PRO-VIEW, INC.

HOME INSPECTION REPORT



1345 Annie Ct. Sheboygan, WI 54308

Inspection Date:
07/25/2025

Prepared For:
Cynthia Cervantes

Prepared By:
Pro-View Inc.
P.O. Box 2048
Manitowoc, WI 54221

920-973-7841

ty@proviewinc.net

Report Number:
17088

Inspector:
Ty Lippert

© 2025 **Pro-View Inc.**

TABLE OF CONTENTS

REPORT OVERVIEW	**4**
RECEIPT/INVOICE	**6**
GROUNDS	**7**
ROOF	**9**
EXTERIOR	**10**
ELECTRICAL/AC	**12**
GARAGE	**14**
KITCHEN/LAUNDRY ROOM	**17**
BATHROOMS	**19**
ROOMS	**20**
INTERIOR	**24**
BASEMENT	**26**
PLUMBING	**28**
HEATING SYSTEM	**30**
ELECTRIC/COOLING SYSTEM	**31**
SUMMARY	**33**

© 2025 **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.

© 2025 **Pro-View Inc.**

BUILDING DATA

Approximate Age:	97+ years per online sources
Style:	Single Family
Main Entrance Faces:	North
State of Occupancy:	Occupied
Weather Conditions:	Sunny
Recent Rain:	Yes
Ground cover:	Damp
Temperature:	Over 65ºF
Time Started:	7:45am
Time Completed on site:	11:00am

Some areas of the home and garage interiors were not visible/inspected due to sellers personal/storage items. No representation can be made to covered or inaccessible areas.

Potential for lead based paint on exterior and interior of home. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

© 2025 **Pro-View Inc.**

RECEIPT / INVOICE

Pro-View Inc.
P.O. Box 2048
Manitowoc, WI 54221
920-973-7841

Date: **07/25/2025** Inspection Number: **17088**

Name: **Cynthia Cervantes**



Inspection:	$500.00
Other**	
Total:	$500.00

PAID IN FULL

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

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

© 2025 **Pro-View Inc.**

GROUNDS

SERVICE WALKS ☐ None ☐ ***Public sidewalk needs repair***

Material: ☑ Concrete ☐ Flagstone ☐ Gravel ☑ Landscaping blocks

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 cracks



STOOPS/STEPS ☐ None ☑ ***Uneven risers***

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

Condition: ☐ Satisfactory ☑ Marginal/poor ☑ ***Settled***




Steps are settled and side steps are loose and slightly unstable. Recommend repair.

© 2025 **Pro-View Inc.**

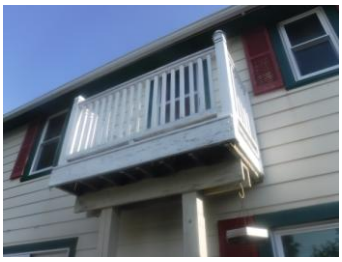
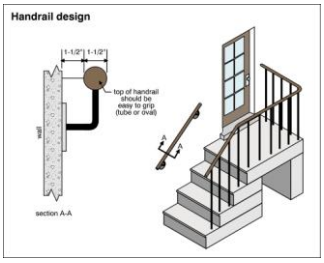
DECK/BALCONY *(flat, floored, roofless area)* ☐ None

Material: ☑ Wood ☐ Metal ☐ Composite ☐ Not visible ☐ ***Railing/Balusters recommended***

Finish: ☑ Treated ☑ Painted/Stained ☐ Other

☐ ***Improper attachment to house*** ☐ ***Railing loose***

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Wood in contact with soil***

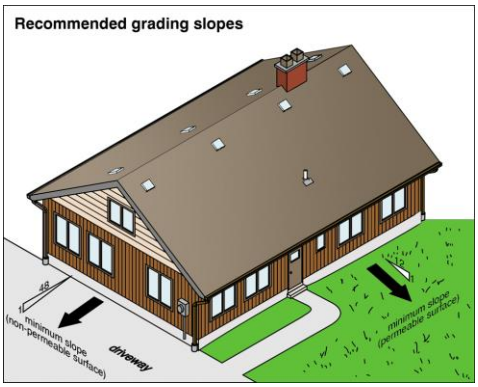
Graspable railings recommended.

LANDSCAPING **(*See remarks page*)**

Negative Grade: ☑ East ☑ West ☑ North ☑ South ☑ Marginal

☑ ***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/anti-freeze valve

Operates: ☑ Yes ☐ No ☐ Not tested ☐ Not on



GENERAL COMMENTS

STOOPS/STEPS:
Steps were settled, but in usable condition. Recommend repair.
Step risers are uneven, may present a slight trip hazard.
LANDSCAPING:
Low areas next to the foundation need some correction.
Recommend additional backfill to create a proper pitch away from the house.

© 2025 **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: 1-5+ years




VENTILATION SYSTEM **Type:** ☐ Soffit ☑ Ridge ☐ Gable ☐ Roof
Appears Adequate: ☐ Yes ☑ No ☐ Turbine ☐ Powered ☐ Other
(***See Interior remarks page***) (***See Attic section***)

FLASHING **Material:** ☑ Galv/Alum ☐ Asphalt ☑ Not visible in some areas ☑ Rubber
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Rusted***
☐ ***Separated from chimney/roof*** ☐ ***Recommend Sealing*** ☐ Other

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

PLUMBING VENTS ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor
☐ ***Recommend roofer evaluate***



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

GENERAL COMMENTS

ROOF:
Roof coverings appeared overall satisfactory.

© 2025 **Pro-View Inc.**

EXTERIOR

CHIMNEY

☐ None Location: Middle of roof



Viewed From: ☐ Roof ☑ Ladder at eaves ☑ Ground with binoculars
Rain Cap/Spark Arrestor: ☐ Yes ☑ No ☑ ***Recommended***
Chase: ☑ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed
Evidence of: ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose Brick ☐ Rust
Flue: ☑ Tile ☐ Metal ☐ ***Unlined*** ☑ Inside not visible
Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote ☑ ***Not evaluated (See remarks page)***
☐ ***Have flue(s) cleaned and re-evaluated*** ☐ ***Recommend Cricket/Saddle/Flashing***
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

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 (See remarks page)***
Extension needed: ☑ North ☐ South ☐ East ☐ West





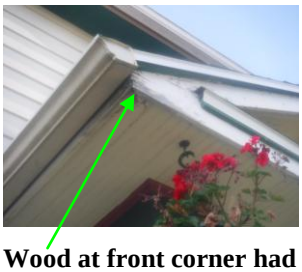
SIDING

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

© 2025 **Pro-View Inc.**

TRIM, SOFFIT, FASCIA, FLASHING

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



Wood at front corner had some minor deterioration. Repair/maintain as needed.

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 ☑ Glazing compound needed on wood windows
Condition: ☑ Satisfactory ☑ Marginal/wood ☐ Poor ☐ ***Wood rot***

GENERAL COMMENTS

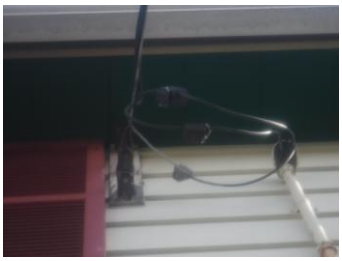
CHIMNEY:
Recommend capping the flue with a screened weather cap.
GUTTERS AND DOWNSPOUTS:
Gutters and downspouts were in overall adequate condition.
Recommend adding downspout extensions to discharge away from the house. Six foot - eight foot extensions recommended.
SIDING:
Siding appeared to be all intact and in overall satisfactory condition.
TRIM/SOFFIT/FLASHING:
Trim, soffit and flashing appeared to be intact and in overall maintained condition, except where noted above.
WINDOWS:
Glazing compound needed in some areas.
Some screens are torn.

© 2025 **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/rear ☑ No/front **Operative:** ☑ Yes ☐ No
☐ **Reverse polarity** ☐ ***Open ground*** ☐ ***Safety Hazard***

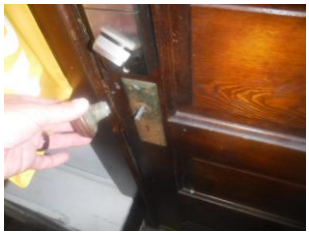



Front outlet was not GFCI protected. Recommend installation of a GFCI protected outlet.

EXTERIOR DOORS

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



Screen door on deck was hard to close and door frame was cracked, screen was torn on door to balcony and handle was loose on side entrance door. Recommend repair.

© 2025 **Pro-View Inc.**

EXTERIOR A/C

UNIT #1: ☐ N/A **Location:** Rear Exterior wall





Brand: Luxaire Model #: CA5024URB1 Approximate age: 32+ 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 ☐ ***Damaged base/pad***

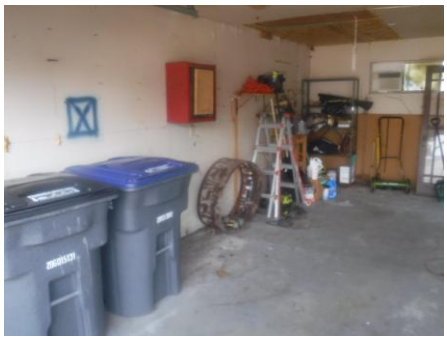
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor

GENERAL COMMENTS

A/C was marginal and aging, but in working order at time of inspection. Budget to replace in the future.
Recommend trimming back vegetation from around the condenser unit to improve air flow.
Recommend having serviced annually.

© 2025 **Pro-View Inc.**

GARAGE

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

AUTOMATIC OPENER
☑ Yes ☐ No ☑ Operable ☐ Inoperable ☑ ***Remote not available***

SAFETY REVERSE
Operable: ☑ Pressure reverse/missing ☑ Electric eye/improper install ☑ ***Need(s) adjusting*** ☑ ***Safety hazard***



Photoelectric safety eyes are installed halfway up the rail. They should be installed approximately 4 inches from the floor. Safety pressure reverse not present and needs adjustment. Safety concern. Recommend repair.

ROOFING
Material: Type: Asphalt Approx. Age: 1-5+ years Approx. layers: 1 Layer




Recommend trimming back trees and vegetation.

GUTTERS / EAVESTROUGH ☑ Needs cleaning
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

© 2025 **Pro-View Inc.**

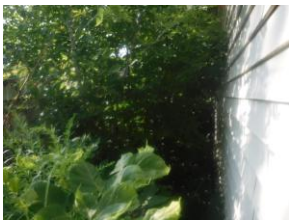
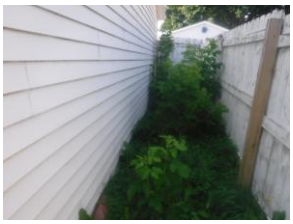
SIDING / TRIM

Siding: ☐ Same as house ☐ Wood ☐ Metal ☑ Vinyl
☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard
Trim: ☐ Same as house ☐ Wood ☑ Aluminum ☐ Vinyl






Siding and trim had some minor damage. Repair as needed.

Recommend trimming back/removal of vegetation around garage.

FLOOR

Material: ☑ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other
Condition: ☑ Satisfactory ☑ Typical cracks ☐ ***Large settling cracks*** ☐ ***Recommend evaluation/repair***
Burners less than 18" above garage floor: ☑ N/A ☐ Yes ☐ No ☐ ***Safety hazard***

SILL PLATES

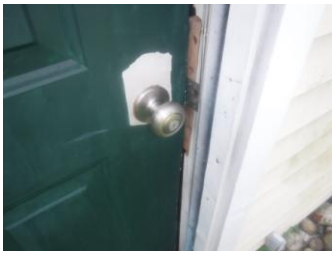
☑ Not visible ☐ Floor level ☐ Elevated ☐ ***Rotted/Damaged*** ☐ ***Recommend repair***

OVERHEAD DOOR

☐ 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 ☑ ***Weatherstripping missing/damaged***

EXTERIOR SERVICE DOOR

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



Door had some minor damage and did not latch. Recommend repair.

© 2025 **Pro-View Inc.**

ELECTRICITY PRESENT ☑ Yes ☐ No ☐ Not visible

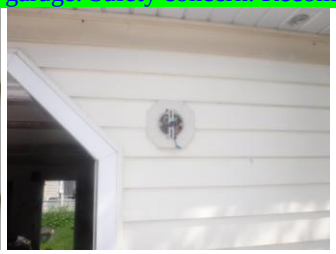
Reverse polarity: ☐ Yes ☑ No **Open ground:** ☐ Yes ☑ No ☑ ***Safety hazard/missing cover plates***

GFCI Present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No ☐ ***Handyman/extension cord wiring***




GENERAL COMMENTS

GARAGE ROOF:
Roof appeared to be overall intact and in satisfactory condition.
Recommend trimming back trees.
GARAGE GUTTERS:
Gutters full of debris and should be cleaned out.
GARAGE SIDING/GARAGE TRIM:
Siding and trim had some minor damage/deterioration and was in need of repairs.
Recommend trimming/removal of vegetation.
GARAGE DOOR:
Photoelectric safety eyes are improperly installed. Potential safety hazard.
Garage door opener safety pressure reverse not working properly, needs adjusting.
SERVICE DOOR:
Door does not latch. Recommend repair.
GARAGE INTERIOR:
Sill plates not visible.
GARAGE ELECTRICAL:
Missing cover plates are a potential safety hazard.
Live exposed wires at front of garage. Safety concern. Recommend repair by a certified electrician.

© 2025 **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		



Faucet was leaking. Repair as needed.

WALLS & CEILING

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





There appears to be an active moisture leak at the ceiling in kitchen. Recommend further evaluation and repair by a certified plumber.

HEATING / COOLING SOURCE ☑ Yes ☐ No

FLOOR

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

© 2025 **Pro-View Inc.**

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
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)***

GENERAL COMMENTS

PLUMBING SUPPLY/DRAINAGE:
Faucet was leaking. Recommend repair. There were no other visible active piping leaks at the time of the inspection.
WALL/CEILING:
Moisture damage present. There appears to be an active plumbing leak in ceiling

.

LAUNDRY ROOM

ROOM COMPONENTS



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

GENERAL COMMENTS

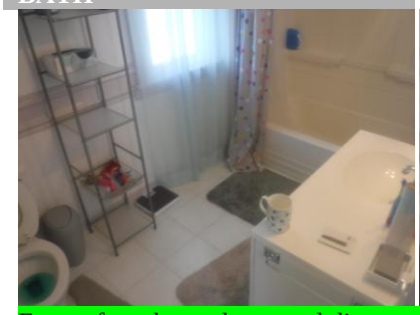
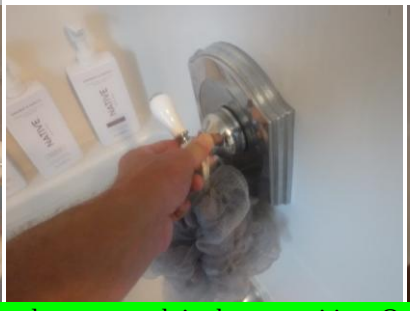
Washer and dryer not operated.
Dryer vent should be cleaned.



© 2025 **Pro-View Inc.**

BATHROOM(S)

BATH: SECOND FLOOR BATH


Faucet for tub was loose and diverter valve was stuck in the on position. Only the shower operated. Recommend repair.

SINK / TUB / SHOWER

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

TOILET

Bowl Loose: ☑ **Yes/tank** ☑ No **Operates:** ☑ Yes ☐ No ☐ Toilet leaks

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/sink **Functional Flow:** ☐ Adequate ☐ Poor



Sink drained slowly. Recommend repair.

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

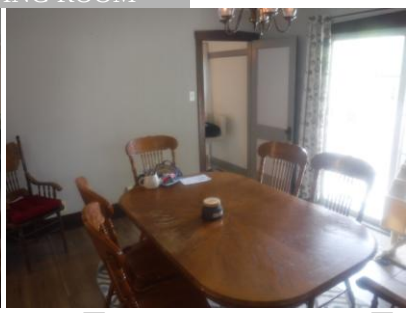
☐ Yes ☑ No
Window/Door: ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No **Noisy:** ☐ Yes ☑ No ☑ Needs cleaning

FAUCET/PIPES:
Drain for sink showing signs of back up. Recommend repair as needed.
Faucet handle was loose and diverter valve did not work at tub.
TOILET BOWL:
Tank was loose.

© 2025 **Pro-View Inc.**

ROOMS

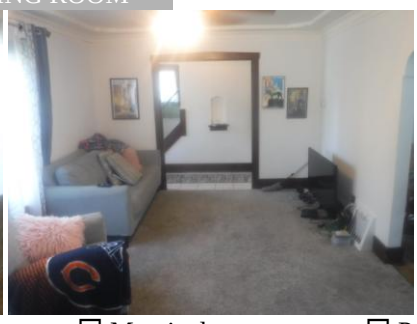
LOCATION: FIRST FLOOR DINING ROOM


Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks ☑ Slopes
Typical cracks: ☑ Yes ☐ No
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Ungrounded 3-prong outlets: ☑ 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

Ungrounded 3-prong outlets are a potential safety hazard.
Some outlets not tested/visible due to sellers personal items.

LOCATION: FIRST FLOOR LIVING ROOM

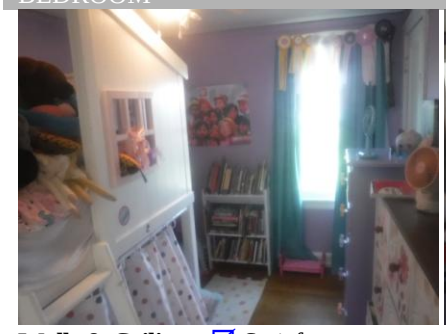
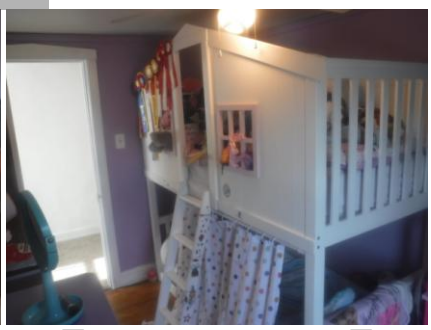
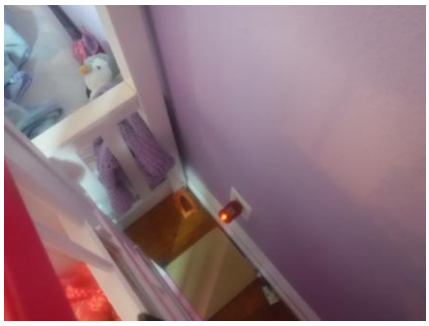




Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks ☑ Slopes
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Ungrounded 3-prong outlets: ☑ 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

Ungrounded 3-prong outlets are a potential safety hazard.
Some outlets not tested/visible due to sellers personal items.

© 2025 **Pro-View Inc.**

LOCATION: SECOND FLOOR BEDROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☑ Yes ☐ No Where: closet/old
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks ☑ Slopes
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☐ Satisfactory ☑ Marginal ☐ Poor



Light fixture was damaged but in working order. Repair as needed.

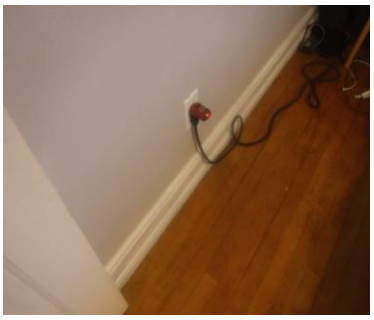
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Ungrounded 3-prong outlet: ☑ Yes ☐ No ☐ Coverplates missing ☑ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☑ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

Ungrounded 3-prong outlets are a potential safety hazard.
Some outlets not tested/visible due to sellers personal items.

© 2025 **Pro-View Inc.**

LOCATION: SECOND FLOOR BEDROOM

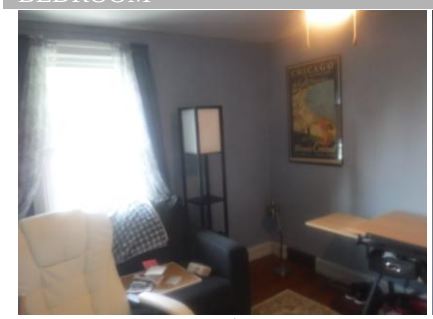
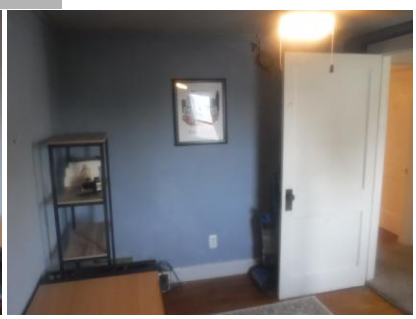
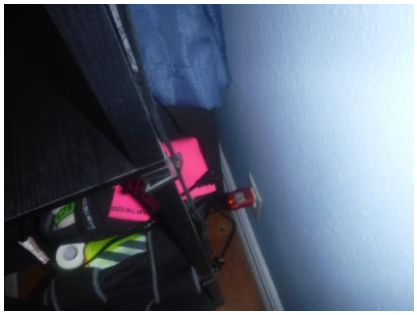




Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks ☑ Slopes
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Ungrounded 3-prong outlet: ☑ 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/closet door did not latch

Ungrounded 3-prong outlets are a potential safety hazard.
Some outlets not tested/visible due to sellers personal items.

LOCATION: SECOND FLOOR BEDROOM

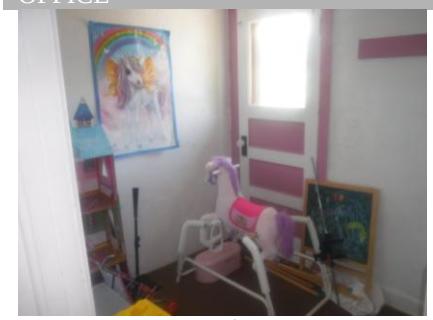




Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks ☑ Slopes
Typical cracks: ☑ Yes ☐ No
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Ungrounded 3-prong outlet: ☑ 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

Ungrounded 3-prong outlets are a potential safety hazard.
Some outlets not tested/visible due to sellers personal items.

© 2025 **Pro-View Inc.**

LOCATION: SECOND FLOOR OFFICE



Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ Squeaks ☐ Slopes
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
Door: Operational: ☑ Yes ☐ No ☐ Door would not close/hitting frame
Locks/Latches Operable: ☐ Yes ☑ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

DOOR:
Door is hitting frame and does not close. Repair/adjust as needed.
ELECTRICAL:
Outlet did not have power.

© 2025 **Pro-View Inc.**

INTERIOR

INTERIOR WINDOWS / GLASS

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☑ ***Maintain as needed***
☑ Representative number of windows operated ☐ Painted shut ***(See remarks page)***
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***
Security Bars Present: ☐ Yes ☑ No ☐ Not tested ☐ ***Safety hazard*** ☐ ***Test release mechanism before moving in***

STAIRS / STEPS / BALCONIES

☑ Satisfactory ☐ Marginal ☐ Poor ☐ None
Handrail: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Safety hazard***
Risers/Treads: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Risers/Treads uneven***

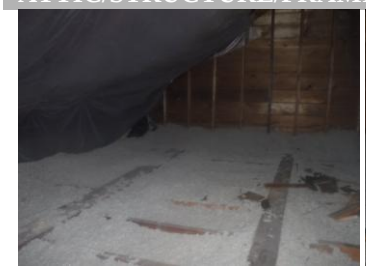


SMOKE / CARBON MONOXIDE DETECTORS *(See remarks page)*

Present: Smoke Detectors: ☑ Yes ☐ No **Operates:** ☑ Yes ☑ **No/1st floor**
CO Detectors: ☐ Yes ☑ **No** **Operates:** ☐ Yes ☐ No

Recommend smoke and CO detectors on every level of the home. 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: Cellulose ☐ Batts ☑ Loose Average inches: 6-9+
☐ ***Damaged*** ☑ ***Displaced*** ☐ ***Missing*** ☐ ***Compressed*** ☐ ***Recommend Baffles @ Eaves***
Installed In: ☑ Rafters ☐ Walls ☐ Between ceiling joists ☐ Not visible
☑ ***Recommend repair of disturbed insulation***
Ventilation: ☑ ***Ventilation appears adequate*** ☐ ***Recommend additional ventilation***
Fans Exhausted To: ☐ N/A Attic: ☐ Yes ☑ No Outside: ☑ Yes ☐ No ☐ Not visible
Chimney Chase: ☐ N/A ☑ Satisfactory ☐ ***Needs repair*** ☐ Not visible
Structural Problems Observed: ☐ Yes ☑ No ☐ ***Recommend repair*** ☐ ***Recommend Structural Engineer***
Roof Structure: ☑ Rafters ☐ Trusses ☑ Wood ☐ Metal ☐ Other
Collar Ties Present: ☐ Yes ☑ No ☐ N/A

© 2025 **Pro-View Inc.**

Roof Sheathing: ☐ Plywood ☐ OSB ☑ lx Wood ☐ ***Rotted*** ☐ ***Stained*** ☐ ***Delaminated***
Evidence of Condensation/Moisture Leaking: ☑ Yes/old/around chimney ☐ No ***(See remarks page)***
Ceiling Joists: ☑ Wood ☐ Metal ☐ Other ☑ Not visible in most areas

GENERAL COMMENTS

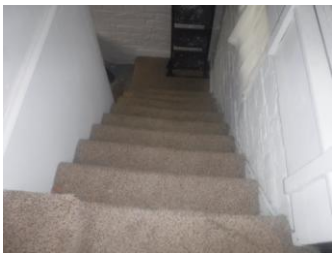
SMOKE & CO DETECTORS:
Smoke and carbon monoxide detectors recommended on every level of home.
ATTIC FRAMING:
Visible rafters and sheathing showed no major defects or damage at time of inspection.
ATTIC INSULATION:
Insulation was average, but could be upgraded.
Insulation had been disturbed and should be repaired.
ATTIC VENTILATION:
Ventilation was normal.

© 2025 **Pro-View Inc.**

BASEMENT

STAIRS ☐ N/A

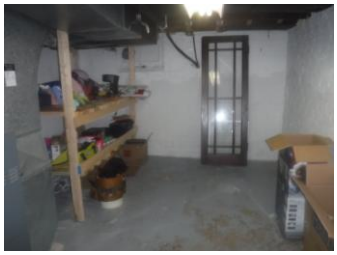
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical wear and tear	☐ Need repair
Handrail:	☐ Yes	☑ No			
Headway Over Stairs:	☑ Satisfactory	☐ ***Low clearance***	☑ ***Safety hazard***		

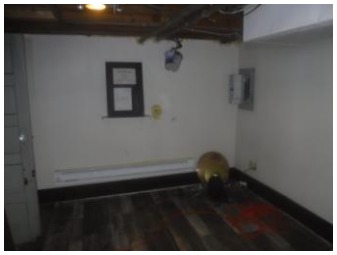


Missing railing is a safety concern.

VISIBLE 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/partial	☑ 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

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




© 2025 **Pro-View Inc.**

GIRDERS / BEAMS / COLUMNS **Material:** ☑ Brick ☐ 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:
Visible foundation appeared to be in overall satisfactory condition.
Some foundation walls were covered with storage material/drywall and were not visible.
No representation can be made to the conditions of the covered walls.
BASEMENT DRAINAGE:
No active seepage visible at the time of the inspection.
Some old moisture stains are present, need to maintain proper slope away from the house and make sure the gutters drain properly.
Inside floor drains not visible.
No representation can be made to future leaking of the basement walls.
ELECTRICAL:



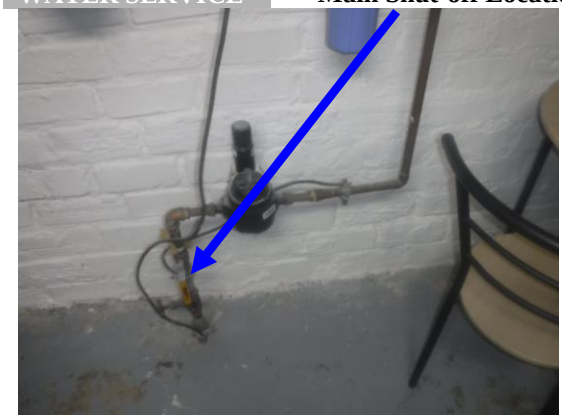


Outlet tested for reverse polarity and missing cover plates. Safety concern. Recommend repair by a certified electrician.

© 2025 **Pro-View Inc.**

PLUMBING

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



There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Water Entry Piping:	☑ Lead	☐ Copper/Galv.	☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX)	☐ Unknown
Visible Water Distribution Piping:	☑ Copper	☑ Galvanized	☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX)	☐ Unknown
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 Valve	☐ ***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/bathroom	☑ Recommend plumber evaluate	



Valve was leaking in basement. Recommend repair by a certified plumber.

Interior Fuel Storage System:	☐ Yes	☑ No	Leaking: ☐ Yes ☐ No	
Gas Line:	☐ Copper	☐ Brass	☑ Black iron	☐ Stainless steel ☐ CSST ☐ Not visible
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	

© 2025 **Pro-View Inc.**

MAIN FUEL SHUT-OFF LOCATION

On the front exterior wall ☐ N/A



WATER HEATER

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





Brand name: Richmond **Serial #:** RMLN1008525848

Type: ☑ Gas ☐ Electric ☐ Oil ☐ Other

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

Capacity: 50 gallons Approximate age: 17+ 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***



Indication of back drafting at the water heater. Plastic is melted. Back drafting is a potential safety concern. Recommend evaluation and repair by a certified plumber.

WATER SOFTENER

(Unit not evaluated)

GENERAL COMMENTS

WATER SERVICE:
Valve is leaking in basement.
Monitor galvanized supply pipes.
WATER HEATER:
Indication of back drafting. Safety concern. Recommend repair by a certified contractor.

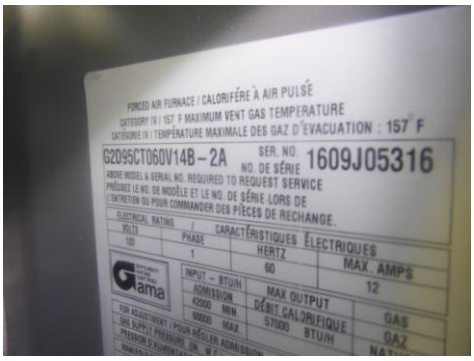
© 2025 **Pro-View Inc.**

HEATING SYSTEM

HEATING SYSTEM

Location: In the basement *(See remarks page)*





Brand Name: Armstrong Air Approximate age: 16+ year(s) ☐ Unknown
Model #: G2D95CT060V14B-2A Serial #: 1609J05316

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 w/mirror ☐ ***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/service annually*** ***System Condition:*** ☐ Satisfactory ☑ Marginal ☐ Poor

OTHER SYSTEMS

☐ N/A ☑ Electric baseboard ☐ Radiant ceiling cable
☐ Gas space heater ☐ Woodburning stove ***(See Remarks page)***

Proper Operation: ☑ Yes ☐ No

System Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

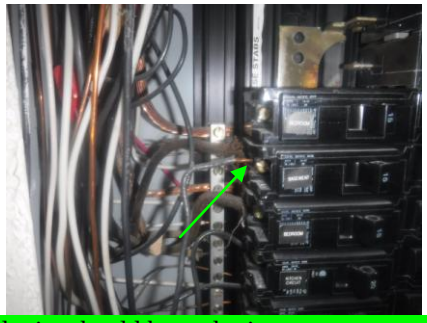
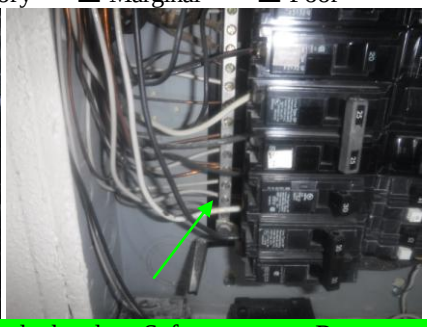
GENERAL COMMENTS

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

© 2025 **Pro-View Inc.**

ELECTRIC/COOLING SYSTEM

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

Double tapped breaker and each neutral wire should be under its own screw on the bus bar. Safety concern. Recommend repair by a certified electrician.

Adequate Clearance To Panel: ☑ Yes ☐ No Amperage: 100 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®** ***(See remarks page)****
BRANCH WIRE: ☑ Copper ☐ **Aluminum*** ☐ Copper clad aluminum ☐ Not visible
Condition: ☑ Satisfactory ☐ Poor ☑ ***Recommend electrician evaluate/repair****
☑ Romex ☐ BX cable ☐ Conduit ☐ ***Knob & tube*****
☑ ***Double tapping*** ☐ ***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 ☑ Missing cover plates
☐ ***Solid conductor aluminum branch wiring circuits**** ***(See remarks page)***
☑ Ungrounded 3-prong outlets ☑ ***Recommend electrician evaluate/repair****

GENERAL COMMENTS

MAIN PANEL:
Each neutral wire should have its own lug/screw.
Handy man wiring present (double tapped breaker) - recommend a certified electrician evaluate and repair.

© 2025 **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***	
Condensate Line/Drain:	☐ To exterior	☐ To pump	☑ Floor drain	☐ Other
Condition:	☐ Satisfactory	☑ Marginal	☐ Poor	
	☑ ***Recommend HVAC technician examine/clean/service annually***			

GENERAL COMMENTS

A/C unit operated properly at time of inspection. Unit was older. Budget to replace in the future. Recommend an HVAC contractor examine annually.

© 2025 **Pro-View Inc.**



ITEMS NOT OPERATING/TESTED/INSPECTED

Washer and dryer not operated/tested
Floor drain not tested/inspected
Some outlets not tested due to sellers personal items.

MAJOR CONCERNS/DEFECTS

Indication of active moisture leak in kitchen—Page

POTENTIAL SAFETY HAZARDS

Safety pressure reverse on overhead garage door needs adjustment—Page 14
Missing photoelectric safety eyes not installed properly on overhead garage door—Page 14
Ungrounded 3-prong outlets—Page 20/21/22
Outlet tested for reverse polarity—Page 27
Each neutral wire (white) should be under its own screw on bus bar in service panel—Page 31
Double tapped breaker in main service panel—Page 31
Missing cover plates—Page 16/27
Missing or non working smoke and or CO detectors—Page 24
Potential for lead in the drinking water-- Lead main entry—Page 28
Missing railing basement stairs—Page 26
Indication of back drafting at the water heater—Page 29

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.

Furnace that is 16+ years
A/C that is 32+ years
Water heater that is 17+ years
Grading and drainage around home
Loose toilet tank/loose faucet/diverter valve/improving drainage at bathroom
Leaking faucet in kitchen/leaking valve in basement
Window, siding, trim, steps and door maintenance and or repair
Adding additional insulation/repair of displaced insulation in attic
Cast iron and galvanized plumbing pipes
Recommend trimming back vegetation from around the condenser unit

• 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.
• 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.

© 2025 **Pro-View Inc.**



REMARKS

SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6” below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1” per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30” for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

© 2025 **Pro-View Inc.**



REMARKS

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs are a type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles
*Asphalt Interlocking Shingles**	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	Used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay
*Clay Tiles** *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
*Slate Shingles**	30-100 years[2]	Extremely durable, but brittle and expensive
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single Ply Membrane	15-25 years (mfgr's claim)	New material; not yet passed test of time
Polyurethane with Elastomenic Coating	5-10 years[1]	Used on low slope roofs.

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

© 2025 **Pro-View Inc.**

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

© 2025 **Pro-View Inc.**



REMARKS

CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

Unlined Chimney should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' 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 recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. EIFS This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

© 2025 **Pro-View Inc.**

CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

© 2025 **Pro-View Inc.**



REMARKS

EXTERIOR DOORS

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

ELECTRICAL

Extension cord wiring to an automatic door opener should be removed and an outlet should be installed by the opener.

© 2025 **Pro-View Inc.**



REMARKS

OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

A/C COMPRESSORS

They should not become overgrown with foliage. Clearance requirements vary, but 2’ on all sides should be considered minimal with up to 6’ of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

© 2025 **Pro-View Inc.**



KITCHEN REMARKS

PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16” wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

A representative number of windows are inspected.

© 2025 **Pro-View Inc.**



REMARKS

STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

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.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use a caustic cleaner***. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

© 2025 **Pro-View Inc.**



ROOMS REMARKS

DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

© 2025 **Pro-View Inc.**

INTERIOR

REMARKS

WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38, approximately 12”. If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS

© 2025 **Pro-View Inc.**

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all effect the view of the windows at the time of the inspection.

© 2025 **Pro-View Inc.**



REMARKS

BASEMENT

Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

MONITOR indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No representation is made to future moisture that may appear.**

PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

© 2025 **Pro-View Inc.**



REMARKS

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

© 2025 **Pro-View Inc.**

PLUMBING

REMARKS

WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve’s handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

CSST

© 2025 **Pro-View Inc.**

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

© 2025 **Pro-View Inc.**



REMARKS

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR……..	15-25 years
OIL-FIRED HOT AIR……..	20-30 years
CAST IRON BOILER……...	30-50 years
(Hot water or steam)	or more
STEEL BOILER……	30-40 years
(Hot water or steam)	or more
COPPER BOILER…….	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water)…….	10-15 years
AIR CONDITIONING COMPRESSOR…	8-12 years
HEAT PUMP……..	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

Combustible Gas Detector If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a

© 2025 **Pro-View Inc.**

foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

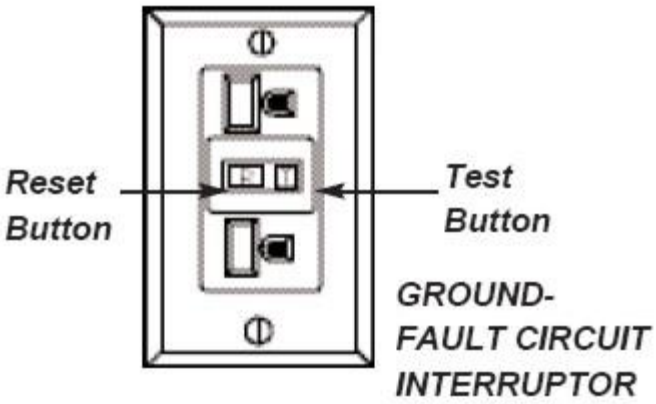
© 2025 **Pro-View Inc.**

ELECTRIC/COOLING SYSTEM

REMARKS

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

© 2025 **Pro-View Inc.**

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

© 2025 **Pro-View Inc.**

COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding $500 dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	$4,000 - $8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central air conditioning/heat pump	Per ton	1,000 – 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 – 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 – 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 - 650
Install new 75 gallon water heater	Each	750 – 1,000
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-treated deck	Square foot	15 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	150 - 400
Install new gutters and downspouts	Lineal foot	4.00 – 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 – 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a “condition” standpoint.

© 2025 **Pro-View Inc.**

PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION & MASONRY**: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.
a. Check basement for dampness & leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage & decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
c. Check exposed wiring & cable for wear or damage.
d. 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.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

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

VIII. **INTERIOR:** General house maintenance.
a. 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.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

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

© 2025 **Pro-View Inc.**