VIP Inspections

Property Inspection Report - Confidential



11040 N Riverland Ct, Mequon, WI 53092
Inspection prepared for: B & D Construction
Real Estate Agent: Aaron Gerakosov - Coldwell Banker

Date of Inspection: 9/22/2026 Time: 9:00 AM
Age of Home: 1972 Size: 2316
Order ID: 2975

Inspector: Anthony Tilidetzke

The following descriptions have been used in this report:

Major Concern= Defect: A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and are likely to involve significant expense. Contact a qualified contractor for further evaluation, repair option and costs.

Safety Concern= Potential Defect: A condition or system/component that is unsafe and in need or prompt attention.

Repair= Potential Defect: A system or component which is in need of repair and if not repaired may cause damage to other components of the home or more costly repair items which may require contractor assistance. These items may be considered maintenance items or items needing further evaluation.

Improve: Repairs which are recommended but may not cause significant expense or risk to property or occupants.

Monitor: A system or component needing further investigation by a qualified contractor and/or monitoring to determine if repairs are necessary and to what extent. This type condition may lead to repairs or major concern.

Deferred Cost: Items that are reaching normal life expectancy or may require repair or replacement anytime during the next 5 years. Common items in this category are roofing, furnace, AC, water heater and other mechanical components.

Read the entire report- If any highlighted item is concerning contact a qualified contractor for further evaluation, repair options and costs.

Additional Useful Information: A property Inspection is a non-invasive visual observation of a premise, performed for a fee, which is designed to identify observed material defects within specific components of said property. An inspection is intended to assist in evaluation of the overall condition of the dwelling- special testing is not performed. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. An inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a system is near or beyond the end of the normal useful life is not by itself a material defect. An Inspection Report shall describe and identify in written format and with pictures the inspected systems, structures, and components of the dwelling. Inspection reports may contain recommendations for correction, monitoring or further evaluation by professionals, any costly items should have a second opinion performed by a qualified contractor. It is the goal of the inspector to be an impartial 3rd party to the real estate transaction, recommendations to buy or not will not be made. Not all improvements will be identified during this inspection- state law will dictate scope of inspection. Unexpected repairs should still be anticipated, as a general rule it is recommended 1-3% of the value of the property may be a common annual expense to properly maintain a property, this can include cosmetic type repairs and major repairs such as the roof and mechanicals. The inspection should not be considered a guarantee or warranty of any kind. Check with seller for service and installation records of all components of the home. See Wisconsin statute 440 SUB: XI &SPS 131- for specific criteria related to the Inspection Process and for definitions related to this report. http://docs.legis.wisconsin.gov/statutes/statutes/440.pdf Please also refer to the inspection agreement for exclusions and limitations of the Inspection.

Table Of Contents

Report Summary 3
Inspection and Site Details 4
Exterior 5-11
Roofing 12-14
Interior 15-19
Attic 20-21
Structural 22-24
HVAC 25-28
Electrical 29-31
Plumbing 32-34

Report Summary

The summary below serves as a consolidated list of the more concerning findings in the report. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. All repairs should be completed by a licensed or qualified contractor or tradesman. As with any costly item be sure to obtain second opinions of condition and requirements of repair or replacement as it can be difficult to properly assess all items during a one time 2-3 hour visit to a property. It is recommended to obtain a copy of all receipts, warranties and permits for the work done and check with seller for any recent and past service/paperwork regarding components of the home. Per WI Act 17 of 2021: This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference. For the purposes of the report, “defect,” as defined in section 440.97 (2m), Wis. Stats., means 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 an 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 expected normal life of the component of the improvement. The contract of sale may define “defect” to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats. NOTE: A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Interior		
Page 16 Item: 4	Description of Windows- Interior	• Repair: A window with potential broken thermopane glass was observed. This condition creates fogging and moisture between the panes of glass. Contact a qualified contractor for further evaluation, repair options and costs. Location front living room.

Inspection and Site Details

1. Residence Type/Style:

Single Family- Split Level Style Home

2. Attending Inspection:

Home inspector only attendee

3. Front of Home Faces:

Front of home Faces West

4. Occupancy:

Vacant - No Interior Furnishings

5. Weather Conditions:

There has been recent rain • Temperature- 60 degrees • Clear Sunny sky

Exterior

Exterior General Information and Limitations: Exterior grading and soil slope improvements are a common issue which can be a simple or very costly repair but should be closely monitored to prevent water intrusion into the basement; soil slope should be greater than 1 inch per foot for 5-10 feet away from the foundation; settled walkways, patios and drives can also create issues with water run-off. Swimming pools, hot tubs, sheds, window awnings and other unique features are not inspected unless specifically requested. Weather conditions, vegetation and storage in garages or around the home can limit a thorough inspection. Attached garages should always maintain a firewall- see local jurisdiction for specific requirements. Water leaks from windows and flashings can occur and may be very difficult to detect especially if there has been no recent rain; after heavy rains be sure to check the interior and exterior of the home for visible damage or leaks. Windows, exterior doors and seals are notorious for air and water leaks as well as requiring on-going maintenance and eventual replacement. There are a variety of exterior siding types which may have installation and maintenance recommendations- see manufacturers guidelines as necessary. All exterior wood surfaces require periodic painting and repairs, all exterior caulking should be inspected and repaired annually or as necessary. Wood deck structures are typically limited in view and access, many times only an above view can be used for evaluation. Overhead garage doors and openers require on going maintenance and testing, the safety features are tested the day of inspection- follow manufacturers recommendations on maintenance and testing schedules.

1. Description of Driveway & Walkway

Good	Fair	Poor	None
☐	☑	☐	☐

- Asphalt Driveway
- Paver stone walkway

Condition/Concerns:

- Improve/Repair: The driveway and/or walkway have settlement, heaving or cracking. Improve or repair as necessary or desired.
- Repair: The asphalt drive would benefit from maintenance and repairs. Asphalt drives typically require sealing of cracks and the overall surface every 2-5 years.
- Improve, Repair: The walkway is uneven and would benefit from repairs.

2. Description of Stoops/Steps & Railings

Good	Fair	Poor	None
☐	☑	☐	☐

- Concrete front steps.
- Concrete rear steps.
- Lannon stone steps
- Concrete step between garage and home.

Condition/Concerns:

- Exterior steps and/or railings appeared satisfactory, unless otherwise noted.
- Repair/Improve: The Lannon stone steps have settlement and are slightly uneven.



3. Description of Exterior Grading and Patio

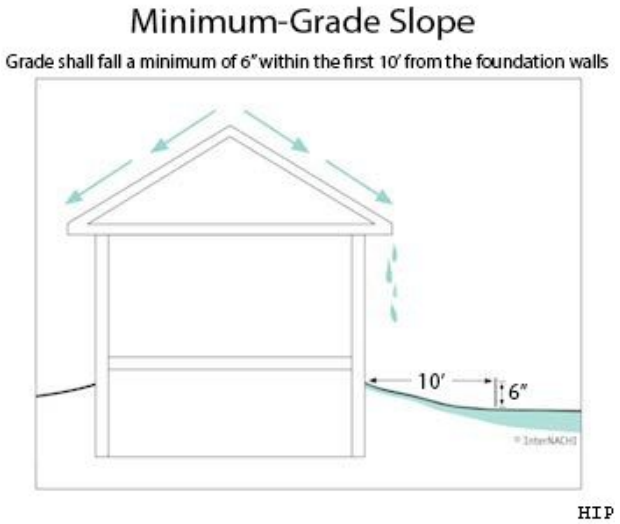
Good ✔ | Fair | Poor | None

• Soil, mulch and/or stone grading material around home and/or garage.
• Concrete patio

Condition/Concerns:

• Grading and surfaces around the home was in satisfactory condition, unless otherwise noted.
• Repair: The grading around the home should be improved to slope away from the foundation at approximately 1 inch per foot for 5-10 feet. The siding to soil should have approximately 6-8 inches of separation. See interior/structural sections for additional information, grading around the home may affect the interior and structural components. Create a "swale" as necessary and allowed.
• The patio is in satisfactory condition, unless otherwise noted.
• Repair; Improve: The patio has settlement, cracking and heaving.





HIP

4. Description of Exterior Doors

Good | Fair ✔ | Poor | None

Front Entry door is Wood material. • Garage to home Service Door Wood material. • Garage to home Entry door appears to be fire rated. • Sliding Patio Door observed X2 • Storm door at front door.

Conditions/Concerns:

• The exterior doors appeared functional and in satisfactory condition, unless otherwise noted.
• Repair: The exterior doors would benefit from maintenance, weather seal repairs and/or adjustment.
• Repair: A sliding patio door was observed to require adjustment or repair. Loose handle at lower door and lubricate both tracks.





5. Description of Deck, Balcony, Porches

Good	Fair	Poor	None
✔			

• Covered front entry porch

Conditions/Concerns:

• Porch appears to be in satisfactory condition, unless otherwise noted.

6. Description of Exterior Siding/Cladding

Good	Fair	Poor	None
✔			

• Brick Veneer Siding
• Wood Siding
• Wood "Board & Batten" Siding

Condition/Concerns:

• The Exterior siding appeared in Satisfactory condition unless otherwise noted.









7. Description of Roof Gutter Downspout System

Good ☑ Fair ☐ Poor ☐ None ☐

• Metal gutter downspouts observed.

Conditions/Concerns:

• The roof gutter downspout system appeared in satisfactory condition, unless otherwise noted.

8. Description of Eaves, Soffits, Fascias

Good ☑ Fair ☐ Poor ☐ None ☐

• Wood soffit and fascia

Condition/Concerns:

• Soffit and fascia appeared to be in satisfactory condition unless otherwise noted.



9. Description of Exterior Trim, Windows, Flashings & Caulk

Good ☑ Fair ☐ Poor ☐ None ☐

• Wood & Aluminum/metal exterior trim
• Vinyl windows

Condition/Concerns:

• Exterior trim, window Components & caulk appeared in satisfactory condition, unless otherwise noted.

10. Description of Trees, Fence &/Or Retaining Walls

Good	Fair	Poor	None
	✔		

• Shrubs and trees are planted around the home.
• Stone Retaining Wall

Condition/Concerns:

• Tree's, fences and retaining walls (if installed) were in satisfactory condition, unless otherwise noted.
• Repair: The trees and shrubs that are in contact with the home should be trimmed back to a minimum of 12 inches away from the home.
• Repair: The retaining wall is leaning.





11. Description of Cooling System (Exterior Components)

Good	Fair	Poor	None
	✔		

• Central Air Conditioner- See picture for data plate information.
• Approximately 20 Year Old A/C unit.

Condition/Concerns:

• The A/C condenser/compressor unit at the exterior of the home appeared satisfactory- See HVAC section for additional information. If the temperature was less than 60 degree the 24 hour period before testing will not always be performed- some exclusions apply.





12. Description of Electrical Service Entry

Good	Fair	Poor	None
✔			

• Underground Service Lateral- 220V System- Grounding not Visible from exterior

Condition/Concerns:

• Electrical service and outlets at exterior of home & garage (if installed) appeared satisfactory, unless otherwise noted.





13. Description of Garage & Associated Components

Good ✔ Fair ☐ Poor ☐ None ☐

• Attached Garage
• Exposed roof rafters, Drywall interior, firewall observed, concrete garage floor.
Overhead Door Description:
• Metal Overhead Garage Door with electric opener installed
• Photo eyes and Safety Reverse mechanism for overhead opener.

Condition/Concerns:

• Garage interior and overhead door components appeared and operated in satisfactory condition, unless otherwise noted. Check manufacturer recommendation for preventive maintenance schedule for overhead doors and openers.



attic access - cover has metal

14. Misc. Exterior Components

Good ✔ Fair ☐ Poor ☐ None ☐

• Exterior hose bibs observed.
• Gas Meter
• Dryer vent exterior wall fitting.
• Drain tile Sump pump drain line observed.
• PVC high efficiency Intake/Exhaust for furnace and/or Water heater.

Condition/Concerns

• Misc. exterior components appeared satisfactory, unless otherwise noted. Testing & inspection of all exterior features not performed.
• Monitor: The drain tile sump pump exterior drain line is routed below grade, monitor and improve or modify to keep water 5-10 feet from the foundation.



Roofing

Roof General Information and Limitations: Roof inspections can be difficult due to height, design and access as well as unique and concealed flashings, every attempt is made to check the roof and systems for leaks or damage. Flat roofs, older flashings and eave areas can develop leaks at various times through the life of a home; periodic inspection and subsequent repairs should be planned. In some cases the roof pitch and design may limit access to the roof and a drone may be utilized for inspection purposes as allowed. If a roof is planned for replacement or considered to have reached useful life a thorough inspection is not performed. If snow or ice conditions are present access to roof will be limited. Roof shingle manufacturers generally do not offer warranty's on shingles with more than one layer- age of roof materials is only an approximation based on experience and general condition- contact sellers for paperwork regarding roof age and warranty consideration. Gutter protection devices such as leaf guard, mesh or screens limits thorough inspection of the gutter system. Gutters and downspouts routed below grade are not able to be checked for proper pitch and flow. Chimney interiors and flues are not inspected, this includes clay and metal flues

1. Method of Roof Inspection

- Inspection was performed on the roof.

2. Roof Style and Pitch

- Gabled Roof Design with medium pitch.

3. Description of Roof Covering

Good	Fair	Poor	None
✔			

- Architectural/Dimensional Shingles.
- Approximately 4 Year old shingles.
- Single Layer where checked.

Condition/Concerns:

- Roof shingles appeared satisfactory, unless otherwise noted.







4. Description of Roof Flashings & Valleys

Good	Fair	Poor	None
✔			

• Standard Metal & Rubber Roof Flashings and Penetrations.

Condition/Concerns:

• Roof flashings & penetrations appeared to be in satisfactory condition, unless otherwise noted. Roof flashings can be difficult to perform complete inspection on due to design and installation, annual or periodic inspection of the roof flashings, attic areas and interior below flashings should be planned. Water damage from a leaking flashing can be costly.

5. Description of Chimney(s)

Good	Fair	Poor	None
✔			

• Masonry Chimney with clay flue liner.
• Chimney cap- Concrete

Condition/Concerns:

• Chimney chase, cap & associated components from the exterior appeared satisfactory unless otherwise noted.





6. Description of Attic Ventilation

Good	Fair	Poor	None
✔			

• Under eave soffit inlet vents
• Roof Top square vents

Condition/Concerns:

• Attic/Roof ventilation appeared satisfactory unless otherwise noted.

7. Description of Roof Gutter System

Good	Fair	Poor	None
✔			

• Metal gutters

Conditions/Concerns:

• The roof gutter system appeared in satisfactory condition unless otherwise noted.

• Limited access to inspect due to leaf guards.



Interior

Interior General Information and Limitations: The interior finishes of the home and personal belongings obstruct many aspects of the homes structure and finishes. Window and door operation, locks and fire ratings are not always tested or able to be determined. The presence of asbestos, mold or lead material is beyond the scope of a standard home inspection. Kitchen appliances are only tested for a short time (if tested at all) and are only checked for general condition and obvious damage; there are many different manufacturers and each may have quite varying installation, operation and maintenance recommendations and schedules. The basement windows are not typically opened and checked for operation. Finished basement drop ceiling panels are also not moved due to difficulty and potential damage. Check with the sellers for recent updates, appliance manuals and the local municipality for permit requirements. Insulation in the flooring system such as box sill, crawl space or in floor joists is not moved or disturbed and may conceal defects. The plumbing and electrical has areas noted at interior, please see pertinent section for additional information.

1. Description of Kitchen Appliances and Vent Fans

Good	Fair	Poor	None
✔			

- Refrigerator
- Oven/Range
- Dishwasher
- Waste Disposer
- All bathrooms have vent fans installed.
- Kitchen vent fan installed at microwave.

Condition/Concerns:

- Appliances & vent fans Operated satisfactory, unless otherwise noted.



2. Description of Faucets, Sinks and bathtub/shower surrounds

Good	Fair	Poor	None
✔			

Faucets & Sinks:

- Kitchen and Bathroom Faucets and sinks operated the day of inspection.
- Laundry Connections observed but not operated the day of inspection.
- Laundry Sink and faucet operated the day of inspection.
- Shower over Tub
- Stand alone Shower
- No Plumbing cross connections observed.

Condition/Concerns:

- All faucets and sinks operated satisfactory the day of inspection, unless otherwise noted.

3. Description of Kitchen & Bathroom Counters & Cabinets/Vanities

Good	Fair	Poor	None
✔			

- Solid surface kitchen counters
- Solid Surface Bathroom Counters
- Solid Wood doors over Prefabricated cabinets.

Conditions/Concerns:

- Countertops & Cabinets throughout the home appeared satisfactory, with normal wear for age unless otherwise noted below.







4. Description of Windows- Interior

Good	Fair	Poor	None
✔			

- Wood Windows
- Double hung
- Crank/casement
- Stationary

Condition/Concerns:

- The windows operated satisfactory, unless otherwise noted.
- Repair, Improve: The windows would all benefit from cleaning and maintenance to operate freely and maintain a good weather seal. Repair as necessary or desired.
- Repair: A window with potential broken thermopane glass was observed. This condition creates fogging and moisture between the panes of glass. Contact a qualified contractor for further evaluation, repair options and costs. Location front living room.





Broken thermopane

5. Description of Wall and Ceiling Finishes

Good	Fair	Poor	None
✔			

• Drywall Interior wall/ceiling Finishes
• Partially Finished Basement- Approximately 80% is finished.

Condition/Concerns:

• General condition of walls and ceilings throughout the home appeared satisfactory, unless otherwise noted.

6. Description of Floor Finishes

Good	Fair	Poor	None
✔			

• Vinyl flooring;
• Carpet flooring;
• Laminate flooring;
• Hardwood flooring;
• Ceramic tile flooring;

Condition/Concerns:

• Flooring finishes appeared satisfactory, unless otherwise noted.



7. Description of Interior Doors

Good	Fair	Poor	None
✔			

• Raised panel- Hollow Interior doors

Condition/Concerns:

• All interior doors were tested and appeared satisfactory at time of inspection, unless otherwise noted.

8. Bathroom Tub/shower surrounds

Good	Fair	Poor	None
✔			

• Standard bathtub with surround
• Stand alone shower and surround

Conditions/Concerns

• Bathtub, shower features and surrounds appear satisfactory, unless otherwise noted. Faucet concerns will be noted in plumbing section.



9. Description of Toilets

Good	Fair	Poor	None
✔			

• Standard Toilet installations observed throughout home.

Condition/Concerns

• All toilets operated satisfactory, were secured well and had no indications of current leaking the day of inspection, unless otherwise noted.

10. Description of Outlets, Lights, Switches

Good	Fair	Poor	None
✔			

• A representative number of installed receptacles, switches, and lights located throughout the home were tested. GFCI outlets are recommended within 6' of a water source and at the exterior of the home. See below for any issues or concerns related to outlets, switches, lighting or other electrical features. Not all features are tested.
• Standard lights, switches and outlets were observed.

Conditions/Concerns:

• Outlets, Switches, lights and electrical features operated properly, unless otherwise noted, See also exterior & electrical section of report for additional information.



11. Description of Interior Stairs

Good	Fair	Poor	None
✔			

- Basement Interior Stairs Observed
- 2nd Level Interior Stairs Observed.

Conditions/Concerns

- Stairways and railings appeared satisfactory, unless otherwise noted.

Attic

Attic General Information and Limitations: Insulation/Ventilation type and levels in concealed areas like exterior walls and cathedral ceilings are not inspected. Insulation is not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. Vapor barriers and insulation in walls and cathedral ceilings are very difficult to inspect. Potentially hazardous materials such as Asbestos, mold and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis; this is beyond the scope of the inspection. An analysis of indoor air quality is not part of this inspection unless explicitly contracted. Any estimates of insulation R values or depths are rough average values. Power ventilator(s) are not tested; the thermostat on these ventilators are normally set for fan to come on at approx. 100-120 degrees F. If asbestos material is suspected the inspector will not disturb or enter the area. Access doors which are nailed or caulked closed may not be opened and accessed. See also Structure section for general information and limitations.

1. Description of Attic Access locations:

Good	Fair	Poor	None
✔			

- Viewed From Hatch
- Scuttle Hole in bedroom
- Access in the garage.

Condition/Concerns:

- Attic access appeared satisfactory - insulation over hatch/door was noted.

2. Description of Insulation in Unfinished Spaces

Good	Fair	Poor	None
	✔		

- Fiberglass insulation observed in the attic.
- Blown in insulation observed in the attic.
- Vapor Barrier Not Visible due to insulation installation.

Insulation Depth/R-Value:

- Approximately Level: R-30 observed in upper attic areas.

Condition/Concerns:

- Attic insulation appears to be satisfactory where access is allowed, unless otherwise noted.





3. Description of Roof Sheathing

Good	Fair	Poor	None
✔			

- 1X wood boards

Conditions/Concerns:

- The roof sheathing as viewed from the attic appeared satisfactory, unless otherwise noted.

4. Description of Ceiling & Roof Structure

Good	Fair	Poor	None
✔			

• Roof Structure 2 X 6 Wood Joists/Rafters
• Rafter/Collar ties present

Condition/Concerns:

• The roof structure where accessible appeared satisfactory the day of inspection, unless otherwise noted.





5. Vent fan ducting in attic & Misc.

Good	Fair	Poor	None
✔			

• Insulated ducting for vent fans routed to roof fittings as viewed in attic.

Observations:

• Vent fan ducting as viewed from attic appeared satisfactory- limited access was allowed.



Structural

Structure General Information and Limitations: Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of the inspection. Limited access to the wall and ceilings was allowed; 2 story or greater flooring systems are extremely limited in view. Every attempt to visually inspect the structure is made, many times access is limited by interior finishes or small spaces. The presence of asbestos, mold or lead material is beyond the scope of a standard home inspection. Many basement walls have been painted or covered which will also limit a thorough inspection and conceal potential past damage- always contact sellers about past water seepage, insurance claims and check for proper permits in regards to repairs, alterations and additions. Spancrete structures are not verified for adequacy or limits on damage due to variety of design, manufacture and views. Efflorescence noted in basements is fairly common and can be an indication of a past or current water leak in the basement- attempts should be made to isolate the source of the water, clean and seal the foundation as necessary. If the inspector or client has any concerns with the foundation it is advised to gain a second opinion of structural condition and/or water seepage damage by a qualified contractor or engineer. Gutters, Grading, Downspouts and water spigots can adversely affect and damage foundations and should be properly maintained.

1. Description of Foundation

Good	Fair	Poor	None
✔			

• Crawl Space- Block Walls
• Concrete Basement Flooring

Conditions/Concerns:

• The foundation walls & flooring, where accessible, are in satisfactory condition, unless otherwise noted.
• Monitor: The foundation walls have minor cracks observed.









2. Description of Structural Walls

Good ☑ Fair ☐ Poor ☐ None ☐

• Standard dimensional framed wall construction.

Conditions/Concerns:

• Structural walls appeared satisfactory, unless otherwise noted. Limited or no internal views of structural walls is typical.

3. Description of Column- Floor Supports

Good ☑ Fair ☐ Poor ☐ None ☐

• Block wall at center of basement

Conditions/Concerns:

• Foundation Columns & Beams in satisfactory condition.

4. Description of Structural Flooring

Good ☑ Fair ☐ Poor ☐ None ☐

• 2X10 Wood Floor Joists

Condition/Concerns:

• Floor joists and structural flooring appeared satisfactory, unless otherwise noted.

5. Description of Foundation Drainage Sump, Pump(s)

Good ☑ Fair ☐ Poor ☐ None ☐

• Sump Pump & associated crock observed in basement for foundation drain tile system.

Condition/Concerns:

• The basement and foundation drain tile system appeared satisfactory the day of inspection. Monitor and periodic testing of the sump pump should be performed.

6. Description of Box Sill & Floor Insulation

Good ☑ Fair ☐ Poor ☐ None ☐

Box Sill area:

• Fiberglass batts of insulation were observed in the box sill area of the flooring system.

Condition/Concerns:

• Box sills where visible appeared to have insulation, unless otherwise noted.

7. Water Damage

Good ☑ Fair ☐ Poor ☐ None ☐

• No indications of current water seepage was noted in the home, attic or basement.
• Indications of past water seepage as evidenced by stains, wood rot or efflorescence in basement were noted- see below for specific locations.

Condition/Concerns

• Monitor: Several areas of the home have old water stains. These stains were not wet the day of inspection and may have been in the attic, interior of home or basement. Current water leaks if noted will be noted as an additional discrepancy.



HVAC

HVAC General Information and Limitations: Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. Air Conditioners can not be properly tested when outside air temperatures have been below 60 degrees the 24 hour period prior to the inspection for risk of damage to the unit. It is recommended to turn circuit breakers off for A/C units in winter months and cover the exterior units. To gain access and inspect the heat exchanger in furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection. Humidifiers, dehumidifiers, and electronic filters are not inspected unless noticeable defects are apparent- Annual HVAC service &cleaning is recommended and should include servicing these items. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Interior surfaces of a chimney liner/flue are not inspected, this is true for furnace, water heater, fireplace and space heaters- due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible; while accessible parts of the chimney may appear functional, hidden problems could exist that are not allowed to be inspected. Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds &combustion make-up air devices are not inspected. Gas and wood burning fireplaces should be inspected by a certified contractor annually or as recommended by the manufacturer, if a fireplace is installed only a general visual inspection is performed, wood burning units require and are highly recommended to have level 2 cleanings and full chack by technician. Dryer vents are only inspected where accessible and generally have no interior access to the ductwork- clean annually. Clothes washers and dryers are not tested or reported on. Check with seller for service and installation records. annual service of furnace and A/C are highly recommended, the inspection is not a service but a check general operation and condition.

1. Description of Heating System

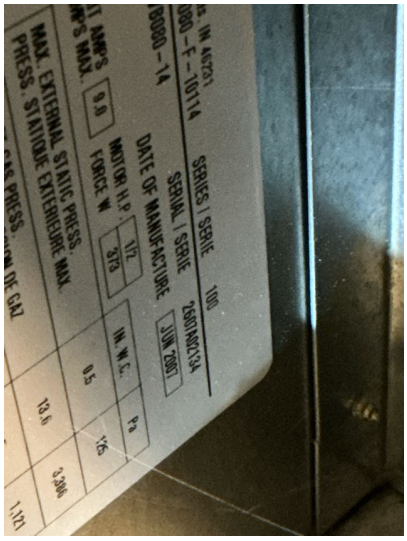
Good	Fair	Poor	None
✔			

• Forced Air Natural Gas Furnace- See picture of data plate
• Main heating system approximately 19 years old.

Condition/Concerns:

• Main heating system and associated components such as normal operating controls, energy source and automatic safety controls operated normally the day of inspection unless otherwise noted. Unit was inspected by opening readily accessible access panels.
• Repair: The furnace appears to be due for a professional HVAC inspection and cleaning service call. Contact a qualified contractor for further evaluation and service.
• Repair: the furnace filter is dirty- replacement should be planned.





2. Description of A/C System

Good ✔ Fair ☐ Poor ☐ None ☐

• A/C unit integrated with furnace system- See "Exterior" section of report for additional information.

Condition/Concerns:

• The A/C system operated satisfactory the day of inspection. A temperature differential greater than 14 degrees was noted. See exterior section of report for additional information. All interior components appeared satisfactory, unless otherwise noted.

• Repair: Annual/Seasonal professional HVAC inspection and cleaning service is recommended.



3. Description of Thermostat & Energy Source

Good ✔ Fair ☐ Poor ☐ None ☐

• Digital Thermostat located near center of home.

• Natural Gas for Furnace (s) and 220V Electrical for A/C(s)

Condition/Concerns:

• Thermostat(s) operated properly unless otherwise noted.



4. Description of HVAC Distribution Systems

Good ✔ Fair ☐ Poor ☐ None ☐

• Galvanized sheetmetal ductwork - floor and wall registers located in each room.

Condition/Concerns:

• HVAC supply registers observed in all rooms and appeared satisfactory, unless otherwise noted.

• Safety Concern: The HVAC ducting has coverings or wrap that may contain asbestos. Further testing would be required to know material content. If so desired contact a qualified contractor for further testing and removal or use caution when working with and around this material.
• Improve: The HVAC ducting requires cleaning. Repair as necessary or desired.

5. Description of Furnace & Water Heater Exhaust/Chimney/Flue- Exterior

Good	Fair	Poor	None
✔			

• Furnace Exhaust- PVC pipe- High efficiency unit.
• Water Heater Exhaust- Metal flue attached to Masonry Chimney

Condition/Concerns:

• The visible portions of the chimney/vent pipes exterior appeared satisfactory unless otherwise noted.

6. Description of Fireplace

Good	Fair	Poor	None
✔			

• Wood Burning Fireplace - No gas
• Brick firewall observed

Condition/Concerns:

• Fireplace and associated components appeared functional the day of inspection, unless otherwise noted. The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary by qualified fireplace/chimney specialist. The Home Inspector is not performing a fireplace inspection only a general visual observation of the accessible portions of the system. Operation testing is limited in scope and will only be performed to gas units with standard controls. The fireplace, water heater or furnace flue interiors are not inspected. Fireplaces are a component of your home with a significant amount of concern in regard to safety, fire hazard and significant expense if repairs are ever necessary. Additionally, a level 2 chimney inspection should be performed on the sale or transfer of a property. Although components of the fireplace(s) appeared satisfactory to the Home Inspector it may be prudent to have the system inspected and cleaned by a qualified contractor; if so desired contact a qualified contractor for further evaluation.
• Safety Concern- Repair- Improve: The fireplace firewalls have cracks noted. Contact a qualified chimney specialist for further evaluation, repair options and costs. Smaller cracks noted and the firewall is backed with brick exterior.







7. Dryer Vent & Other HVAC Components

Good ☑ Fair ☐ Poor ☐ None ☐

• Dryer Vent

Conditions/Concerns:

• Above components appeared satisfactory the day of inspection unless otherwise noted- see exclusions testing and inspection of these features is generally limited.

Electrical

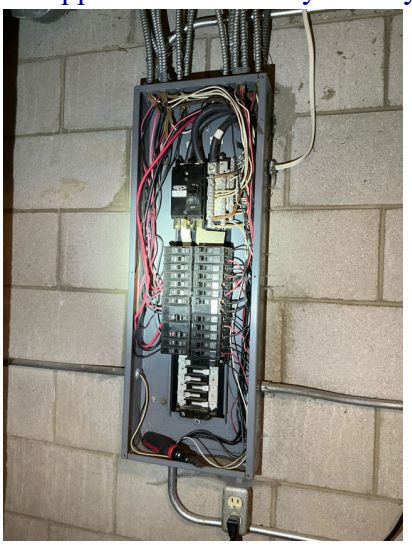
Electrical General Information and Limitations: Electrical components concealed behind finished surfaces are not visible to be inspected and are excluded from the inspection. Many times main electrical service grounding can be difficult to inspect as underground rods and wires are installed. The exterior electrical meter socket and pedestal is not removed to inspect. Each level of the home should have an operable smoke and carbon monoxide detector, these units should periodically be tested, repaired and replaced per manufacturers recommendations and state laws/regulations, replace battteeries and test upon ownership. GFCI protected outlets should be installed at wet locations such as kitchens, garages, exteriors and within 6' of a water source. You can recognize GFCI outlets by the test and reset buttons located on them. Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy, missing panel breaker labels are common and should be improved. Only a representative sampling of outlets, switches and light fixtures are tested. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring and other components which are not part of the primary electrical power distribution system. Stand alone generators require specific and ongoing maintenance if installed these units are not inspected other than general visual, check with seller for records.

1. Description of Electrical Panel

Good	Fair	Poor	None
✔			

Electrical Panel Size:
• Basement Location- Circuit Breaker- 200 Amp- 220V Rating
Sub-Panel:
• No Electrical Sub-Panel Observed.

Condition/Concerns:
• Main electrical panel appeared satisfactory the day of inspection unless otherwise noted.



2. Description of Service Entrance Conductors

Good	Fair	Poor	None
✔			

• Copper Main Wiring
• 4 Gauge Wire Size

Conditions/Concerns:
• Main electrical service wires entering the panel appeared satisfactory. See "Exterior" section of report for additional information.

3. Description of Overcurrent Protection

Good	Fair	Poor	None
✔			

• Circuit Breakers for overcurrent protection

Condition/Concerns:
• Electrical circuit breakers appeared to be satisfactory, unless otherwise noted.

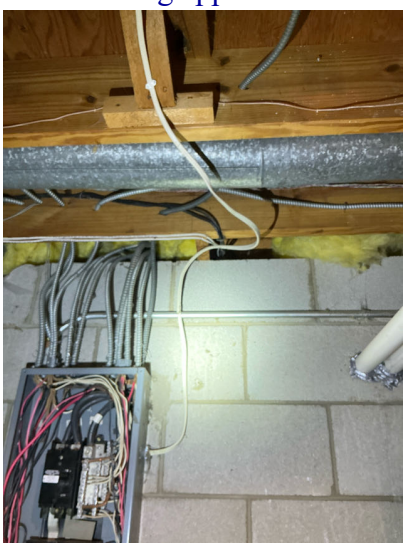
4. Description of Branch Wiring

Good	Fair	Poor	None
✔			

- Romex sheathed wiring
- Conduit protecting wiring
- "BX" Metallic sheathed cable

Conditions/Cocnerns:

- Visible branch electrical wiring appeared satisfactory unless otherwise noted.



5. Electrical System Grounding

Good	Fair	Poor	None
✔			

- Electrical service grounding noted inside Main Electrical panel.

Condition/Concern

- Electrical grounding appeared satisfactory at the main panel, water supply piping or exterior. There may be concealed grounding in the exterior grounds of the home but is very limited in view for inspection. Electrical system grounding standards have changed significantly throughout the years, during electrical improvements it is always beneficial to have the electrical grounding checked for being up to date with the National Electrical Code- "NEC".

6. Description of Smoke & Carbon Monoxide Detectors

Good	Fair	Poor	None
✔	✔		

- Smoke detectors require installation or repairs.
- CO Detectors require installation or repair.

Condition/Concerns

- Smoke & Carbon Monoxide detectors tested satisfactory the day of inspection. Batteries should be replaced annually and testers replaced as recommended by manufacture or every 10 years.



Plumbing

Plumbing General Information and Limitations: Sections of the plumbing system that are concealed by finishes and/or storage, below the structure, or beneath the ground surface and are not inspected and are excluded from the inspection. Leaks with the plumbing system can and will occur at various times throughout the life of a home but many times are considered a defect. Past leaks do not represent an issue unless the damage from the leaks has not been repaired or excessive and would then likely be noted in the interior or structure section of the report. Water flow and drain is a general observation and observed at all operable faucets and sinks, this again can become an issue at various times and require preventive maintenance. Underground lateral pipes from the home to the sewer or septic can be inspected internally but this is a separate test not performed with a standard home inspection but if so desired can be performed, this testing is not part of the home inspection. If water was not on to the home, the plumbing system could not be tested. Water softeners and added water treatment systems are not inspected for functionality, only general observations of connections and damage. If a private well and septic system is installed on the property an additional licensed contractor should perform well and septic system inspections. If there is a well and septic it is advised to check with the city to be sure the systems are accepatable and replacement or removal is not required, check with seller for any notices.Wash machines and connections are also limited to visual inspection of the plumbing connections, no testing of washer and dryers is performed. Toilets are flushed and checked for leaks, the wax ring under the toilet typically should be replaced every 10 years or less, this may be a beneficial item to replace upon taking ownership depending on age of home and remodeling. Radon testing is an additional service, if a radon system is installed no test is performed only visual inspection.

1. Description of Plumbing Water Entry and Supply Piping

Good	Fair	Poor	None
✔			

- Public Water Supply
- Main Water shutoff observed in basement
- Copper Water Supply Piping.

Conditions/Concerns

- Water supply lines, supports and pressure appeared satisfactory and was leak free the day of inspection, unless otherwise noted.
- Monitor: The water supply lines have a few areas of corrosion observed.



2. Description of Plumbing Drain System

Good	Fair	Poor	None
✔			

- Public Sewer System
- No plumbing Cross connections observed
- PVC, Galvanized & Cast Iron plumbing drain system
- Main plumbing clean out observed in the basement.

Condition/Concerns:

- The plumbing drain system appeared to have functional flow, operated normally and

appeared satisfactory the day of inspection unless otherwise noted.
• Monitor: A few areas of the plumbing drain system have corrosion observed.



3. Description of Water Heater Systems

Good	Fair	Poor	None
✔			

Type of water Heater:
• 40 Gallon gas water heater- See pictures for data plate information

Safety Controls:
• Water heater age approximately 17 years old
• Normal operating and safety features/controls observed- TPRV observed.

Condition/Concerns:

• Water Heater and associated components such as safety features control and vents appeared to be in satisfactory condition and operated normally, unless otherwise noted.
• Deferred Cost Item





4. Description of Gas System

Good	Fair	Poor	None
✔			

• Natural gas meter & Shutoff valve located at Exterior of home.
• Black pipe utilized for Natural gas system installation

Condition/Concerns:

• Gas system & associated components appeared satisfactory- no gas odors noted and gas shut off valve observed at gas meter and appliances, unless otherwise noted.

5. Radon System

Good	Fair	Poor	None
✔			

- No radon test was performed the day of inspection.

6. Description of Other Components

Good	Fair	Poor	None
			✔