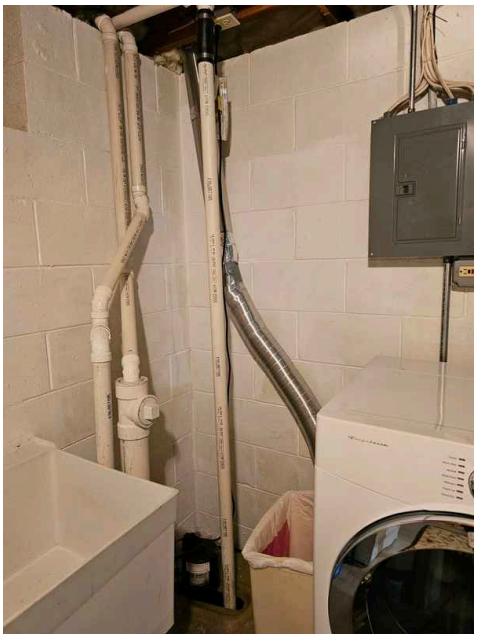
Review/Repair/Replace

NO CHECK VALVE

No check valve was observed at time of inspection. Recommend a qualified plumber install.

Recommendation

Contact a qualified plumbing contractor.



23.7.3 Sump Pump

Maintenance Item/Monitor

PEDISTAL PUMP

Make sure the handle is free flowing, will not discharge water if restricted.

24: HEATING

Information

Equipment: Manufacturer
Lennox

Equipment: Year Built
2015

Equipment: Heat Type
Forced Air

Equipment: Energy Source
Gas

Equipment: Filter Type
Pleated

Equipment: Auto Safety Controls Observed
Yes

Distribution Systems: Ductwork
Non-insulated, Not Visible

Limitations

Equipment

DATE OF UNIT

Mostly the date of the unit is a best educated guess, the date is not always known for certain.

Distribution Systems

NOT ACCESSIBLE

Most/some of the ducts were inaccessible/not visible.

Recommendations

24.1.1 Equipment

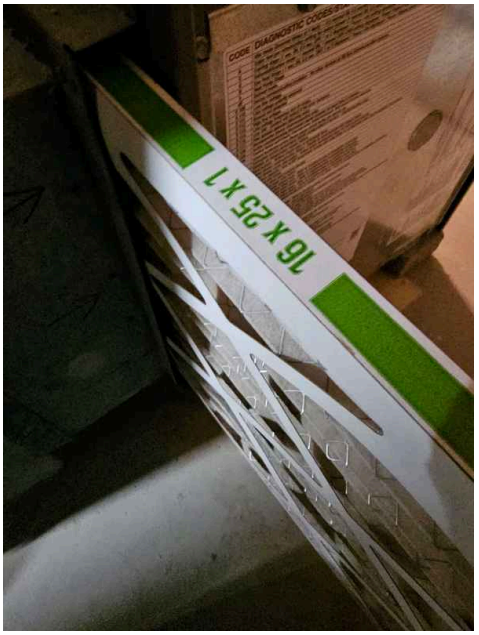
Review/Repair/Replace

FILTER DIRTY

The furnace filter is dirty and needs to be replaced typically every month.

Recommendation

Contact a handyman or DIY project

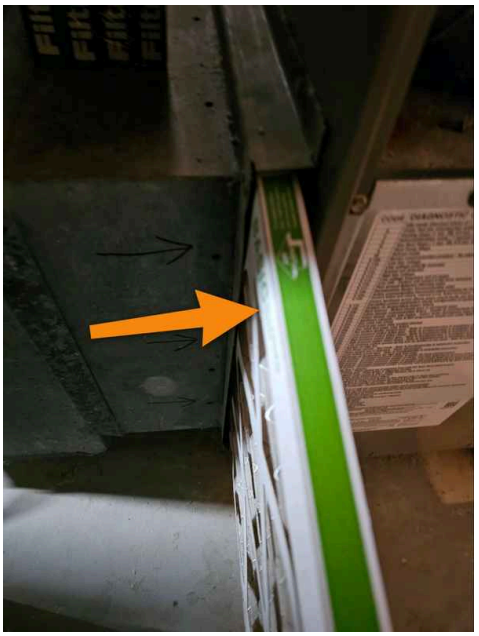


24.1.2 Equipment

Review/Repair/Replace

FILTER-INSTALL

Filter is installed with the arrow in the wrong direction and appears to be in wrong positionas well.



Recommendation

Contact a handyman or DIY project

24.1.3 Equipment

Maintenance Item/Monitor

FILTER-MONTHLY

Most filters should be changed monthly.

Recommendation

Recommended DIY Project

24.1.4 Equipment

Maintenance Item/Monitor

FURNACE/COOLING MANUFACTURERS

The heating and cooling unit manufacturers are not the same. Some mismatched units can be problematic, recommend an HVAC technician review to make sure the units are compatible.

Recommendation

Contact a qualified HVAC professional.

24.1.5 Equipment

Maintenance Item/Monitor

NEARING END OF LIFE

Due to the age of the unit, recommend budgeting to replace.

24.1.6 Equipment

Maintenance Item/Monitor

RECOMMEND SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace. Either no indication of last service visible or it was more than a year.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

24.1.7 Equipment

RUSTING/MOISTURE/CORROSION

Review/Repair/Replace

There is standing water/rusting/corrosion/moisture staining inside the unit, recommend HVAC professional review the unit.

Recommendation

Contact a qualified HVAC professional.



