Tri-State Home Inspections LLC
4235 Fairway St
La Crosse WI 54601
563-380-2515
tristate.org@gmail.com

Report: 7884-benson **Address:** 615 N Main St

Confidential Inspection Report

615 N Main St
Viola, WI 54664



Prepared for: Phillip & Nicole Benson

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

GENERAL INFORMATION	10
GROUNDS	13
ROOF SYSTEM	17
EXTERIOR - FOUNDATION	22
BASEMENT - CRAWLSPACE	24
HEATING - AIR CONDITIONING	27
ELECTRICAL SYSTEM	33
PLUMBING SYSTEM	37
KITCHEN - APPLIANCES	42
BATHROOMS	44
INTERIOR ROOMS	47
LAUNDRY AREA	50
GARAGE - CARPORT	52

© Tri-State Home Inspections LLC **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

October 27, 2026

Phillip & Nicole Benson

RE: 615 N Main St
Viola, WI 54664



Dear Phillip & Nicole Benson:

At your request, a visual inspection of the above referenced property was conducted on October 27, 2026 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

The Wisconsin Stat. 440.97 (2m) definition of “defect” in the inspection report is as follows:

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

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call for any clarifications or further questions.

HERE IS A LIST OF DEFECTS THAT NEED FURTHER EVALUATION IMMEDIATELY

EXTERIOR - FOUNDATION

Exterior Walls:
Materials & Condition:
Damaged siding, I recommend repairing the siding to prevent moisture intrusion.

ELECTRICAL SYSTEM

Electrical Outlets:
Master Bath:
South wall outlet did not function.

PLUMBING SYSTEM

Fuel System:
Meter / Tank:
CSST gas line installed in the home
The gas line is not grounded or bonded, I recommend having the gas line grounded or bonded for safety. Bonding is provided primarily to prevent a possible electric shock to people who come in contact with the gas piping and other metal objects connected to the grounding system. Nearby lightning strikes can also result in an electrical surge and can potentially puncture a hole in the CSST. Proper bonding and grounding will reduce the risk of damage and fire from a lightning strike.

BATHROOMS

Spa Fixtures:
Master Bath:
Action Necessary - The spa tub installed was filled and tested. It did not function as intended. At the time of the inspection the spa tub motor did not turn on or function as intended. There is inadequate access to the motor. There should be an access panel large enough to service the pump and the motor.

Minor leakage is noted at faucet handles.

INTERIOR ROOMS

Smoke / Fire And Co Detector:
General:
Smoke detector appeared to be outdated.
Recommend replacement of unit with required type of device, such as a combination smoke and CO detector, and tested for functionality as appropriate prior to occupancy.

BELOW IS A LIST OF OBSERVATIONS THAT EVENTUALLY NEED ATTENTION IN THE FUTURE, BUT DOES NOT AFFECT THE HABITABLY OF THE HOME.

***THIS INCLUDES:**

- **ITEMS NEEDING FURTHER EVALUATION**
- **ITEMS TO MONITOR**
- **MAINTENANCE ITEMS**

GROUNDS

Paving Conditions:
Driveway:
Surface raised/settled
Cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4- inch should be filled and the surface sealed with an appropriate material as needed to avoid continued damage to the driveway surface from freezing moisture.

Deck:
Condition:
Deterioration noted to deck surface, Maintain deck surface to prevent deterioration
Improper conditions viewed, The deck posts do not appear to be set on concrete piers. This can accelerate decay of the columns and invites wood destroying insects
Handrails are loose/improper/missing. Correction is recommended.

Fences & Gates:

© Tri-State Home Inspections LLC **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

Condition:
Gate needs repair or adjustment.

ROOF SYSTEM

Roof:
Roof Covering:
General condition appears serviceable with signs of weathering and aging. Regular maintenance and inspections are advised.

Gutters & Downspouts:
Partial gutters installed
Consider installing gutters and downspouts to help with site drainage, Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

Attic & Insulation:
Access:
Ladder to the attic presents a safety hazard. Make improvements as needed.
Fastened with improper nails or screws. Homeowners often use drywall or deck screws rather than the standard 6d penny nails or ¼" x 3" lag screws. Nails and screws that are intended for other purposes may have reduced shear strength and they may break

Ventilation:
There is at least one bathroom or kitchen ventilation fan that is allowing moisture laden air to enter the attic cavity. It is preferable to direct all vent openings to the outside so that additional moisture is not introduced into the attic space and insulation.

BASEMENT - CRAWLSPACE

Basement:
Access:
There is no handrail installed, I recommend installing a handrail to the steps. Stairways and steps of four or more risers should have at least one handrail.

HEATING - AIR CONDITIONING

Air Conditioning:
Primary Type:
The insulation on the line set is deteriorated and should be replaced.

Capacity / Approx. Age:
Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

ELECTRICAL SYSTEM

Electrical Distribution Panels:
Main Panel Observations:
Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. The load on the circuit breaker may not exceed more than 80% of the circuit breakers rating.
Panels are without the benefit of complete labeling.

Switches & Fixtures:
Master Bath:
Missing Globe noted to the fixture.

INTERIOR ROOMS

Windows:

General Type & Condition:

No egress windows noted in at least one bedroom. All bedrooms should have a window that has s minimum open space of 5.7 square feet and no more than 44 inches off the floor to the bottom.

At least one room lacks a means for emergency egress in the event that a fire or other event prevented use of normal means of escape during an emergency. The Inspector recommends that a secondary means of escape be provided for all bedrooms. All such secondary means of egress should comply with the requirements of modern safety standards applicable for the area in which this home is located.

Lower Bedroom:

Window is not a egress window.

LAUNDRY AREA

Laundry:

Dryer Vent:

Plastic or foil duct is being used. I recommend changing the flex hose to smooth duct.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting Tri-State Home Inspections to do your inspection. If you have any questions regarding the inspection report or the home, please feel free to me.

Sincerely,

LeRoy Holm CMI
Tri-State Home Inspections LLC



© Tri-State Home Inspections LLC **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

Tri-State Home Inspections LLC
INSPECTION AGREEMENT
THIS IS A LEGALLY BINDING CONTRACT

PLEASE READ IT CAREFULLY

Client: Phillip & Nicole Benson Report #: 7884
Property Address: 615 N Main St
Inspection Date: 10/27/2026
Description
Home Inspection 2000> Sq. Feet
Card payment, 3% fee on credit card processing of

This Inspection Agreement contains the terms and conditions of your (the Client) contract with Tri-State Home Inspections LLC (the Company) for an Inspection of the Property at the above address. This Inspection Agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the Inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns client may have regarding the Inspection or Inspection Report. This Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

1. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.

2. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.

3. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

4. Our inspection and report are for your use only. You may give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

5. LIMITATION ON LIABILITY AND DAMAGES. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. Wisconsin law provides we may not include any limitation on the amount of damages in this agreement for any alleged failure to comply with Wisconsin's Standards of Practice. As to other claims, we assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In those other cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You acknowledge that these

liquidated damages are not a penalty, but that we intend them to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of $1000, payable in advance.

6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. . If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

7. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

8. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

9. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

10. Past-due fees for your inspection shall accrue interest at 18% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

11. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

12. You may not assign this Agreement.

13. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

14. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

15. Receipt of Report: The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If this Agreement is not signed by Client prior to or at the time the written Inspection Report is provided to the Client and Client objects to any of the terms of this Agreement, Client shall return the written Inspection Report to the Company within seven (7) days and any fee that has been paid will be refunded to the Client. Failure to return the written Inspection Report and payment of the fee shall constitute the full acceptance of all of the terms of this Agreement by Client.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

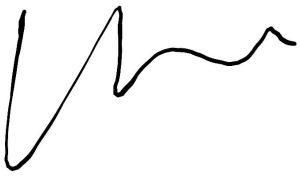
I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

*Dated*_____*Signature of Client*_____

(One signature binds all)

*Dated*_____*For Tri-State Home Inspections LLC* _____

*E-mail:*_____



Name (Client)
10/27/2026
Date
IP Address: 104.28.97.46

GENERAL INFORMATION

Client & Site Information:

Inspection Date: October 27, 2026 8:30 AM.

Client: Phillip & Nicole Benson

Inspection Site: 615 N Main St
Viola, WI 54664

House Occupied: Yes.

People Present: No one.

Comments: If you have any questions about this report call me at 563-380-2515
LeRoy Holm
Certified Master Inspector
License #2402-106
FHA/HUD #B798

PREVENTIVE MAINTENANCE TIPS

FOUNDATION & MASONRY: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.

- Check basement for dampness & leakage after wet weather.
- Check chimneys, deteriorated chimney caps, loose and missing mortar.
- Maintain grading sloped away from foundation walls.

ROOFS & GUTTERS: To prevent roof leaks, condensation, seepage and decay problems.

- Check for damaged, loose or missing shingles, blisters.
- Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
- Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
- Check fascias and soffits for paint flaking, leakage & decay.

EXTERIOR WALLS: To prevent paint failure, decay and moisture penetration problems.

- Check painted surface for paint flaking or paint failure. Cut back shrubs.
- Check exterior masonry walls for cracks, looseness, missing or broken mortar.

DOORS AND WINDOWS: To prevent air and weather penetration problems.

- Check caulking for decay around doors, windows, corner boards, joints. Re-caulk and weather-strip as needed. Check glazing, putty around windows.

ELECTRICAL: For safe electrical performance, mark & label each circuit.

- Trip circuit breakers every six months and ground fault circuit interrupters

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.

(G.F.C.I.) monthly.
- Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
- Check exposed wiring & cable for wear or damage.
- If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

PLUMBING: For preventive maintenance.
- Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
- Draw off sediment in water heaters monthly or per manufacturers instructions.
- Have septic tank cleaned every 2 years.

HEATING & COOLING: For comfort, efficiency, energy conservation and safety.
- Change or clean furnace filters, air condition filters, electronic filters as needed.
- Clean and service humidifier. Check periodically and annually.
- Have oil burning equipment serviced annually.

INTERIOR: General house maintenance.
- Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
- Close crawl vents in winter and open in summer.
- Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

Know the location of:
- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.

Building Characteristics:

Main Entry Faces: East.

Estimated Age: Built about 2004.

Building Type: Single family.

Stories: One.

Space Below Grade: Basement.

Climatic Conditions:

Weather: Overcast.

Soil Conditions: Dry.

Outside Temperature (f): 50-60.

Utility Services:

Water Source: Public.

Sewage Disposal: Public.

Utilities Status: All utilities on.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

SA = "Safety Concern" = Poses a risk of Injury or death.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water

wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration. Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We 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 the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

	OK	MM	RR	SA	
Driveway:	☐	☑	☐	☐	Driveway type: Concrete

- Surface raised/settled
- Cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4- inch should be filled and the surface sealed with an appropriate material as needed to avoid continued damage to the driveway surface from freezing moisture.

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.




Patio:

	OK	MM	RR	SA	
Slab:	☑	☐	☐	☐	Patio type: Satisfactory - The slab is in useable condition, Cracks noted - typical.



Rear Patio:

	OK	MM	RR	SA	
Slab:	☑	☐	☐	☐	Patio type: Concrete, Satisfactory - The slab is in useable condition.



Deck:

	OK	MM	RR	SA	
Condition:	☐	☑	☐	☐	Wood, Flashing appears adequate

- Deterioration noted to deck surface, Maintain deck surface to prevent deterioration
- Improper conditions viewed, The deck posts do not appear to be set on concrete piers. This can accelerate decay of the columns and invites wood destroying insects
- Handrails are loose/improper/missing. Correction is recommended.

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.





Fences & Gates:

	OK	MM	RR	SA	
Condition:	☐	☑	☐	☐	Type: Wire

- Gate needs repair or adjustment.



Grading:

Site:	☑	☐	☐	☐	Flat site

Grade at foundation appears serviceable, Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

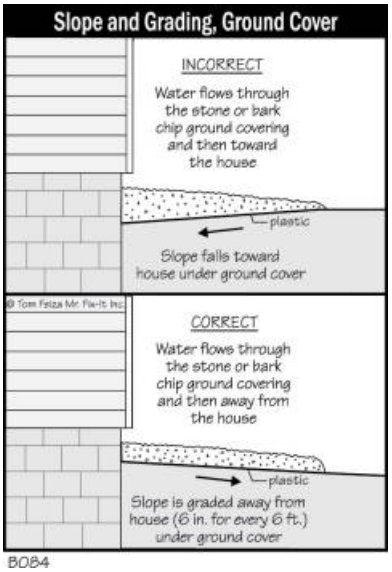
Grading tips for good drainage around your home:

- Slope Away from the Foundation: The ground around your home should slope away from the foundation. This helps to prevent water from pooling around the base of your house, which can lead to foundation problems. Ideally, there should be a gradual slope away from the house.
- Check for Low Spots: Inspect your yard for any low spots where water might collect. Fill these areas with soil to create a more even slope away from the

house.

- Install a French Drain: If you have persistent drainage issues, consider installing a French drain. This is a trench filled with gravel or rock that helps redirect water away from your home's foundation.
- Use Downspout Extensions: Ensure that your downspouts direct water at least 5 feet away from the foundation. You can use downspout extensions to achieve this, preventing water from collecting near the base of your home.
- Maintain Gutters: Keep your gutters clean and free of debris so that water can flow freely. Clogged gutters can lead to overflow, which may contribute to water pooling around your home.
- Choose the Right Plants: When landscaping, select plants that can help with water absorption and prevent soil erosion. Planting grass, shrubs, or trees strategically can contribute to better grading.
- Regularly Inspect and Maintain: Periodically check the grading around your home, especially after heavy rains, to ensure that water is draining away as intended. Make any necessary adjustments or improvements promptly.

Proper grading is essential for protecting your home from water damage, so it's worth investing time and effort to get it right. If you have specific concerns or challenges with grading, it may be helpful to consult with a landscaping professional or a civil engineer for personalized advice based on your property' s characteristics.





Retaining Walls:

	OK	MM	RR	SA	
Condition:	☐	☑	☐	☐	Retaining wall type: Masonry • Displacement noted.





Landscaping:

Condition:	☑	☐	☐	☐	Satisfactory - The trees and shrubs on the site all appear to be in acceptable condition.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roof:

Style: Gable.

Roof Access: Walked on roof.

OK	MM	RR	SA
☐	☑	☐	☐

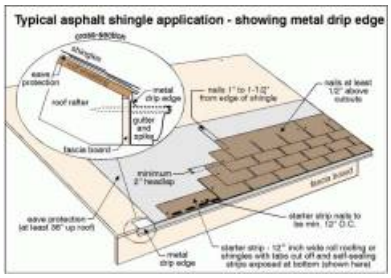
Roof Covering: Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.
General condition appears serviceable with signs of weathering and aging. Regular maintenance and inspections are advised.

This inspection is not a warranty against future roof leaks. Even a roof that appears to be in good, functional condition may leak under certain circumstances. Inspector does not take responsibility for a roof leak that happens in the future. This inspection is not a warranty or guarantee of the condition of the roof system.

- Please refer to the seller's disclosure in reference to the roof system's age, condition, prior problems, etc. Only the property owner would have accurate knowledge of this information. The roof's age cannot be determined by the inspector.





Flashings:

OK	MM	RR	SA	
☑	☐	☐	☐	Composition

Roof flashing was inspected where visible, flashing covered by roofing material is not visible.

Valleys:

☑	☐	☐	☐	Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

Eaves - Soffits - Fascias:

☑	☐	☐	☐	Satisfactory - The surface material is in satisfactory condition with only normal deterioration noted.

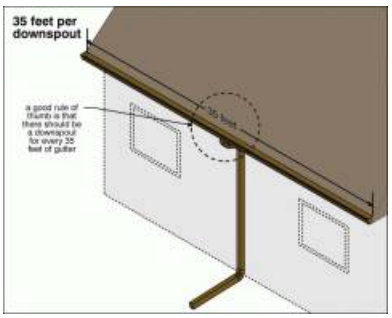
Gutters & Downspouts:

☐	☑	☐	☐	Partial gutters installed Consider installing gutters and downspouts to help with site drainage, Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

Gutters are an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (6 or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be re-caulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added. I recommend cleaning the gutters annually.



No gutter in this location



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Insulation:

Access:

Attic is partially accessible
Ladder to the attic presents a safety hazard. Make improvements as needed. Fastened with improper nails or screws. Homeowners often use drywall or deck screws rather than the standard 6d penny nails or ¼" x 3" lag screws. Nails and screws that are intended for other purposes may have reduced shear strength and they may break

Inspection of the attic was restricted by a lack of flooring and joists that were covered by insulation; therefore, the inspector was unable to safely move around the entire attic space for a more complete evaluation.



	OK	MM	RR	SA
Structure:	☑	☐	☐	☐

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in satisfactory condition. The rafter spacing is 24 inch on center. The roof decking material is oriented strand board sheeting. The builder installed ply clips when installing the sheeting to prevent the sheeting from sagging at the joints.



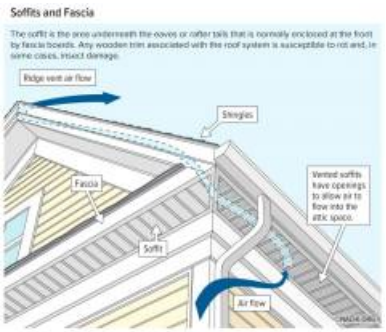


	OK	MM	RR	SA
Ventilation:	☐	☑	☐	☐

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

There is at least one bathroom or kitchen ventilation fan that is allowing moisture laden air to enter the attic cavity. It is preferable to direct all vent openings to the outside so that additional moisture is not introduced into the attic space and insulation.

Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.



Insulation:	☑	☐	☐	☐	Cellulose- Blown, Cellulose is composed of 75-85% recycled paper fiber, usually post-consumer waste newsprint. The other 15% is a fire retardant such as boric acid or ammonium sulphate.

Depth & R-factor: 8-9 inches, R-26.

EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

	OK	MM	RR	SA	
Materials & Condition:	☐	☐	☑	☐	Walls are constructed with: Hardboard siding

- Damaged siding, I recommend repairing the siding to prevent moisture intrusion. There may be possible damaged behind the siding that is not observed at this time

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weather tightness.
Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.



OK MM RR SA

Flashing & Trim: ☑ ☐ ☐ ☐ Hardboard materials.

Chimney:

Please Note: There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

© Tri-State Home Inspections LLC **Confidential - for client use only. Use by any unauthorized persons is prohibited.**



	OK	MM	RR	SA	
Chimney Exterior:	☑	☐	☐	☐	Metal materials.
Flashing:	☑	☐	☐	☐	Satisfactory - The installed flashing around the chimney stack appears to be functional.
Height & Clearance:	☑	☐	☐	☐	The chimney installation appears to meet clearance requirements.

Foundation:

Materials & Condition: ☑ OK ☐ MM ☐ RR ☐ SA

Utility Basement - Foundation walls below grade tall enough to have living space and a finished floor.

- Poured in place slab concrete, 8 inches or more thick.

The exterior view of the foundation is limited to the portions visible above grade, Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

Recent Movement: There is no evidence of any recent movement.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Access: Basement is fully accessible, Basement is finished

- There is no handrail installed, I recommend installing a handrail to the steps. Stairways and steps of four or more risers should have at least one handrail.

This inspection does not cover the presence or lack of wood destroying insects.



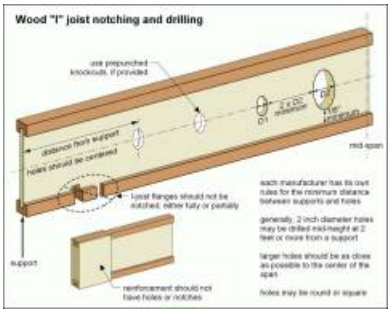
	OK	MM	RR	SA	
Walls:	☑	☐	☐	☐	Walls are poured concrete. Exposed portions of the interior foundation perimeter walls appear to be satisfactory. The basement walls have wall coverings such as paneling, drywall or insulation and is not fully viewable.
Foundation Bolts:	☐	☐	☐	☐	Visibility is limited due to insulation of the sill cavities. This is a good energy saver, but it limits the areas available for inspection.
Moisture:	☑	☐	☐	☐	No - There were no elevated moisture levels noted on the exposed areas of the basement walls at the time of the inspection. All basement have the possibility of leakage, this report is not a guarantee of never getting moisture in the basement I would recommend using a dehumidifier in the basement in the summer months. There are several reasons why you might need a dehumidifier for your basement: • Moisture Control: Basements are typically more humid than other parts of the house due to their location below ground level. Excess humidity can lead to mold, mildew, and musty odors, which can damage your belongings and affect indoor air quality. • Prevent Mold Growth: Mold thrives in damp environments, and basements are often prone to mold growth due to high humidity levels. Using a dehumidifier helps to reduce moisture in the air, making it less hospitable for mold to grow. • Protect Property: Excess moisture in the basement can damage furniture, electronics, and other belongings stored there. By controlling humidity levels with a dehumidifier, you can help protect your property from water damage. • Improve Air Quality: High humidity levels in the basement can lead to poor indoor air quality, which can exacerbate respiratory issues and allergies. A dehumidifier helps to remove excess moisture from

the air, improving air quality and creating a more comfortable living environment.

- Prevent Structural Damage: Prolonged exposure to high humidity levels can cause structural damage to your home's foundation, walls, and other materials in the basement. Using a dehumidifier can help prevent such damage by keeping humidity levels in check.

Overall, a dehumidifier is essential for maintaining a dry, comfortable, and healthy basement environment by controlling moisture levels and preventing various issues associated with excess humidity.

	OK	MM	RR	SA	
Beams/Underfloor:	☑	☐	☐	☐	Prefabricated floor trusses are in use, Satisfactory - The main beam installed appears to be in satisfactory condition. Laminated veneer lumber (LVL): LVL is an engineered wood product that uses multiple layers of thin wood assembled with adhesives. It is typically used for headers, beams, rim board, and edge-forming material.



Posts & Piers:	☑	☐	☐	☐	Satisfactory - There is at least one post supporting an overhead beam. It appears to be adequately installed. No engineering analysis was completed. Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above.
Floor:	☑	☐	☐	☐	Concrete.
Windows:	☑	☐	☐	☐	The windows as installed appear to be satisfactory. The installed windows are above grade, and no leakage problems are anticipated. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

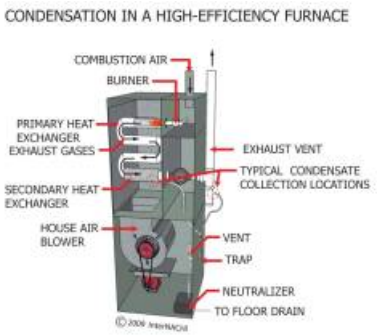
Type & Location:

Forced Air, This is a high efficiency gas furnace with an AFUE rating above 90 percent, also known as a "condensing furnace." This means that it uses a second heat exchanger to extract heat from the exhaust gasses that would be otherwise be vented out of your home with less efficient systems. This allows condensing furnaces to do more with less fuel.

With a high efficient furnace I recommend to not turn the thermostat below 60 degrees because of the following possible results:

- With return air that cold, flue gas will condense in the primary heat exchanger causing rust & corrosion.
- Newer, more efficient heat exchangers are, by necessity, thinner than they used to be, and if you set the thermostat too low in heating mode, the increased temperature differential between the returned air and the heated air increases the effect of the cool/hot contraction/expansion cycle of the metal in the heat exchanger, which significantly shortens its life

Located in the, basement, utility area.



Fuel Source: Natural Gas, Electronic ignition is provided.

Capacity / Approx. Age: Btu Size: 80,000 Btu installed in 2004.
The typical service life for a forced air gas furnace is 18 - 20 years.



	OK	MM	RR	SA
General Operation & Cabinet:	☑	☐	☐	☐

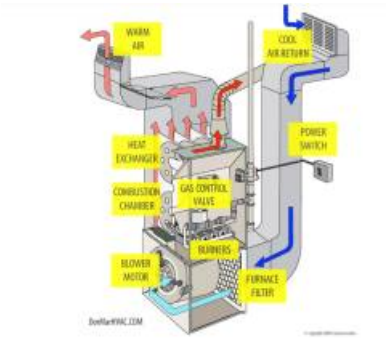
Satisfactory condition, operational at the time of the inspection.

In the event that the furnace is not operating here are a couple recommendations to check before calling an HVAC specialist.

- Turn off the main switch to reset the control board, remove the air filter and turn back on. If the furnace starts most likely a dirty air filter, install a clean filter. If this does not work check the exterior of the vent pipe for a blockage, if blockage is found turn off main switch then turn back on to reset control board and see if it runs normally.
- If neither of these work. Call a licensed and insured HVAC contractor for further evaluation and repair or replace as warranted.

The inspection of the heating system is not a guarantee or warranty of the system. As such, I do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the current owner of the property will have accurate knowledge of the system, including its past performance and age.





	OK	MM	RR	SA	
Burners / Heat Exchangers:	☑	☐	☐	☐	Burner Flame(s) appear typical, The heat exchanger passed the CO test. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection, Combustion test was performed on the heating unit. This test measures the amount of carbon monoxide, the amount of oxygen, and the temperature of the flue gas in your furnace. This information is important for the following reasons: • Safety. Levels of carbon monoxide outside of the manufacturer guidelines can be dangerous. • If there is an imbalance or abnormality in the measurements it could mean there is a hidden problem such as a cracked heat exchanger, bad gas valve ect... • It provides an accurate measure of the efficiency of your furnace. • It reveals issues related to over firing and under firing. Both cause poor performance and shortened lifespan of your equipment if not corrected. Combustion test results show the appliance is working within acceptable ranges.





Pump / Blower Fan:	☑	☐	☐	☐	Satisfactory condition, operational at the time of the inspection.

	OK	MM	RR	SA	
Combustion Air:	☑	☐	☐	☐	Satisfactory, appears to be adequate combustion air for the furnace.
Flues, Vents, Plenum:	☑	☐	☐	☐	The flue pipe is plastic from the furnace to the exterior. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.
Air Filters:	☐	☑	☐	☐	A higher efficiency media type filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance. The filter is in need of cleaning or replacement.



Normal Controls:	☑	☐	☐	☐	Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

A programmable thermostat helps make it easy for you to save energy by offering four pre-programmed settings to regulate your home's temperature in both summer and winter, and when you are home, asleep, or away.

- The pre-programmed settings that come with programmable thermostats are intended to deliver savings without sacrificing comfort. Depending on your family's schedule, you can see significant savings by sticking with those settings or adjusting them as appropriate for your family.
- The key is to establish a program that automatically reduces heating and cooling in your home when you don't need as much. Use the programmable thermostat calculator to see what you can save with set-back temperatures that work for your family.

Fireplaces / Solid Fuel Heating:

	OK	MM	RR	SA	
Family Room:	☑	☐	☐	☐	Gas - The fireplace is designed to use gas fuel only. There is a log set installed.

Air Conditioning:

Primary Type: Central, Split System- Electric

I recommend to annually clean the condenser, a dirty coil greatly decreases the efficiency of the system. This will also cause it to not cool as well and may freeze the unit up.

The inspection of the AC/cooling system is not a guarantee or warranty of the system. As such, I do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the current owner of the property will have accurate knowledge of the system, including its past performance and age.

Outside air temperature was below 65 degrees. Unable to test system at this time, Inquire with the home owner about the condition of the central air unit.

The insulation on the line set is deteriorated and should be replaced.



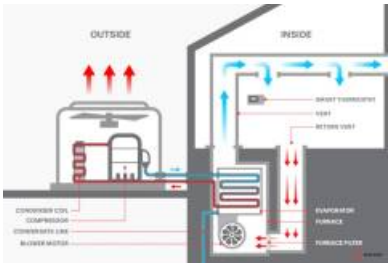




Fuel Source: 220 Volt, Electrical disconnect present.

Capacity / Approx. Age: Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.
Unable to note exact date because the label is missing or damaged.

System Condition: ☐ ☐ ☐ ☐ For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.



OK MM RR SA

Condensate Line: ☑ ☐ ☐ ☐ Condensate line installed and in good visual condition.

Air Conditioning:

Primary Type: Outside air temperature was below 65 degrees. Unable to test system at this time, Inquire with the home owner about the condition of the central air unit. The insulation on the line set is deteriorated and should be replaced.

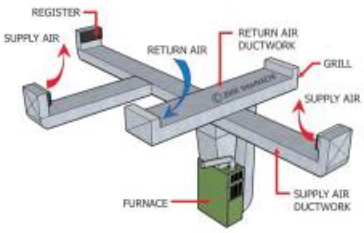
Fuel Source: 220 Volt, Electrical disconnect present.

Capacity / Approx. Age: Installed in 2004, The typical service life for a forced a central air conditioner is 18 - 20 years. Due to the age and/or condition of this unit is such that you may need to replace it in the near future.

Ductwork / Distribution:

Ducts / Air Supply: ☑ ☐ ☐ ☐ Satisfactory condition, Metal.

AIR DISTRIBUTION SYSTEM



Kitchen Interior: There is a heat source to this room.

Entry: There is a heat source to this room.

Living Room: There is a heat source to this room.

Family Room: There is a heat source to this room.

Dining Room: There is a heat source to this room.

Master Bedroom: There is a heat source to this room. There is an air return vent located in this room.

East Bedroom: There is a heat source to this room. There is an air return vent located in this room.

West Bedroom: There is a heat source to this room. There is an air return vent located in this room.

Lower Bedroom: There is a heat source to this room.

ELECTRICAL SYSTEM

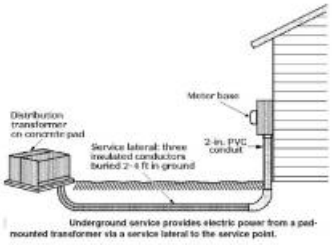
We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

	OK	MM	RR	SA	
Type & Condition:	☑	☐	☐	☐	110/220 Volt, Appears serviceable, The underground service appears adequate. Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.





	OK	MM	RR	SA	
Grounding Equipment:	☑	☐	☐	☐	Grounded via rod in ground.

Grounding is one of the most important aspects of a home's electrical system. You might not think about it on a regular basis, but it keeps your appliances, electronics, and anything else in your home that requires electricity secure.
It can be dangerous to live in a home that's improperly grounded, or not grounded at all. The greatest risks come from fire and electrical shock that can result in serious injury or death, especially in areas like the kitchen and bathroom where water is present.

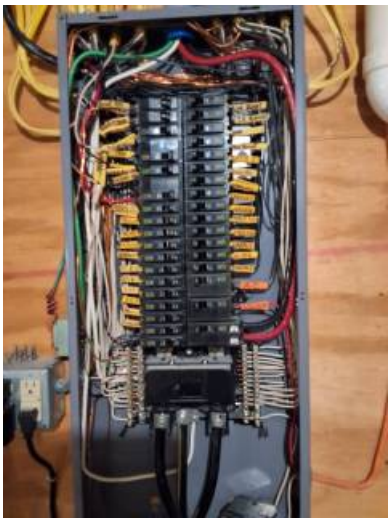
Electrical Distribution Panels:

Main Panel Location:	☑	☐	☐	☐	Basement, utility area.

Main Panel Observations:

Service amps: 200 amp, Circuit and wire sizing correct so far as visible, Grounding system is present

- Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. The load on the circuit breaker may not exceed more than 80% of the circuit breakers rating.
- Panels are without the benefit of complete labeling.



Conductors:

	OK	MM	RR	SA	
Entrance Cables:	☑	☐	☐	☐	Aluminum- OK.
Branch Wiring:	☑	☐	☐	☐	The visible wiring in the service panel appears to be copper. Other areas are unknown. Appears serviceable.

Switches & Fixtures:

General:	☑	☐	☐	☐	A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Master Bath: Missing Globe noted to the fixture.



Electrical Outlets:

General:	☑	☐	☐	☐	A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.



Exterior Walls: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Basement: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Kitchen Interior: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.

Master Bath: South wall outlet did not function.



Hall Bath: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Lower Bath: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Entry: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Living Room: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Family Room: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Dining Room: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Master Bedroom: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

East Bedroom: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

West Bedroom: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Lower Bedroom: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Laundry: 220 Service-operational.

Garage Walls: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Ceiling Fans:

Living Room: Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

Family Room: Satisfactory - There is a ceiling fan installed in this room. It appears to be functional. There is a remote control for the ceiling fan. Be sure to verify its presence at the closing walk-through inspection.

Master Bedroom: Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

East Bedroom: Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off: Main shutoff valve is located in the basement utility room, Valve is operational

The main water shut-off device is critical in the event of a burst water pipe. This valve shuts off all of the water to the house and will save your living spaces in an emergency. It's also necessary for plumbers during bathroom or kitchen remodeling jobs that involve more than just one sink or one faucet. During your house inspection, I will make sure that this valve is functional and in good repair so that it's there when you need it.



Material: Copper, Main line is 3/4 inch diameter.

Pressure: Water pressure appears adequate.

Supply Lines:

Material: Combination of materials:

- Copper, Copper tubing is most often used for supply of hot and cold tap water, and as refrigerant line in HVAC systems. There are two basic types of copper tubing, soft copper and rigid copper. Copper tubing is joined using flare connection, compression connection, or solder.
- Plastic- PEX. PEX (or crosslinked polyethylene) is part of a water supply piping system that has several advantages over metal pipe (copper, iron, lead) or rigid plastic pipe (PVC, CPVC, ABS) systems. It is flexible, resistant to scale and chlorine, doesn't corrode or develop pinholes, is faster to install than metal or rigid plastic, and has fewer connections and fittings.

	OK	MM	RR	SA	
Condition:	☑	☐	☐	☐	No leakage is noted, but monitor in the future.

Waste Lines:

Material: Plastic.

	OK	MM	RR	SA	
Condition:	☑	☐	☐	☐	Satisfactory - The visible plumbing waste piping appears functional. The plumbing drain pipes appear operational at this time. However only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition, Plumbing vents appear serviceable.

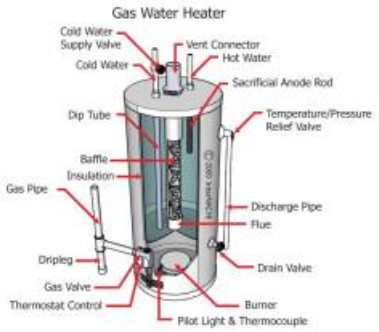
Hose Bibs / Hookups:

	OK	MM	RR	SA	
General:	☐	☐	☐	☐	DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source: Gas.



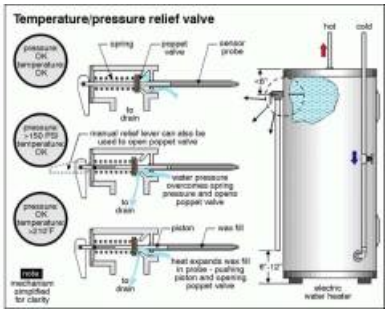
Capacity: 75 Gallons.

Location: Basement, utility room.

Condition:	☑	☐	☐	☐	Appears serviceable, Pressure relief valve noted, not tested. A Temperature and Pressure Relief (TPR) valve is an important safety feature in water heaters and other pressure vessels. It is designed to release water if the temperature or pressure inside the tank exceeds safe levels, preventing potential catastrophic failures. A water shutoff valve is installed Installed: 2020 Water heaters have an average 10-12 year life span and usually rusts from the inside out. I recommend to annually flush the water heater to maintain the efficiency of your unit and ensure the highest water quality for you and your family.







Fuel System:

	OK	MM	RR	SA	
Meter / Tank:	☐	☐	☑	☐	Meter located at exterior CSST gas line installed in the home

CSST (Corrugated Stainless Steel Tubing) is a flexible gas piping system that is used in many homes and businesses. While it is generally safe, there are some potential dangers associated with it, particularly if it is not installed correctly or if it is damaged.

- One of the main dangers of CSST is that it can be damaged by lightning strikes. If lightning strikes a building with CSST, the electrical current can travel through the tubing and cause a leak in the gas line. This can lead to a fire or explosion.
- Another danger of CSST is that it can be damaged by rodents. Rodents can chew through the tubing and create a gas leak. This is especially a problem in older homes where the CSST may be located in attics or crawl spaces.

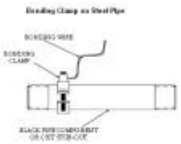
The gas line is not grounded or bonded, I recommend having the gas line grounded or bonded for safety.

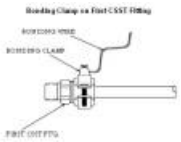
Bonding is provided primarily to prevent a possible electric shock to people who come in contact with the gas piping and other metal objects connected to the grounding system. Nearby lightning strikes can also result in an electrical surge and can potentially puncture a hole in the CSST. Proper bonding and grounding will reduce the risk of damage and fire from a lightning strike.



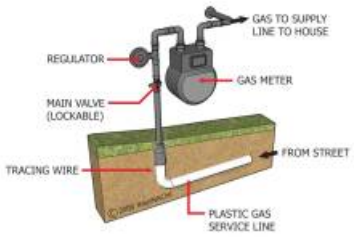








GAS SERVICE LINE AND OUTDOOR METER



Sump Pump:

	OK	MM	RR	SA	
Basement:	☐	☐	☐	☐	None installed. A sump pit and pump should be considered for installation in the event of water getting into the basement.

A sump pump system consists of a sump (tank) below floor level. It has one or more side inlets. The sump may be tile, steel, concrete or plastic, for example. Sumps should be at least 18 inches in diameter and 24 inches deep, ideally with a solid floor. Some sumps have gravel floors, which may work if they stay level. Sumps should have a cover to prevent people, pets and objects from falling in and to help

keep radon gas, for example, out of the home. Covers should typically be flush with the floor surface.
The pump is in the sump. Pedestal pumps have the electric motor mounted above the sump. Submersible pumps have both the motor and pump at the bottom of the sump. In either case, there will be 120-volt electrical power and a float switch to activate the pump as the water level rises.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

	OK	MM	RR	SA	
Kitchen Sink:	☑	☐	☐	☐	Stainless Steel, Faucet is serviceable, Hand sprayer is serviceable.

Hose Bibs / Hookups/Sink Faucets:

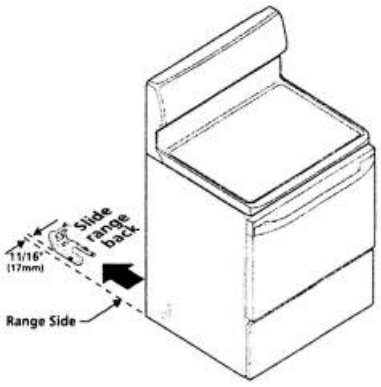
Laundry:	☐	☐	☐	☐	The laundry plumbing lines were not fully visible at the time of inspection. Due to limited access, the concealed portions of the plumbing system could not be inspected. No determination can be made regarding the condition of the inaccessible components.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition:	☐	☑	☐	☐	Electric, Free-standing, Appears serviceable The heating elements of a range or oven have been checked for heating, but oven calibration is beyond the scope of a building inspection.
	☐	☐	☐	☐	Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured.



Ventilation:

	OK	MM	RR	SA	
Type & Condition:	☑	☐	☐	☐	External, Fan/Hood operational.

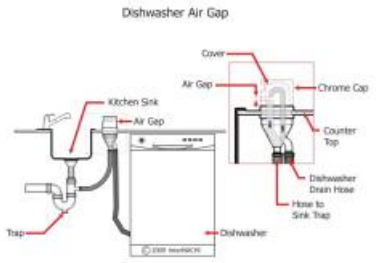
Refrigerator:

Type & Condition:	☑	☐	☐	☐	Electric, Satisfactory condition, seals appear good and cooling well.

Dishwasher:

Condition:	☐	☑	☐	☐	Satisfactory condition. Dishwasher has been run, no dishes were washed, the quality of cleaning of the dishes is beyond the scope of the inspection

A proper air gap or high loop IS NOT installed in the dishwasher drain line, A dishwasher air gap is a cylinder fitting that connects the kitchen sink drain to your dishwasher, preventing dirty water from flowing into the dishwasher as well as out of it during a wash cycle.
A high loop prevents waste water back flowing from your sink to your dishwasher. If the drain hose is not elevated, there is a potential for water to run the wrong way through your drain hose and can cause standing water at the bottom of your dishwasher. The high loop also protects mild cases of back siphoning due to increasing the hydrostatic pressure that the water needs to overcome to get over the loop.



Other Built-ins:

	OK	MM	RR	SA	
Microwave:	☑	☐	☐	☐	The microwave worked correctly when tested.

Kitchen Interior:

Counters & Cabinets:	☑	☐	☐	☐	Counters are solid surface, Cabinets appear serviceable.

BATHROOMS

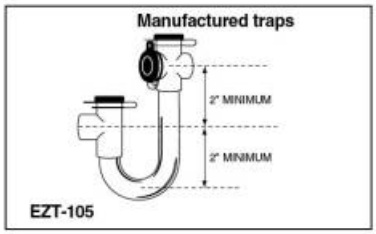
In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

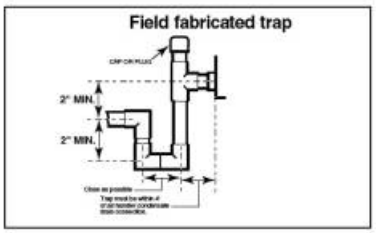
Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Master Bath:	☑	☐	☐	☐	Satisfactory - The basin and drainage fixture appears to be satisfactory. Counters/cabinets appear serviceable.
Hall Bath:	☐	☑	☐	☐	The following problems were noted at the drain: An improper S-trap drain line is installed. S-traps are no longer used in modern plumbing because the water can be sucked completely out of the trap allowing sewer gas to enter your home. Counters/cabinets appear serviceable.







Lower Bath:	☐	☑	☐	☐	The following problems were noted at the drain: An improper S-trap drain line is installed. S-traps are no longer used in modern plumbing because the water can be sucked completely out of the trap allowing sewer gas to enter your home. Counters/cabinets appear serviceable.



Toilet:

	OK	MM	RR	SA	
Master Bath:	☑	☐	☐	☐	Satisfactory - The toilet in the master bathroom appears to be functional.
Hall Bath:	☑	☐	☐	☐	Satisfactory - The toilet in the master bathroom appears to be functional.
Lower Bath:	☑	☐	☐	☐	Satisfactory - The toilet in the master bathroom appears to be functional.

Tub/Shower Fixtures:

Master Bath:	☑	☐	☐	☐	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition. Satisfactory - The tub/shower appears to drain at an acceptable rate.
	☐	☐	☐	☐	This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.
Hall Bath:	☑	☐	☐	☐	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition. Satisfactory - The tub/shower appears to drain at an acceptable rate.
Lower Bath:	☑	☐	☐	☐	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition. Satisfactory - The tub/shower appears to drain at an acceptable rate.

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.

Spa Fixtures:

	OK	MM	RR	SA	
Master Bath:	☐	☐	☑	☐	There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The supply pipes should be periodically flushed with anti-bacterial cleanser. Action Necessary - The spa tub installed was filled and tested. It did not function as intended. At the time of the inspection the spa tub motor did not turn on or function as intended. There is inadequate access to the motor. There should be an access panel large enough to service the pump and the motor. Minor leakage is noted at faucet handles.
	☐	☐	☐	☐	





Tub/Shower And Walls:

Master Bath:	☑	☐	☐	☐	Enclosure appears serviceable.
Hall Bath:	☑	☐	☐	☐	Enclosure appears serviceable.
Lower Bath:	☑	☐	☐	☐	Enclosure appears serviceable, Doors: Yes.

Bath Ventilation:

Master Bath:	☑	☐	☐	☐	Satisfactory, venting appears to be working correctly.
	☐	☐	☐	☐	Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run

down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

	OK	MM	RR	SA	
Hall Bath:	☑	☐	☐	☐	Satisfactory, venting appears to be working correctly.
Lower Bath:	☑	☐	☐	☐	Satisfactory, venting appears to be working correctly.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

Main Entry Door:	☑	☐	☐	☐	Appears serviceable, Hardware operational.
Other Exterior Doors:	☑	☐	☐	☐	Patio door, With patio doors I recommend installing a dowel rod to the patio door to help lock. French, Appears serviceable, Hardware operational.
Overall Interior Door Condition:	☑	☐	☐	☐	Doors worked satisfactory.

Windows:

General Type & Condition:	☐	☑	☐	☐	Wood, Insulated glass, Double hung, Stationary, A representative sampling was taken. Windows as a grouping are generally operational. No egress windows noted in at least one bedroom. All bedrooms should have a window that has s minimum open space of 5.7 square feet and no more than 44 inches off the floor to the bottom. At least one room lacks a means for emergency egress in

the event that a fire or other event prevented use of normal means of escape during an emergency. The Inspector recommends that a secondary means of escape be provided for all bedrooms. All such secondary means of egress should comply with the requirements of modern safety standards applicable for the area in which this home is located.

- Exceptions: A bedroom without an egress window may only be allowed if the home has a fully installed automatic sprinkler system.

Alternative Egress: If there is no window, the room must have a door that opens directly to the outside or to a hallway that leads to the outside.

Lower Bedroom: Window is not a egress window.

Walls:

	OK	MM	RR	SA	
General Material & Condition:	☑	☐	☐	☐	Drywall, General condition appears serviceable, Stored items or furnishings prevent full inspection.

Ceilings:

General Type & Condition:	☑	☐	☐	☐	Drywall, General condition appears serviceable.

Floors:

General:	☑	☐	☐	☐	Stored items or furnishings prevent full inspection, Rugs and floor coverings prevent viewing of primary floor materials.

Kitchen Interior: The floor covering material is vinyl.

Master Bath: The floor covering material is ceramic or glazed tile.

Hall Bath: The floor covering material is laminate.

Lower Bath: The floor covering material is ceramic or glazed tile.

Entry: The floor covering material is laminate.

Lower Hall: The floor covering material is vinyl.

Living Room: The floor covering material is laminate.

Family Room: The floor covering material is vinyl.

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.

Dining Room: The floor covering material is laminate.

Master Bedroom: The floor covering material is laminate.

East Bedroom: The floor covering material is laminate.

West Bedroom: The floor covering material is laminate.

Lower Bedroom: The floor covering material is carpet.

Laundry: The floor covering material is vinyl.

Closets:

	OK	MM	RR	SA
General:	☑	☐	☐	☐

Smoke / Fire And Co Detector:

	OK	MM	RR	SA	
General:	☐	☐	☑	☐	Wisconsin law requires every home; owner occupied, rentals, and residential buildings to be protected by smoke and CO detectors. Owner must install at least one smoke and CO detector on each floor level of each unit, including the basement and any finished attic. Carbon monoxide detectors are required to be located in the immediate vicinity of any sleeping rooms, if the home has a fuel burning appliance. Smoke detector appeared to be outdated. Recommend replacement of unit with required type of device, such as a combination smoke and CO detector, and tested for functionality as appropriate prior to occupancy.

Smoke / Fire Detector:

Kitchen Interior: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Entry: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Lower Hall: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Family Room: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Master Bedroom: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

© Tri-State Home Inspections LLC **Confidential - for client use only. Use by any unauthorized persons is prohibited.**

East Bedroom: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

West Bedroom: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Lower Bedroom: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

LAUNDRY AREA

Laundry appliances are not tested 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 turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location: Service area main floor, Dryer venting is provided, I recommend installing the washing machine in a pan.

	OK	MM	RR	SA	
Clothes Washer:	☑	☐	☐	☐	Appears serviceable.
Clothes Dryer:	☑	☐	☐	☐	Electric, Appears serviceable.

Dryer Vent: Plastic or foil duct is being used. I recommend changing the flex hose to smooth duct.

1) Exhaust from a clothes dryer can be very hot, especially if you have a gas dryer. Repeated heat exposure to paper-thin plastic can be a significant fire hazard. If a fire were to begin under your house, it could spread very quickly throughout the home. Therefore, a dryer vent duct should be made of non-combustible material.

2) Plastic dryer ducts become brittle after years of use. Eventually, they crack and fall apart. Then, all of the clothes dryer exhaust vents into the crawlspace, and since no one is likely to notice the damaged duct, this could go on for years, with lint build-up occurring daily and moisture condensation occurring whenever the weather is cold. Dryer lint is highly combustible, which again, raises the issue of a fire hazard. Moisture condensation under the house can cause fungus infection on wood members and can promote the growth of mold.

3) Corrugated dryer exhaust ducts, whether they are plastic or metal, tend to collect lint. As lint accumulates, the inside dimension of the duct becomes smaller, and this creates resistance to airflow, causing the clothes dryer to overheat. Once again, we have a fire hazard due to a substandard vent duct.

For dryer venting, use 4-inch smooth wall aluminum pipe. Where changes of direction are required, use 4-inch aluminum elbows.

© Tri-State Home Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited.

Venting Guidlines

All dryer ducting must be a minimum of 4" in diameter. Clean, unobstructed, frictionless ducts encourage air flow efficiency, quickens drying times, adds longevity to clothing's life and reduces utility bills.

Flexible transition hose between the dryer and the wall outlet should be either the foil type or the aluminum flexible duct (most preferred). Do not use the plastic or vinyl.

Concealed ducting must be rigid metal (galvanized or aluminum) duct.

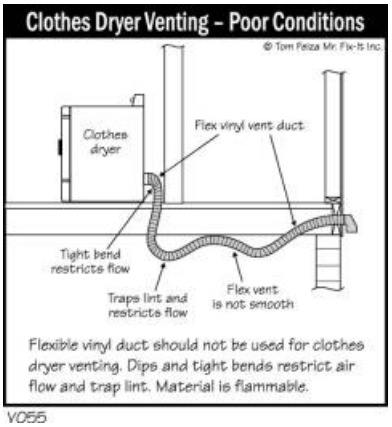
Duct joints shall be installed so that the male end of the duct points in the direction of the airflow.

Joints should be secured with metal tape (not duct tape). Do not use rivets or screws in the joints or anywhere else in the duct as these will encourage lint collection.

Length of concealed rigid metal ducting shall not exceed 35 feet (25' for IRC). Deduct 5 feet from the allowable length for every 90 degree elbow and two and a half feet for every 45 degree fitting These lengths may vary per local codes and dryer manufacturers recommendations.

Dryer venting shall be independent of any other systems (chimneys or exhaust vents)

Termination of dryer venting must be to the exterior with a proper hood or roof cap equipped with a backdraft damper. Small orifice metal screening should not be part of the hood or roof cap as this will catch lint and block the opening in a very short time. The hood opening should point down and exhibit 12 inches of clearance between the bottom of the hood and the ground or other obstruction.



GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. 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. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Attached, Two car.

Roof:

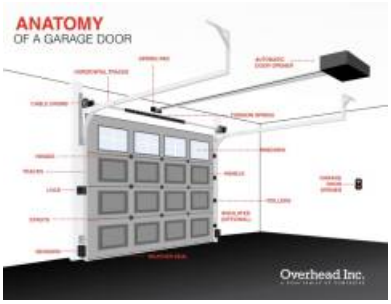
	OK	MM	RR	SA	
Condition:	☐	☐	☐	☐	Same as house.

Ceilings:

	OK	MM	RR	SA	
Condition:	☑	☐	☐	☐	Satisfactory - The ceiling covering and (or) framing appears to be in satisfactory condition.

Garage Door:

	OK	MM	RR	SA	
Material - Condition:	☑	☐	☐	☐	Metal door, Number of doors: 2 Satisfactory - The overhead door is in satisfactory condition, and it is functional.



Door Operator:	☑	☐	☐	☐	Automatic door opener(s)- operational. Testing the remote control for the automatic opener is not included as a part of this inspection. Automatic reverse feature is, Satisfactory - The safety reverse switch worked when it met resistance. There is an electronic beam safety reverse system installed.
Service Doors:	☐	☑	☐	☐	Hardware operational • Door from garage to home should have self-closing hinges that fully latch the door to help prevent spread of a fire to living space. There is a fire rated

door separating the garage from the living areas of the house.

Windows:

	OK	MM	RR	SA	
Condition:	☑	☐	☐	☐	Satisfactory - The windows and associated hardware in this room are all satisfactory.

Garage Walls:

Type & Condition:	☑	☐	☐	☐	Drywall, Wood, General condition appears serviceable.

Fire Wall

The wall covering appears to meet the minimum fire separation standards. However the sheetrock should be tapped and mudded, and have the ceiling partially sheet rocked if the wall does not cover to the roof, to make a more secure fire barrier.

Floor:

Condition:	☑	☐	☐	☐	Floor type: Concrete, Satisfactory - The floor surface material is in satisfactory condition with only normal deterioration noted. Typical cracks noted.