# PRO-VIEW, INC.

# HOME INSPECTION REPORT



3919 Golfview Dr. Two Rivers, WI 54241

**Inspection Date:**
04/23/2026

**Prepared For:**
Rich Jones

**Prepared By:**
**Pro-View Inc.**
**4935 Sunset Rd.**
**Manitowoc, WI 54220**

**920-973-7841**

**ty@proviewinc.net**

**Report Number:**
18051

**Inspector:**
Ty Lippert

© 2026 **Pro-View Inc.**

# TABLE OF CONTENTS


| | |
|---|---|
| **REPORT OVERVIEW** | **4** |
| **RECEIPT/INVOICE** | **6** |
| **GROUNDS** | **7** |
| **ROOF** | **9** |
| **EXTERIOR** | **10** |
| **ELECTRICAL/AC** | **11** |
| **GARAGE** | **12** |
| **KITCHEN/LAUNDRY ROOM** | **13** |
| **BATHROOMS** | **15** |
| **ROOMS** | **17** |
| **INTERIOR** | **20** |
| **BASEMENT** | **22** |
| **PLUMBING** | **24** |
| **HEATING SYSTEM** | **26** |
| **ELECTRIC/COOLING SYSTEM** | **27** |
| **SUMMARY** | **29** |



© 2026 **Pro-View Inc.**

# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

## CONVENTIONS USED IN THIS REPORT

**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS** - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

***DEFECT** - 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.

• **Further Evaluation** - Item is not functioning as intended, needs further evaluation by a qualified contractor. • Needs Repair/Maintenance – The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of Defect.

• **Monitor** - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

• **Not Inspected** - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

• **Not Present** - Item not present or not found at time of inspection.

## THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The statements made in this report reflect the conditions as **existing at the day and time of the inspection only** and expire at the completion of the inspection. The limit of liability of Pro-View Inc. and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.


© 2026 **Pro-View Inc.**

## BUILDING DATA

| | |
|---|---|
| Approximate Age: | 25+ years per online sources |
| Style: | Single Family |
| Main Entrance Faces: | North |
| State of Occupancy: | Vacant |
| Weather Conditions: | Sunny |
| Recent Rain: | No |
| Ground cover: | Dry |
| Temperature: | 50-60ºF |
| Time Started: | 9:30am |
| Time Completed on site: | 12:20pm |


© 2026 **Pro-View Inc.**

# RECEIPT / INVOICE

Pro-View Inc.
4935 Sunset Rd.
Manitowoc, WI 54220
**920-973-7841**

Date: **04/23/2026** Inspection Number: **18051**

Name: **Rich Jones**




| | |
|---|---|
| Inspection: | $475.00 |
| Other: | |
| Total: | $475.00 |

**PAID IN FULL**

- ☑ Check #: **5047**
- ☐ Cash
- ☐ Credit Card:

Inspected By: **Ty Lippert**
License/Certification #: 2947-106


© 2026 **Pro-View Inc.**

# GROUNDS

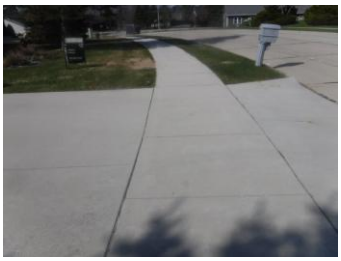
## SERVICE WALKS

☐ None ☐ ***Public sidewalk needs repair***

**Material:** ☑ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other

**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Trip Hazard***

☐ ***Pitched towards home*** ☐ ***Settling cracks*** ☐ Not visible ☐ Typical cracks



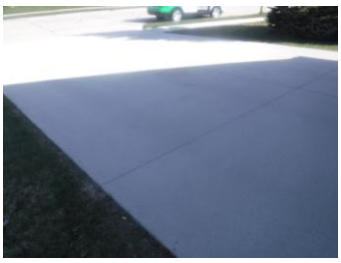

## DRIVEWAY/PARKING

☐ None

**Material:** ☑ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other

**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Fill cracks and seal

☐ ***Pitched towards home*** ☐ ***Trip hazard*** ☐ ***Settling Cracks*** ☐ Typical crack



## STOOPS/STEPS

☐ None ☐ ***Uneven risers***

**Material:** ☑ Concrete ☐ Wood ☐ Other ☐ ***Railing/Balusters recommended***

**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Cracked*** ☐ ***Settled***

☐ ***Rotted/Damaged*** ☐ ***Safety Hazard***




© 2026 **Pro-View Inc.**

## DECK *(flat, floored, roofless area)*

**Material:** ☑ Wood ☐ Metal ☑ Composite ☑ Underside not visible
**Finish:** ☐ Treated ☐ Painted/Stained ☐ Other
☐ ***Improper attachment to house*** ☐ ***Railing loose***
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Wood in contact with soil***




**A few of the composite boards were loose/not attached. Repair as needed.**

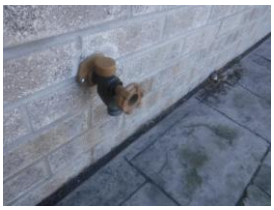
## LANDSCAPING

**Negative Grade:** ☐ East ☐ West ☐ North ☐ South ☑ Satisfactory
☐ ***Recommend additional backfill*** ☑ **Recommend window wells/covers** ☐ ***Trim back trees/shrubberies***
☐ ***Wood in contact with/improper clearance to soil*** ☐ Yard drains observed - not tested




## HOSE BIBS

☐ None ☐ No anti-siphon valve
**Operates:** ☐ Yes ☐ No ☐ Not tested ☑ Not on




## GENERAL COMMENTS

LANDSCAPING:
General site drainage was properly sloping away from the house.
Recommend window well covers.


© 2026 **Pro-View Inc.**

# ROOF

**ROOF VISIBILITY** ☑ All ☐ Partial ☐ None ☐ Limited by:

**INSPECTED FROM** ☐ Roof ☑ Ladder at eaves ☐ Ground (***Inspection Limited***) ☐ With Binoculars

**STYLE OF ROOF**

| | | | | | | |
|---|---|---|---|---|---|---|
| **Type:** | ☐ Gable | ☑ Hip | ☐ Mansard | ☐ Shed | ☐ Flat | ☐ Other |
| **Pitch:** | ☐ Low | ☐ Medium | ☑ Steep | ☐ Flat | | |

**ROOF COVERING**

**Roof #1:** Type: Asphalt Estimated Layers: 1 Layer Approximate age of cover: 20-25 years





**VENTILATION SYSTEM** **Type:** ☑ Soffit ☑ Ridge ☐ Gable ☐ Roof

**Appears Adequate:** ☑ Yes ☐ No ☐ Turbine ☐ Powered ☐ Other

(***See Attic section***)

**FLASHING** **Material:** ☑ Galv/Alum ☐ Asphalt ☑ Not visible in some areas ☑ Rubber

**Condition:** ☐ Satisfactory ☐ Marginal ☑ Poor ☐ ***Rusted***

☐ ***Separated from chimney/roof*** ☑ ***Recommend repair***



Rubber boot on plumbing vent stack is cracked. It appears that water is getting into the attic at this area. Recommend repair by a certified roofing contractor.

**CONDITION OF ROOF COVERINGS** **Roof #1:** ☐ Satisfactory ☑ Marginal ☐ Poor

**PLUMBING VENTS** ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☑ Poor/flashing

***Conditions reported above reflect <u>visible</u> portion only***

Roof appeared to be nearing end of its useful life, budget to replace in the future.
Rubber boot was cracked on plumbing vent. Recommend repair.


© 2026 **Pro-View Inc.**

# EXTERIOR

## GUTTERS/DOWNSPOUTS

☐ None ☐ ***Needs to be cleaned*** ☐ ***Downspouts needed***

| | | | | |
|---|---|---|---|---|
| **Material:** | ☐ Copper | ☐ Vinyl/Plastic | ☑ Galvanized/Aluminum | ☐ Other |
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor | ☐ ***Rusting*** |
| **Leaking:** | ☐ Corners | ☐ Joints | ☐ ***Hole in main run*** | |
| **Attachment:** | ☐ Loose | ☐ ***Missing spikes*** | ☐ ***Improperly sloped*** | |
| **Extension needed:** | ☐ North | ☐ South | ☐ East | ☑ West |




## SIDING

| | | | | | | |
|---|---|---|---|---|---|---|
| **Material:** | ☐ Stone | ☐ Slate | ☑ Brick | ☐ Fiberboard | ☐ Fiber-cement | ☐ Stucco |
| | ☐ Asphalt | ☐ Wood | ☐ Metal/Vinyl | ☐ Other | | |
| | ☐ Typical cracks | ☐ ***Monitor*** | ☐ ***Wood rot*** | ☐ Peeling paint | ☐ ***Loose/Missing/Holes*** | |
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor | ☐ ***Recommend repair/painting*** | | |

## TRIM, SOFFIT, FASCIA, FLASHING

| | | | | | |
|---|---|---|---|---|---|
| **Material:** | ☐ Wood | ☐ Fiberboard | ☑ Aluminum/Steel | ☐ Fiber Cement | ☐ Stucco |
| | ☐ ***Recommend repair/painting*** | | ☐ ***Damaged wood*** | ☐ Other | |
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor | | |

## CAULKING

| | | | |
|---|---|---|---|
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor |
| | ☑ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations*** | | |

## WINDOWS & SCREENS

☐ ***Failed/fogged insulated glass***

| | | | | | |
|---|---|---|---|---|---|
| **Material:** | ☐ Wood | ☐ Metal | ☑ Vinyl | ☐ Aluminum/Vinyl Clad | |
| **Screens:** | ☑ Torn | ☐ Bent | ☑ Some not installed | ☐ Glazing/caulk needed | |
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor | ☐ ***Wood rot*** | ☐ ***Recommend repair/painting*** |

## GENERAL COMMENTS

GUTTERS AND DOWNSPOUTS:
Gutters and downspouts were in overall adequate condition.
Recommend adding downspout extensions to discharge away from the house. Six foot - eight foot extensions recommended.
SIDING:
Siding appeared to be all intact and in overall satisfactory condition.
TRIM/SOFFIT/FLASHING:
Trim, soffit and flashing appeared to be intact and in overall maintained condition.
WINDOWS:
Some screens not installed or are torn.


© 2026 **Pro-View Inc.**

# ELECTRICAL/A/C - HEAT PUMP

## SERVICE ENTRY

☑ Underground ☐ Overhead ☐ ***Weather head/mast needs repair*** Condition: ☑ Sat. ☐ Marginal ☐ Poor
**Exterior outlets:** ☑ Yes ☐ No **Operative:** ☑ Yes ☐ No ☐ ***Overhead wires too low***
**GFCI present:** ☑ Yes ☐ No **Operative:** ☑ Yes ☐ No ☐ ***Less than 3' from balcony/deck/windows***
☐ **Reverse polarity** ☐ ***Open ground*** ☐ ***Safety Hazard***



## EXTERIOR DOORS

| | ***Patio*** | ***Storm*** | ***Entrance*** | |
|---|---|---|---|---|
| **Weatherstripping:** ☐ Satisfactory | ☑ Marginal | ☐ Poor | ☐ Missing | ☐ Replace |
| **Door Condition:** ☑ Satisfactory | ☐ Marginal | ☐ Poor | | |



Part of the frame at the rear door was loose. Recommend repair.

## EXTERIOR A/C

**UNIT #1:** ☐ N/A **Location:** Rear exterior






Brand: Tempstar Model #: N4A330AKG101 Approximate age: 6+ yrs.
**Outside Disconnect:** ☑ Yes ☐ No Maximum fuse/breaker rating: 25 Amp Fuses/breakers installed: 25 Amp
**Level:** ☑ Yes ☐ No ☐ ***Cabinet/housing rusted*** ☐ ***Improperly sized fuses/breakers***
**Condenser Fins:** ☐ ***Damaged*** ☑ Clean/service annually ☑ ***Not operated due to outside temperature***
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor

Recommend having serviced annually.
A/C not operated due to outside temperature.
Recommend removing vegetation from behind the condenser unit to improve air flow.


© 2026 **Pro-View Inc.**

# GARAGE




**TYPE** ☐ None
☑ Attached ☐ Detached ☐ 1-car ☑ 2+-car ☐ 3-car ☐ 4-car

**AUTOMATIC OPENER**
☑ Yes ☐ No ☑ Operable ☐ Inoperable

**SAFETY REVERSE**
**Operable:** ☑ Pressure reverse ☑ Electric eye ☐ ***Need(s) adjusting*** ☐ ***Safety hazard***

**FLOOR**
**Material:** ☑ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other
**Condition:** ☑ Satisfactory ☑ Typical cracks ☐ ***Large settling cracks*** ☐ ***Recommend evaluation/repair***

**SILL PLATES**
☑ Not visible ☐ Floor level ☐ Elevated ☐ ***Rotted/Damaged*** ☐ ***Recommend repair***

**OVERHEAD DOOR(S)** ☐ N/A
**Material:** ☐ Wood ☐ Fiberglass ☐ Masonite ☑ Metal ☐ ***Recommend repair***
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Overhead door hardware loose***
***Recommend Priming/Painting Inside & Edges*:** ☐ Yes ☐ No ☐ ***Recommend lubrication***

**EXTERIOR SERVICE DOOR** ☐ None
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Damaged/Rusted***

**ELECTRICITY PRESENT** ☑ Yes ☐ No ☐ Not visible
**Reverse polarity:** ☐ Yes ☑ No **Open ground:** ☐ Yes ☑ No ☐ ***Safety hazard***
**GFCI Present:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No ☐ ***Handyman/extension cord wiring***

**FIRE SEPARATION WALLS & CEILING** ***(Between garage & living area)***
☐ N/A ☑ Present ☐ ***Missing***
**Condition:** ☑ Satisfactory ☐ ***Safety hazard(s)*** ☐ ***Recommend repair***
**Fire door:** ☐ Not verifiable ☐ ***Not a fire door*** ☐ ***Needs repair***
☐ N/A ☑ Satisfactory ☐ Inoperative ☐ Missing
**Moisture Stains Present:** ☐ Yes ☑ No Typical Cracks: ☑ Yes ☐ No

**GENERAL COMMENTS**

GARAGE DOORS:
Garage doors and openers were in normal working order.


© 2026 **Pro-View Inc.**

# KITCHEN




**COUNTERTOPS** ☑ Satisfactory ☐ Marginal ☐ ***Recommend repair/caulking***

**CABINETS** ☑ Satisfactory ☐ Marginal ☐ ***Recommend repair/adjustment***

**PLUMBING COMMENTS**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Faucet Leaks:** | ☐ Yes | ☑ No | **Pipes leak/corroded:** | ☐ Yes | ☑ No | | |
| **Sink/Faucet:** | ☑ Satisfactory | ☐ Corroded | ☐ Chipped | ☐ Cracked | ☐ ***Recommend repair*** | | |
| **Functional Drainage:** | ☑ Adequate | ☐ Poor | **Functional Flow:** | ☑ Adequate | ☐ Poor | | |

**WALLS & CEILING**

**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Typical cracks ☐ ***Moisture stains***

**HEATING / COOLING SOURCE** ☑ Yes ☐ No

**FLOOR**

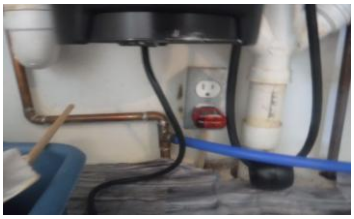
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

**APPLIANCES** ***(See remarks page)***

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ☑ Disposal | *Operates*: | ☐ Yes | ☑ No | ☐ Trash compactor | *Operates*: | ☐ Yes | ☐ No |
| ☐ Oven | *Operates*: | ☐ Yes | ☐ No | ☑ Exhaust fan | *Operates*: | ☑ Yes | ☐ No |
| ☐ Range | *Operates*: | ☐ Yes | ☐ No | ☐ Refrigerator | *Operates*: | ☐ Yes | ☐ No |
| ☑ Dishwasher | *Operates*: | ☑ Yes | ☐ No | | | | |
| **Dishwasher Airgap:** | | ☑ Yes | ☐ No | **Dishwasher Drain Line Looped:** | | ☑ Yes | ☐ No |
| **Outlets Present:** | | ☑ Yes | ☐ No | Operable: | ☑ Yes | ☐ No | |
| **G.F.C.I.:** | | ☑ Yes | ☐ No | Operable: | ☑ Yes | ☐ No | |

**Open ground/Reverse polarity within 6' of water:** ☐ Yes ☑ No ☐ ***Potential safety hazard(s)***

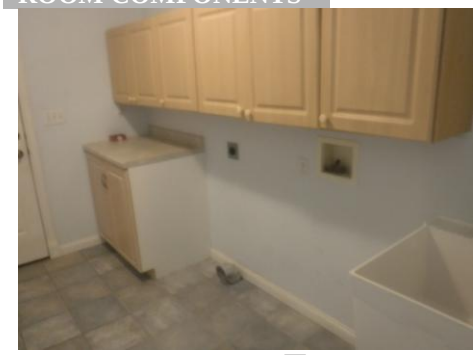
PLUMBING SUPPLY/DRAINAGE:
There were no visible active piping leaks at the time of the inspection.
DISPOSAL:
**Disposal not operated. The outlet that it was plugged into did not have power at the time of inspection. Repair as needed.**




© 2026 **Pro-View Inc.**

# *LAUNDRY ROOM*

## ROOM COMPONENTS



**Laundry sink:** ☐ N/A **Faucet leaks:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No
**Cross connections:** ☐ Yes ☑ No **Heat source present:** ☑ Yes ☐ No **Room vented:** ☐ Yes ☑ No
**Dryer vented:** ☐ N/A ☐ Wall ☐ Ceiling ☑ Floor ☐ Not vented
☐ ***Not vented to Exterior*** ☐ ***Recommend repair*** ☐ ***Safety hazard***
**Electrical:** Open ground/reverse polarity within 6' of water: ☐ Yes ☑ No ☐ ***Safety hazard***
**G.F.C.I. present:** ☐ Yes ☑ No **Operates:** ☐ Yes ☐ No
**Appliances:** ☐ Washer ☐ Dryer ☐ Water heater ☐ Furnace
**Washer hook-up lines/valves:** ☐ Leaking ☐ Corroded ☐ Not visible
**Gas Shut-off Valve:** ☑ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ ***Safety hazard*** ☐ Not visible

DOOR:

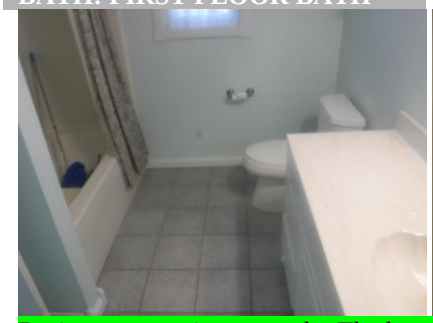
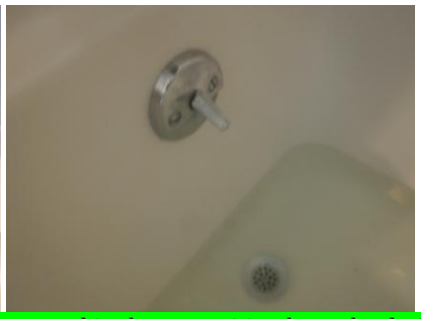
Latch for door was missing. Repair as needed.




© 2026 **Pro-View Inc.**

# BATHROOM(S)

## BATH: FIRST FLOOR BATH

Drain not operating properly. The lever stayed in the up position keep the drain closed. The lever had to be manually pushed down for the water to drain. Recommend repair by a certified plumber.

### SINK / TUB / SHOWER

**Faucet leaks:** ☐ Yes ☑ No **Loose:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No
**Fixture(s) Condition:** ☐ Satisfactory ☑ Marginal ☐ Poor

### TOILET

**Bowl Loose:** ☐ Yes ☑ No **Operates:** ☑ Yes ☐ No ☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

### SHOWER / TUB AREA / SINK

**Material:** ☑ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
**Caulk/Grouting Needed:** ☐ Yes ☑ No Where:
**Functional Drainage:** ☐ Adequate ☑ Poor **Functional Flow:** ☑ Adequate ☐ Poor

### WALLS / CEILING / CABINETS

**Moisture stains present:** ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No
**G.F.C.I. Present:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
**Open ground/Reverse polarity within 6' of water:** ☐ Yes ☑ No **Potential safety hazards present:** ☐ Yes ☑ No

### HEATING / COOLING SOURCE ☑ Yes ☐ No

**Window/Door:** ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor
**Exhaust Fan:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No **Noisy:** ☐ Yes ☑ No

### GENERAL COMMENTS

FAUCET/PIPES:
No visible leaks at time of inspection.
Drain for tub not operating properly. Recommend repair as needed.


© 2026 **Pro-View Inc.**

## BATH: FIRST FLOOR BATH



### SINK / SHOWER

**Faucet leaks:** ☐ Yes ☑ No **Loose:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No
**Fixture(s) Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor

### TOILET

**Bowl Loose:** ☐ Yes ☑ No **Operates:** ☑ Yes ☐ No ☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

### SHOWER AREA / SINK

**Material:** ☑ Ceramic/Plastic ☐ Fiberglass ☐ Masonite ☐ Other
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
**Caulk/Grouting Needed:** ☐ Yes ☑ No Where:
**Functional Drainage:** ☑ Adequate ☐ Poor **Functional Flow:** ☑ Adequate ☐ Poor

### WALLS / CEILING / CABINETS

**Moisture stains present:** ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No
**G.F.C.I. present:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
**Open ground/Reverse polarity within 6' of water:** ☐ Yes ☑ No **Potential safety hazards present:** ☐ Yes ☑ No

### HEAT / COOLING SOURCE ☑ Yes ☐ No

**Window/Door:** ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor
**Exhaust Fan:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No **Noisy:** ☐ Yes ☑ No

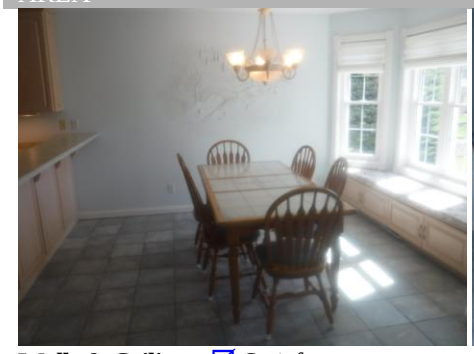
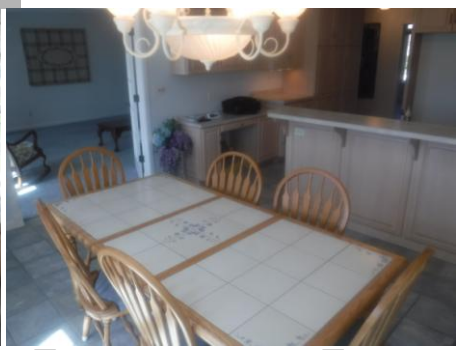
### GENERAL COMMENTS

FAUCET/PIPES:
No visible leaks at time of inspection.


© 2026 **Pro-View Inc.**

## ROOMS

**LOCATION:** FIRST FLOOR DINING AREA

**Walls & Ceiling:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Moisture stains:** ☐ Yes ☑ No
**Floor:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Typical cracks:** ☐ Yes ☑ No
**Ceiling Fan:** ☑ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
**Electrical:** **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
**Open ground/Reverse polarity:** ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
**Heating/Cooling Source:** ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
**Bedroom Egress Restricted:** ☑ N/A ☐ Yes ☐ No
**Doors & Windows:** Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

**LOCATION:** FIRST FLOOR LIVING ROOM




**Walls & Ceiling:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Moisture stains:** ☐ Yes ☑ No
**Floor:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Typical cracks:** ☐ Yes ☑ No
**Electrical:** **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
**Open ground/Reverse polarity:** ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
**Heating/Cooling Source:** ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
**Bedroom Egress Restricted:** ☑ N/A ☐ Yes ☐ No
**Doors & Windows:** Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass


© 2026 **Pro-View Inc.**

**LOCATION:** FIRST FLOOR
FAMILY ROOM

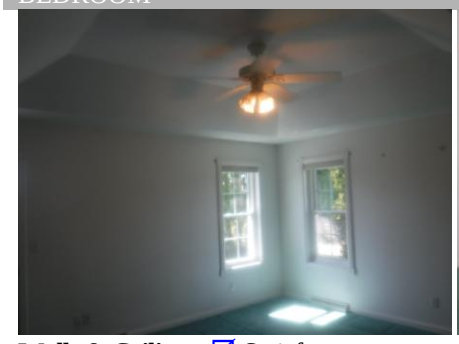



**Left window does not open. Repair as needed.**

**Walls & Ceiling:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Moisture stains:** ☐ Yes ☑ No
**Floor:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Typical cracks:** ☐ Yes ☑ No
**Ceiling Fan:** ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
**Electrical:** **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
**Open ground/Reverse polarity:** ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
**Heating/Cooling Source:** ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☑ No
**Doors & Windows:** Operational: ☑ Yes ☑ No/left window
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

WINDOW/DOOR:
Window did not open.

**LOCATION:** FIRST FLOOR
BEDROOM




**Walls & Ceiling:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Moisture stains:** ☐ Yes ☑ No
**Floor:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Typical cracks:** ☐ Yes ☑ No
**Ceiling Fan:** ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
**Electrical:** **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
**Open ground/Reverse polarity:** ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
**Heating/Cooling Source:** ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☑ No
**Doors & Windows:** Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass


© 2026 **Pro-View Inc.**

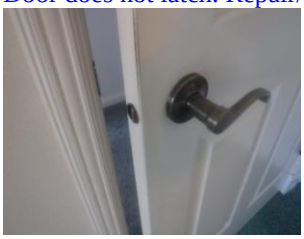
**LOCATION:** FIRST FLOOR BEDROOM




**Walls & Ceiling:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Moisture stains:** ☐ Yes ☑ No
**Floor:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Typical cracks:** ☐ Yes ☑ No
**Ceiling Fan:** ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
**Electrical:** **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
**Open ground/Reverse polarity:** ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
**Heating/Cooling Source:** ☐ Yes ☑ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
**Bedroom Egress Restricted:** ☐ N/A ☐ Yes ☑ No
**Doors & Windows:** Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☑ No ☐ Missing ☐ Cracked Glass

**GENERAL COMMENTS**

WINDOW/DOOR:
Door does not latch. Repair/adjust as needed.



Closet door is off track and missing hardware. Recommend repair.



Window does not latch. Recommend repair.




© 2026 **Pro-View Inc.**

# INTERIOR

## INTERIOR WINDOWS / GLASS

**Condition:** ☐ Satisfactory ☑ Marginal ☐ Poor ☑ ***Maintain as needed***
☑ Representative number of windows operated ☐ Painted shut
**Evidence of Leaking Insulated Glass:** ☐ Yes ☑ No ☐ N/A **Safety Glazing Needed:** ☐ Yes ☐ No
☐ Glazing compound needed ☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***

## FIREPLACE

☐ None Location(s): Living room



**Type:** ☑ Gas ☐ Wood ☐ ***Woodburner stove*** ☐ Electric ☐ Ventless
**Material:** ☐ Masonry ☑ Metal (pre-fabricated) ☐ Metal insert
**Hearth Adequate:** ☑ Yes ☐ No **Mantle:** ☐ N/A ☑ Satisfactory ☐ Adequate ☐ Loose/missing
**Physical Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend having flue cleaned and re-examined***

## SMOKE / CARBON MONOXIDE DETECTORS

**Present:** Smoke Detectors: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No ☐ Not tested
CO Detector: ☑ Yes ☑ **No/1st floor** **Operates:** ☑ Yes ☐ No ☐ Not tested

**Recommend smoke and CO detectors on every level of the home and attached garages for added protection. Test often and replace as needed.**

## ATTIC/STRUCTURE/FRAMING/INSULATION

☐ N/A





**Access:** ☐ Stairs ☐ Pulldown ☑ Scuttlehole/Hatch ☐ ***No access*** ☐ Other
**Inspected From:** ☐ Access panel ☑ In the attic ☐ Other
**Location:** ☐ Bedroom hall ☑ Bedroom closet ☑ Garage ☐ Other
**Flooring:** ☐ Complete ☐ Partial ☑ None
**Insulation:** Type: Fiberglass ☑ Batts ☑ Loose Average inches: 12+
☐ ***Damaged*** ☐ ***Displaced*** ☐ ***Missing*** ☐ ***Compressed*** ☐ ***Recommend Baffles @ Eaves***
**Installed In:** ☐ Rafters ☐ Walls ☑ Between ceiling joists ☐ Not visible
**Ventilation:** ☑ ***Ventilation appears adequate*** ☐ ***Recommend additional ventilation***
**Fans Exhausted To:** ☐ N/A Attic: ☐ Yes ☐ No Outside: ☐ Yes ☐ No ☑ Not visible
**Structural Problems Observed:** ☐ Yes ☑ No ☐ ***Recommend repair*** ☐ ***Recommend Structural Engineer***
**Roof Structure:** ☐ Rafters ☑ Trusses ☑ Wood ☐ Metal ☐ Other


© 2026 **Pro-View Inc.**

**Collar Ties Present:** ☐ Yes ☐ No ☑ N/A
**Roof Sheathing:** ☐ Plywood ☑ OSB ☐ lx Wood ☐ ***Rotted*** ☑ ***Stained*** ☐ ***Delaminated***
**Evidence of Condensation/Moisture Leaking:** ☑ **Yes** ☐ No




Indication of moisture leak around vents. Sheathing is stained. Recommend evaluation and repair by a certified roofing contractor.

**Ceiling Joists:** ☐ Wood ☐ Metal ☐ Other ☑ Not visible
**Vapor Barriers:** ☐ Kraft/foil faced ☐ Plastic ☑ Not visible ☐ Improperly installed
**Firewall Between Units:** ☑ N/A ☐ Yes ☐ No ☐ ***Needs repair/sealing***
**Electrical:** ☐ ***Open junction box(es)*** ☐ ***Handyman wiring*** ☐ ***Visible knob-and-tube***

## GENERAL COMMENTS

SMOKE & CO DETECTORS:
Smoke and carbon monoxide detectors recommended on every level of home.
ATTIC FRAMING:
Visible trusses and sheathing showed no major defects or damage at time of inspection.
SHEATHING:
Sheathing had some moisture stains around vent pipes. Repair as needed.
ATTIC INSULATION:
Insulation was sufficient for homes in this area.
ATTIC VENTILATION:
Ventilation was normal.


© 2026 **Pro-View Inc.**

# BASEMENT

**STAIRS** ☐ N/A

| | | | | | |
|---|---|---|---|---|---|
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor | ☐ Typical wear and tear | ☐ Need repair |
| **Handrail:** | ☑ Yes | ☐ No | **Condition:** | ☑ Satisfactory | ☐ Loose |
| **Headway Over Stairs:** | ☑ Satisfactory | ☐ ***Low clearance*** | ☐ ***Safety hazard*** | | |



**VISIBLR FOUNDATION** **Condition:** ☑ Satisfactory ☐ Marginal ☐ ***Have evaluated*** ☑ ***Monitor***

| | | | | |
|---|---|---|---|---|
| **Material:** | ☐ Brick | ☐ Concrete block | ☐ Fieldstone | ☑ Poured concrete |
| **Horizontal Cracks:** | ☐ North | ☐ South | ☐ East | ☐ West |
| **Step Cracks:** | ☐ North | ☐ South | ☐ East | ☐ West |
| **Vertical Cracks:** | ☐ North | ☐ South | ☐ East | ☐ West |
| **Covered Walls:** | ☐ North | ☑ South/partial | ☐ East | ☑ West/partial |
| **Movement Apparent:** | ☐ North | ☐ South | ☐ East | ☐ West |
| **Indication Of Moisture:** | ☐ Yes | ☑ No | ☐ Fresh | ☐ Old stains |









***Condition reported above reflects <u>visible</u> portion only***

**FLOOR**

| | | | | |
|---|---|---|---|---|
| **Material:** | ☑ Concrete | ☐ Dirt/Gravel | ☐ Not visible | ☐ Other |
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor | ☑ Typical cracks |


© 2026 **Pro-View Inc.**

## BASEMENT DRAINAGE

**Sump Pump:** ☐ Yes ☑ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ ***Not tested***
**Floor Drains:** ☑ Yes ☑ Inside not visible **Tested:** ☐ Yes ☑ No ☑ Clean as needed



## GIRDERS / BEAMS / COLUMNS

**Material:** ☑ Steel ☑ Wood ☐ Block ☐ Concrete ☐ Not visible
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted

## JOISTS

**Material:** ☑ Wood ☐ Steel ☐ Truss ☐ Not visible
☐ 2x8 ☑ 2x10 ☐ 2x12 ☐ Engineered I-Type ☐ ***Sagging/altered joists***
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor

## GENERAL COMMENTS

FOUNDATION:
Some foundation walls were covered with paneling/drywall and were not visible.
No representation can be made to the conditions of the covered walls.
Visible foundation appeared to be in overall satisfactory condition.
BASEMENT DRAINAGE:
No active seepage visible at the time of the inspection.
Inside floor drain is not visible/not tested.
No representation can be made to future leaking of the basement walls.


© 2026 **Pro-View Inc.**

# PLUMBING

## WATER SERVICE

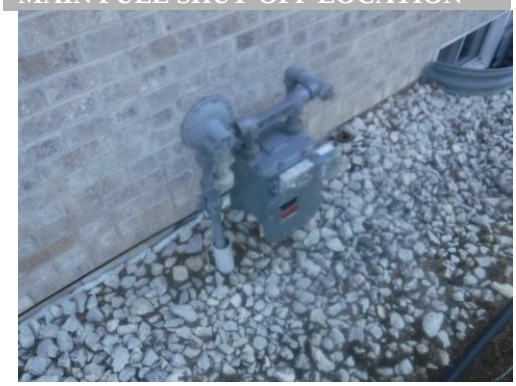
**Main Shut-off Location:** In the basement



**Water Entry Piping:** ☐ Not visible ☑ Copper ☐ Plastic
**Visible Water Distribution Piping:** ☑ Copper ☐ Galvanized ☑ Plastic
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Lead Other Than Solder Joints:** ☐ Yes ☐ No ☑ Unknown ☐ Service entry
**Functional Flow:** ☑ Adequate ☐ Poor ☐ ***Water pressure over 80 psi***
**Pipes, Supply/Drain:** ☐ ***Corroded*** ☐ ***Leaking*** ☐ ***Valves broken/missing*** ☐ ***Dissimilar metal***
**Drain/Waste/Vent Pipe:** ☐ Copper ☐ Cast iron ☐ Galvanized ☑ PVC ☐ ABS
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor
**Traps Proper P-Type:** ☐ N/A ☑ Yes ☐ No ☐ ***P-traps recommended***
**Functional Drainage:** ☑ Adequate ☑ **Poor/tub** ☑ **Recommend plumber evaluate**
**Interior Fuel Storage System:** ☐ Yes ☑ No Leaking: ☐ Yes ☐ No
**Gas Line:** ☐ Copper ☐ Brass ☑ Black iron ☐ Stainless steel ☑ CSST ☐ Not visible
**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor

## MAIN FUEL SHUT-OFF LOCATION

On the side exterior wall ☐ N/A

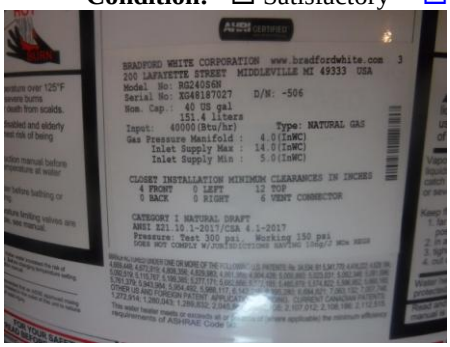



© 2026 **Pro-View Inc.**

## WATER HEATER #1

☐ N/A **Condition:** ☐ Satisfactory ☑ Marginal ☐ Poor





**Brand name**: Bradford White **Serial #:** XG48187027

**Type:** ☑ Gas ☐ Electric ☐ Oil ☐ Other

**Unit Elevated:** ☐ Yes ☐ No ☑ N/A ☐ ***Tank/Piping corroded/leaking***

**Capacity:** 40 gallons Approximate age: 5+ year(s)

**Combustion Air Venting Present:** ☑ Yes ☐ No ☐ N/A Seismic restraints needed: ☐ Yes ☐ No ☑ N/A

**Relief Valve:** ☑ Yes ☐ No **Extension proper:** ☑ Yes ☐ No ☐ ***Missing*** ☐ ***Recommend repair***

**Vent Pipe:** ☐ N/A ☑ Satisfactory ☑ Pitch proper ☐ ***Improper*** ☐ ***Rusted*** ☐ ***Recommend repair***

## WATER SOFTENER

***(Unit not evaluated)***



**Water softener was not tested and was unplugged. The Bypass valve did would not push in. Evaluate repair as needed.**

## GENERAL COMMENTS

WATER SERVICE:
Supply pipe should be secured.





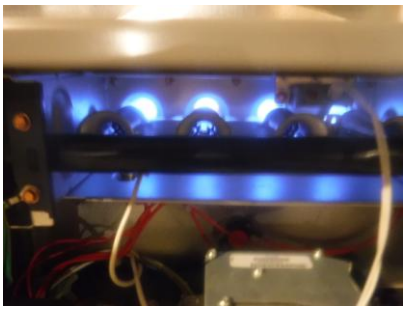

© 2026 **Pro-View Inc.**

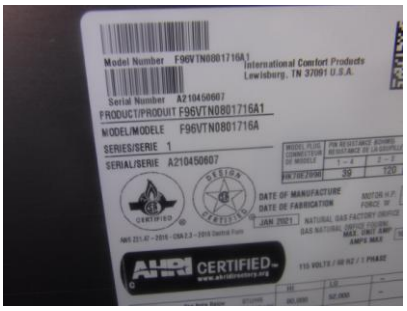
# HEATING SYSTEM

## HEATING SYSTEM

Location: In the basement








**Brand Name:** Tempstar — Approximate age: 5+ year(s) ☐ Unknown
Model #: F96VTN0801716A — Serial #: A210450607

| | | | | | |
|---|---|---|---|---|---|
| ***Energy Source:*** | ☑ Gas | ☐ LP | ☐ Oil | ☐ Electric | ☐ Solid Fuel |
| ***Warm Air System:*** | ☐ Belt drive | ☑ Direct drive | ☐ Gravity | ☑ Central system | ☐ Floor/Wall unit |
| ***Heat Exchanger***: | ☐ N/A (sealed) | ☑ Visual/limited | ☐ ***Flame distortion*** | ☐ ***Rusted*** | ☐ ***Carbon/soot buildup*** |
| ***Carbon Monoxide:*** | ☐ N/A | ☐ Detected at Plenum/Register | ☑ Not tested | | |
| ***Combustion Air Venting Present:*** | | ☑ Yes | ☐ No | ☐ N/A | |
| ***Controls:*** | Disconnect: ☑ Yes ☐ No | ☑ Normal operating and safety controls observed | | | |
| ***Distribution:*** | ☑ Metal duct | ☑ Insul. flex duct | ☑ Cold air returns | ☐ Duct board | ☐ ***Asbestos-like wrap*** |
| ***Filter:*** | ☑ Standard | ☐ Electrostatic | ☑ Satisfactory | ☐ Needs cleaning/replacement | ☐ Missing |

**When Turned On By Thermostat:** ☑ Fired ☐ Did not fire — Proper Operation: ☑ Yes ☐ No ☐ Not tested

***System Not Operated Due To:*** ☐ Exterior temperature ☐ Other

☐ ***Recommend technician examine*** — ***System Condition:*** ☑ Satisfactory ☐ Marginal ☐ Poor

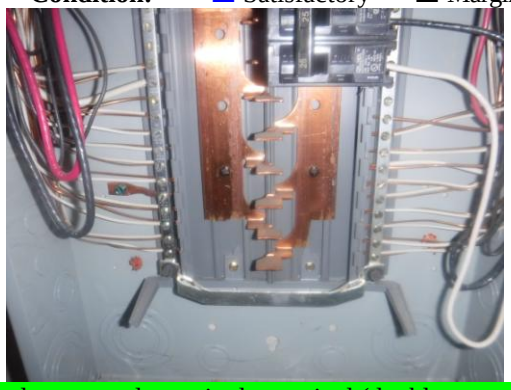
## GENERAL COMMENTS

FURNACE:
Furnace was in normal working order at the time of the inspection.
Recommend having a contractor to evaluate annually to ensure proper operation.


© 2026 **Pro-View Inc.**

# ELECTRIC/COOLING SYSTEM

**MAIN PANEL** Location: Basement **Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor

Multiple neutral and ground wires were observed connected to a single terminal (double-tapped) on the bus bar in the service panel. Each neutral wire must be terminated individually. Double-tapping can lead to loose connections and overheating. If one circuit is serviced, the other may lose its connection, creating an unsafe electrical condition. Recommend a certified electrician repair.

**Adequate Clearance To Panel:** ☑ Yes ☐ No Amperage: 200 Volts 120/240 ☑ Breakers ☐ Fuses
**Appears Grounded:** ☑ Yes ☐ No ☐ Not visible
**G.F.C.I. present:** ☐ Yes ☑ No **Operative**: ☐ Yes ☐ No
**A.F.C.I. present:** ☐ Yes ☑ No **Operative**: ☐ Yes ☐ No
**MAIN WIRE:** ☐ Copper ☑ Aluminum ☐ Copper clad aluminum ☐ Not visible
☐ ***Tapping before the main breaker*** ☐ ***Double tapping of the main wire***
**Condition:** ☑ Satisfactory ☐ Poor ☐ **Federal Pacific Panel Stab Lok®**
**BRANCH WIRE:** ☑ Copper ☐ **Aluminum*** ☐ Copper clad aluminum ☐ Not visible
**Condition:** ☑ Satisfactory ☐ Poor ☑ ***Recommend electrician evaluate/repair****
☑ Romex ☐ BX cable ☐ Conduit ☐ ***Knob & tube*****
☑ ***Double tapped neutrals*** ☐ ***Wires undersized/oversized breaker/fuse***
☐ Panel not accessible ☐ Not evaluated

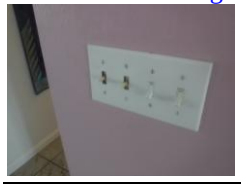
## ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

**Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor
☐ Open grounds ☐ Reverse polarity ☐ GFCIs not operating
☐ ***Solid conductor aluminum branch wiring circuits****
☐ Ungrounded 3-prong outlets ☐ ***Recommend electrician evaluate/repair****

## GENERAL COMMENTS

MAIN PANEL:
Each neutral wire should have its own lug/screw.
SWITCHES:
Handles are missing on hallway switch.




© 2026 **Pro-View Inc.**

| COOLING SYSTEM | ☑ Central system | ☐ Wall Unit | | | |
|---|---|---|---|---|---|
| **Energy Source:** | ☑ Electric | ☐ Gas | ☐ Water | ☐ Other | |
| **Unit Type:** | ☑ Air cooled | ☐ Water cooled | ☐ Gas chiller | ☐ Geothermal | |
| ***Evaporator Coil:*** | ☐ Satisfactory | ☑ Not visible | ☐ Needs cleaning | ☐ Damaged | |
| **Refrigerant lines:** | ☐ ***Leak*** | ☐ ***Damage*** | ☐ ***Insulation missing*** | | ☐ Satisfactory |
| **Condensate Line/Drain:** | ☐ To exterior | ☐ To pump | ☑ Floor drain | ☐ Other | |
| **Condition:** | ☑ Satisfactory | ☐ Marginal | ☐ Poor | | |
| | ☑ ***Not operated due to exterior temperature*** | | | | |
| | ☑ ***Recommend HVAC technician examine/clean/service annually*** | | | | |

**GENERAL COMMENTS**

A/C was not operated due to outside temperature.
Recommend an HVAC contractor examine annually.


© 2026 **Pro-View Inc.**




## ITEMS NOT OPERATING/TESTED/INSPECTED

**Floor drain not tested/inspected**
**A/C not operated due to outside temperature**
**Disposal not operated/outlet did not have power**

## MAJOR CONCERNS/DEFECTS

**Cracked rubber boot on plumbing vent/possible leak in attic—Page 9/21**

## POTENTIAL SAFETY HAZARDS

**Each neutral wire (white) should be under its own screw on bus bar in service panel—Page 27**

## DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy or show indications that they may require maintenance, repair or replacement anytime during the next five (5) years.*

**Roof that is 25+ years**
**Water heater that is 5+ years**
**Window and door maintenance and or repair**
**Repair of drain for tub**


© 2026 **Pro-View Inc.**

**This confidential report is prepared exclusively for Rich Jones**
© 2026 **Pro-View Inc.**