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

Report: 7896 **Address:** 2800 South Ave

Confidential Inspection Report
2800 South Ave
La Crosse, WI 54601



Prepared for: Bryant Davidson

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

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November 17, 2026

Bryant Davidson

RE: 2800 South Ave
La Crosse, WI 54601



Dear Bryant Davidson:

At your request, a visual inspection of the above referenced property was conducted on November 17, 2026 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

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

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

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

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

HERE IS A LIST OF DEFECTS THAT NEED FURTHER EVALUATION IMMEDIATELY

EXTERIOR - FOUNDATION

Exterior Walls:

Flashing & Trim:

Moisture damage noted, repair will be needed.

Chimney:

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Flue:
Cracked liner noted.
If the flue liner is cracked, these acidic materials can damage the brick and mortar. Without intervention, the chimney can develop structural problems causing it to lean, and might even collapse if repairs are not completed timely.

HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:
Rear Bedroom:
The flue damper needs to be adjustment or repair. Services of a professional chimney sweep or mason may be needed.
Chimney is capped do not use.

ELECTRICAL SYSTEM

Electrical Outlets:
General:
Ground Fault Circuit Interrupter (GFCI) outlets are recommended for safety in areas noted in the report. Reverse polarity is noted. Some grounded type outlets did not appear to be properly grounded.

Basement:
Ground Fault Circuit Interrupter (GFCI) outlets are recommended.

Kitchen Interior:
Ground Fault Circuit Interrupter (GFCI) outlets are recommended on the south wall

Living Room:
Some grounded type outlets did not appear to be properly grounded.
Reverse polarity is noted.

Right Bedroom:
Reverse polarity is noted.

Laundry:
Ground Fault Circuit Interrupter (GFCI) outlets is recommended for installation.

PLUMBING SYSTEM

Waste Lines:
Condition:
Scabs Noted on Drain Pipes
Scab-like deposits were noted on the drain piping. Cast-iron and galvanized steel drain pipes can develop these deposits as corrosion progresses and small areas of leakage may become partially sealed by mineral buildup. These deposits can indicate deterioration of the piping and may conceal active or developing leaks. If the deposits become pronounced, particularly when approaching 1/4 inch in height, the risk of leakage may increase. Recommend monitoring the affected areas and having a licensed plumber evaluate the condition of the piping and determine whether repairs or replacement are necessary.

INTERIOR ROOMS

Doors:
Main Entry Door:
Damage noted to the door jamb with moisture.

Smoke / Fire And Co Detector:
General:
Some of the smoke detectors in the home did not respond to the test button. These should be evaluated and

install a new battery or replace unit.
Smoke detector appeared to be outdated.
Recommend replacement of unit with required type of device, such as a combination smoke and CO detector, and tested for functionality as appropriate prior to occupancy.

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

***THIS INCLUDES:**

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

GROUNDS

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

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

Grading:
Site:
Attention Needed - The lot needs some minor adjustment in areas to prevent water from standing in the yard. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

ROOF SYSTEM

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

Eaves - Soffits - Fascias:
Deterioration at overhangs noted. Repairs or painting needed to prevent ongoing deterioration.

Gutters & Downspouts:
None
Consider installing gutters and downspouts to help with site drainage, Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

Attic & Insulation:
Access:
Evidence of prior rodent activity was noted. Bat Guano in Attic: Bat guano (droppings) was observed in the attic.

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EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

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

Caulking: Attention Needed - Several spots around the structure were noted that need to be caulked.

BASEMENT - CRAWLSPACE

Basement:

Walls:

Moderate cracks (1/4" to 3/4") present in foundation. These may be a structural concern. At a minimum, these should be sealed to prevent water infiltration.

Re-pointing is recommended to the basement walls. Re-pointing is the process of renewing the 'pointing, which is the external part of mortar joints, in masonry construction. Over time, weathering and decay cause voids in the joints between masonry units, usually in bricks, allowing the undesirable entrance of water. Water entering through these voids can cause significant damage through frost weathering and from salt dissolution and deposition.

Moisture:

Staining was observed: Observed signs of water penetration at the interior perimeter of the foundation in the basement. If possible, ask the seller/former owner about past water problems. Recommend continued monitoring, as well as further evaluation and correction by a foundation specialist.

Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.

Posts & Piers:

Several support posts within the crawlspace were observed to be out of plumb and should be straightened. I recommend having the affected posts properly repositioned, secured, and fastened in place to prevent them from shifting or being accidentally knocked out of position, which could compromise the intended structural support.

HEATING - AIR CONDITIONING

Heating Equipment:

Capacity / Approx. Age:

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

ELECTRICAL SYSTEM

Electrical Outlets:

General:

Bad Upgraded outlet noted

Improper grounding of outlet

If the upgraded outlet is not properly grounded (for example, on a two-pronged outlet converted to a three-pronged outlet without a proper ground wire), it could lead to a shock risk or failure to trip circuit breakers in case of a fault.

Basement:

At some time the electrical outlets have been upgraded from the original 2-prong outlets to modern 3-prong outlets without upgrading the wiring to the outlets. This presents an unsafe condition. The purpose of the third prong is grounding.

Left Bedroom:

Floor outlet - At some time the electrical outlets have been upgraded from the original 2-prong outlets to modern 3-prong outlets without upgrading the wiring to the outlets. This presents an unsafe condition. The purpose of

the third prong is grounding.

Missing or damaged cover plates viewed.

PLUMBING SYSTEM

Waste Lines:

Condition:

The sewer line is older, the line appears to be cast iron but may be orangeburg. Orangeburg pipe is comprised of cellulose fibers impregnated with hot coal tar pitch. The joints are gasket less. The pipe often softens and deforms with age, allowing infiltration and root intrusion. Two varieties exist: one with solid (homogeneous) walls and one with laminated walls. This pipe material was widely used in house lateral's for over 70 years -- until pvc took over.

Cast iron concerns are tree roots growing into it and causing a blockage.

I am unable to inspect under ground lines so you may consider having a plumber inspect the sewer to the street.

BATHROOMS

Sink & Cabinetry:

Bathroom:

The following problems were noted at the drain: Corrugated pipe being used for drain. Corrugated pipe is not approved for use, traps bacteria and clogs easily.

INTERIOR ROOMS

Windows:

General Type & Condition:

Damaged/broken sash cords, ropes, or balances viewed.

Kitchen Interior:

At least one window or associated hardware in this room needs repair. Both of the counterbalance ropes on the noted windows are missing. For safety reasons, these should be replaced immediately.

LAUNDRY AREA

Laundry:

Dryer Vent:

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

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

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

Sincerely,

LeRoy Holm CMI
Tri-State Home Inspections LLC



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

PLEASE READ IT CAREFULLY

Client: Bryant Davidson
Property Address: 2800 South Ave
Inspection Date: 11/17/2026
Report #: 7896

Description
Home Inspection <2000 Sq. Feet
Payment received

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

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

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

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

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

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

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

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

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

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

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

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

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

12. You may not assign this Agreement.

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

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

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

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

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

*Dated*_____*Signature of Client*_____

(One signature binds all)

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

*E-mail:*_____

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: November 17, 2026 9:00 AM.

Client: Bryant Davidson

Inspection Site: 2800 South Ave
La Crosse, WI 54601

House Occupied: Yes.

People Present: Homeowner.

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

PREVENTIVE MAINTENANCE TIPS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Building Characteristics:

Main Entry Faces: North.

Estimated Age: Built about 1930

Due to the age of the home it has probably been painted with lead paint at some point. Prior to remodeling please use lead safe work practices.
Lead paint is still present in millions of homes, sometimes under layers of newer paint. If the paint is in good shape, the lead paint is usually not a problem.
Deteriorating lead-based paint (peeling, chipping, chalking, cracking, damaged, or damp) is a hazard and needs immediate attention.
It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:
Windows and window sills
Doors and door frames
Stairs, railings, banisters, and porches.

Building Type: Single Family.

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Stories: One.

Space Below Grade: Home on slab and basement.

Climatic Conditions:

Weather: Clear.

Soil Conditions: Dry.

Outside Temperature (f): 30-40.

Utility Services:

Water Source: Public.

Sewage Disposal: Public.

Utilities Status: All utilities on.

About Rated Items:

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

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

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

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

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

REPORT LIMITATIONS

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

of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

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

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

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

OK MM RR SA

Walks: ☐ ☑ ☐ ☐ Sidewalk type: Concrete

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



OK MM RR SA

Exterior Steps / Stoops: ☑ ☐ ☐ ☐ Satisfactory - The slab is in useable condition.



Patio:

Slab: ☐ ☑ ☐ ☐ Patio type: Concrete

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



Grading:

Report: 7896 **Address:** 2800 South Ave

Site: ☐ ☑ ☐ ☐ Flat site

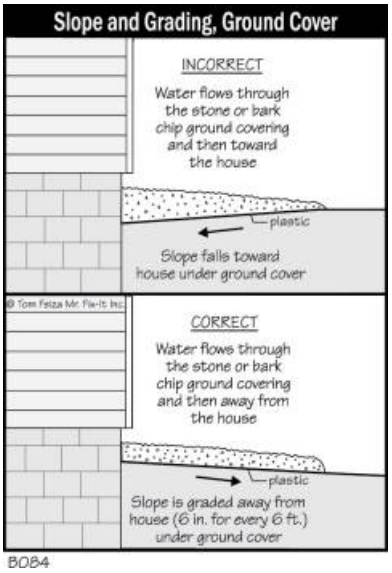
- Attention Needed - The lot needs some minor adjustment in areas to prevent water from standing in the yard. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building

Grading tips for good drainage around your home:

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

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

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Landscaping:

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

ROOF SYSTEM

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

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

Roof:

Style: Combination

- Hip

- Flat/Low.

Roof Access: Walked on roof.

Roof Covering:

OK	MM	RR	SA
☐	☑	☐	☐

Combination:

- Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.
- Rolled composition

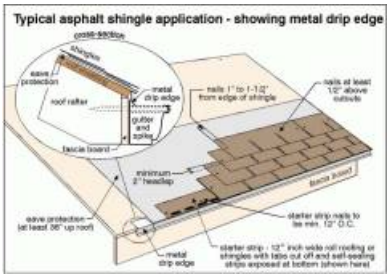
General condition appears serviceable with signs of weathering and aging. Regular maintenance and inspections are advised.

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

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





Flashings:

OK MM RR SA

☐ ☑ ☐ ☐ Combination:

- Metal
- Composition

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

Eaves - Soffits - Fascias:

☐ ☑ ☐ ☐ Deterioration at overhangs noted. Repairs or painting needed to prevent ongoing deterioration.



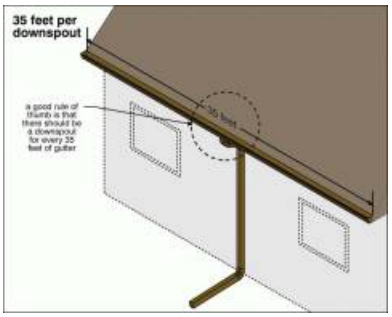
Gutters & Downspouts:

☐ ☑ ☐ ☐ None

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

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

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

Attic & Insulation:

Access: Attic is partially accessible

Evidence of prior rodent activity was noted. Bat Guano in Attic: Bat guano (droppings) was observed in the attic.

The attic should be properly cleaned and sanitized, and any areas contaminated by guano should be addressed as appropriate. Inspection of the attic was restricted by a lack of flooring and joists that were covered by insulation; therefore, the inspector was unable to safely move around the entire attic space for a more complete evaluation.

	OK	MM	RR	SA	
Structure:	☑	☐	☐	☐	A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition. The rafter spacing is 24 inch on center. The decking is made of butted one inch nominal boards.
Ventilation:	☑	☐	☐	☐	Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.
Insulation:	☑	☐	☐	☐	Fiberglass- Blown, Fiberglass is a man-made product composed of natural ingredients, such as sand, and recycled products, such as window glass and bottles. The

ingredients are melted and spun to create small strands of fiberglass that together form glass wool. Fiberglass insulation has been used since the 1930s and is now the most popular insulation material for homes

If you decide to add more insulation, I recommend adding insulation to a total of 16" or an R-49 rating.

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

EXTERIOR - FOUNDATION

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

Exterior Walls:

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

Walls are constructed with: Stucco

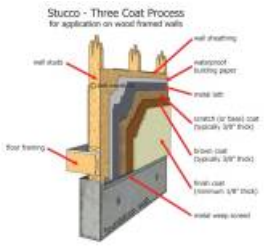
- Damaged siding, I recommend repairing the siding to prevent moisture intrusion. There may be possible damaged behind the siding that is not observed at this time
- Caulking: Attention Needed - Several spots around the structure were noted that need to be caulked.

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

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	OK	MM	RR	SA	
Flashing & Trim:	☐	☐	☑	☐	Combination: • Wood materials. • Metal materials.

Moisture damage noted, repair will be needed.



Chimney:

Please Note: There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace.

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Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

	OK	MM	RR	SA	
Chimney Exterior:	☑	☐	☐	☐	Stucco materials.
Flue:	☐	☐	☑	☐	Clay liner Cracked liner noted. If the flue liner is cracked, these acidic materials can damage the brick and mortar. Without intervention, the chimney can develop structural problems causing it to lean, and might even collapse if repairs are not completed timely.



Flashing:	☑	☐	☐	☐	Satisfactory - The installed flashing around the chimney stack appears to be functional.
Chimney Cap:	☑	☐	☐	☐	There is a metal rain hat installed. It will help keep rain from entering the flue.
Height & Clearance:	☑	☐	☐	☐	The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

Foundation:

Materials & Condition:	☑	☐	☐	☐	Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide. The exterior view of the foundation is limited to the portions visible above grade, Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.

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

BASEMENT - CRAWLSPACE

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

Basement:

Access: Basement is fully accessible, This inspection does not cover the presence or lack of wood destroying insects.

OK MM RR SA

Walls: ☐ ☑ ☐ ☐ Walls are concrete block.

- Moderate cracks (1/4" to 3/4") present in foundation. These may be a structural concern. At a minimum, these should be sealed to prevent water infiltration.
- Re-pointing is recommended to the basement walls. Re-pointing is the process of renewing the 'pointing, which is the external part of mortar joints, in masonry construction. Over time, weathering and decay cause voids in the joints between masonry units, usually in bricks, allowing the undesirable entrance of water. Water entering through these voids can cause significant damage through frost weathering and from salt dissolution and deposition.

Moisture: ☐ ☑ ☐ ☐ Staining was observed: Observed signs of water penetration at the interior perimeter of the foundation in the basement. If possible, ask the seller/former owner about past water problems. Recommend continued monitoring, as well as further evaluation and correction by a foundation specialist.
Water seepage may recur in the future. The best defense against water seepage is good drainage of soils near the foundation wall.

I would recommend using a dehumidifier in the basement in the summer months.

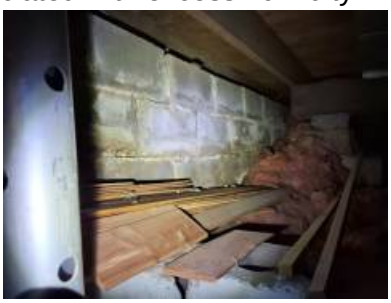
There are several reasons why you might need a dehumidifier for your basement:

- Moisture Control: Basements are typically more humid than other parts of the house due to their location below ground level. Excess humidity can lead to mold, mildew, and musty odors, which can damage your belongings and affect indoor air quality.

- Prevent Mold Growth: Mold thrives in damp environments, and basements are often prone to mold growth due to high humidity levels. Using a dehumidifier helps to reduce moisture in the air, making it less hospitable for mold to grow.
- Protect Property: Excess moisture in the basement can damage furniture, electronics, and other belongings stored there. By controlling humidity levels with a dehumidifier, you can help protect your property from water damage.
- Improve Air Quality: High humidity levels in the basement can lead to poor indoor air quality, which can exacerbate respiratory issues and allergies. A dehumidifier helps to remove excess moisture from the air, improving air quality and creating a more comfortable living environment.
- Prevent Structural Damage: Prolonged exposure to high humidity levels can cause structural damage to your home's foundation, walls, and other materials in the basement. Using a dehumidifier can help prevent such damage by keeping humidity levels in check.

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





	OK	MM	RR	SA	
Beams/Underfloor:	☑	☐	☐	☐	Satisfactory - The main beam installed appears to be in satisfactory condition. The main beam is made of steel. The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam.
Posts & Piers:	☐	☑	☐	☐	Posts are installed to support the structural framing members above. They should be firmly secured to a solid pad and not in contact with the soil. They should solidly contact both the footer below and the beam above. Several support posts within the crawlspace were observed to be out of plumb and should be straightened. I recommend having the affected posts properly

repositioned, secured, and fastened in place to prevent them from shifting or being accidentally knocked out of position, which could compromise the intended structural support.

	OK	MM	RR	SA	
Floor:	☑	☐	☐	☐	Concrete.
Windows:	☑	☐	☐	☐	The windows as installed appear to be satisfactory. The installed windows are above grade, and no leakage problems are anticipated. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

HEATING - AIR CONDITIONING

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

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

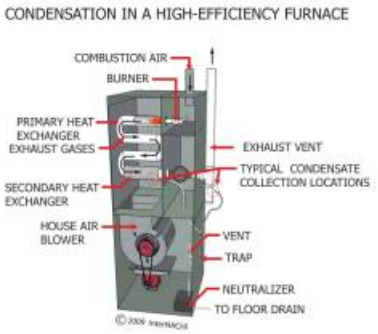
Heating Equipment:

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

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

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

Located in the, basement.



Fuel Source: Natural Gas, Electronic ignition is provided.

Capacity / Approx. Age: Btu Size: 60,000 Btu installed in 1987. The typical service life for a forced air gas furnace is 18 - 20 years.

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

I recommend when you update the furnace that you install a furnace with a 2 stage gas valve and variable speed fan for comfort and economy
2 - stage furnace will operate in its low-fire stage during periods of mild weather (pushing less air through the ducts and less combustion gas through the flue), and automatically ramp up to its second high-fire stage during extremely colder weather. This will cause the home to experience fewer and much less severe temperature swings in the home, which will result in greater over-all comfort for you and energy savings.

OK MM RR SA

General Operation & Cabinet:

☑ ☐ ☐ ☐ Satisfactory condition, operational at the time of the inspection.

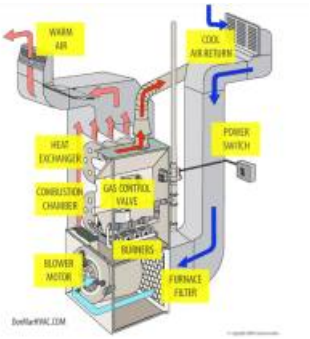
In the event that the furnace is not operating here are a couple recommendations to check before calling an HVAC specialist.

- Turn off the main switch to reset the control board, remove the air filter and turn back on. If the furnace starts most likely a dirty air filter, install a clean filter. If this does not work check the exterior of the vent pipe for a blockage, if blockage is found turn off main switch then turn back on to reset control

board and see if it runs normally.
- If neither of these work. Call a licensed and insured HVAC contractor for further evaluation and repair or replace as warranted.

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





	OK	MM	RR	SA
Burners / Heat Exchangers:	☑	☐	☐	☐

Burner Flame(s) appear typical, The heat exchanger passed the CO test. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection, Combustion test was performed on the heating unit. This test measures the amount of carbon monoxide, the amount of oxygen, and the temperature of the flue gas in your furnace. This information is important for the following reasons:

- Safety. Levels of carbon monoxide outside of the manufacturer guidelines can be dangerous.
- If there is an imbalance or abnormality in the measurements it could mean there is a hidden problem such as a cracked heat exchanger, bad gas valve ect...
- It provides an accurate measure of the efficiency of your furnace.
- It reveals issues related to over firing and under firing. Both cause poor performance and shortened lifespan of your equipment if not corrected.

Combustion test results show the appliance is working within acceptable ranges.



	OK	MM	RR	SA	
Pump / Blower Fan:	☑	☐	☐	☐	Satisfactory condition, operational at the time of the inspection.
Combustion Air:	☑	☐	☐	☐	Satisfactory, appears to be adequate combustion air for the furnace.
Flues, Vents, Plenum:	☑	☐	☐	☐	The flue pipe is plastic from the furnace to the exterior. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.
Air Filters:	☑	☐	☐	☐	Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.
	☐	☐	☐	☐	I recommend using a basic pleated air filter, the more expensive with higher Micro-particle Performance Rating can cause your furnace to run less efficient without allowing the correct airflow the furnace needs, it may also cause the furnace to short cycle or not even run at all. Air filter size: 20X25X1.
Normal Controls:	☑	☐	☐	☐	Thermostat is located in the living room. Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

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

- The pre-programmed settings that come with programmable thermostats are intended to deliver savings without sacrificing comfort. Depending on your family's schedule, you can see significant savings by sticking with those settings or adjusting

them as appropriate for your family.
- The key is to establish a program that automatically reduces heating and cooling in your home when you don't need as much. Use the programmable thermostat calculator to see what you can save with set-back temperatures that work for your family.

Fireplaces / Solid Fuel Heating:

	OK	MM	RR	SA	
Rear Bedroom:	☐	☐	☑	☐	Wood - The fireplace is designed to burn wood.

- The flue damper needs to be adjustment or repair. Services of a professional chimney sweep or mason may be needed.
- Chimney is capped do not use
- There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.

There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

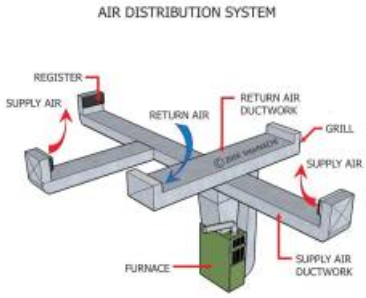
Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. Masonry.

Air Conditioning:

Primary Type: No cooling system is present.

Ductwork / Distribution:

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



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

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

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

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

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

ELECTRICAL SYSTEM

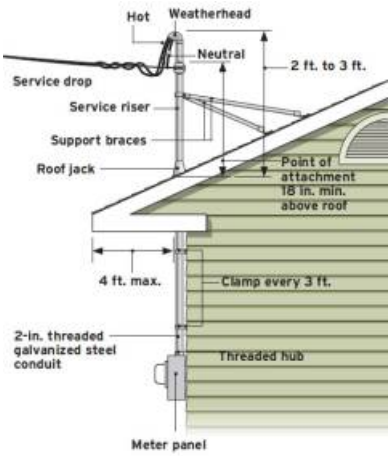
We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent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

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

Service:

	OK	MM	RR	SA	
Type & Condition:	☑	☐	☐	☐	110/220 Volt, Appears serviceable, The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.





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

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

Electrical Distribution Panels:

Main Panel Location:	☑	☐	☐	☐	Basement.

Main Panel Observations: Service amps: 100 amp, Circuit and wire sizing correct so far as visible, Grounding system is present.



Conductors:

Entrance Cables:	☑	☐	☐	☐	Copper.
Branch Wiring:	☑	☐	☐	☐	The visible wiring in the service panel appears to be

copper. Other areas are unknown. Appears serviceable.

Switches & Fixtures:

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

Electrical Outlets:

	OK	MM	RR	SA	
General:	☐	☐	☑	☐	Ground Fault Circuit Interrupter (GFCI) outlets are recommended for safety in areas noted in the report.

- A GFCI receptacle is a special type of electrical outlet designed to shut off power instantly if it detects that electricity is leaking out of the circuit - which could happen if a person is getting shocked
- Installation at exterior, garage, bath rooms, laundry & kitchen outlets began in 1971 and has been added to though the years.

A "ground-fault" is an unintentional flow of electricity between a source of electrical current and a grounded surface. Without protection, electrical shock can occur if a person comes into contact with an energized part. A GFCI receptacle constantly monitors an electrical circuit. If it detects even a slight flow of electricity to a grounded item, it immediately shuts off the flow of electricity. This protects people from electrocution.

Reverse polarity is noted

A reverse polarity outlet refers to an electrical outlet where the hot and neutral wires are reversed. In a standard electrical outlet, the hot wire (carrying the current) is connected to the smaller slot, while the neutral wire (returning the current) is connected to the larger slot. In a reverse polarity outlet, this configuration is reversed, meaning the hot wire is connected to the larger slot and the neutral wire to the smaller slot.

Having reverse polarity in an electrical outlet can pose safety risks, as it may lead to electrical shock or damage to connected devices. It's important to ensure that electrical outlets are wired correctly to prevent such hazards. If you suspect reverse polarity in your electrical system, it is recommended to consult with a qualified electrician to correct the issue.

Bad Upgraded outlet noted

Improper grounding of outlet

If the upgraded outlet is not properly grounded (for example, on a two-pronged outlet converted to a

three-pronged outlet without a proper ground wire), it could lead to a shock risk or failure to trip circuit breakers in case of a fault.

Some grounded type outlets did not appear to be properly grounded.

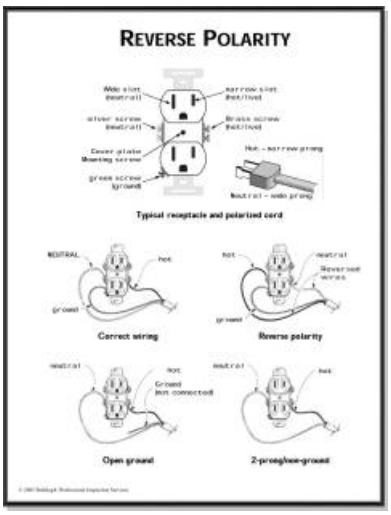
An improperly grounded outlet refers to an electrical outlet where the grounding path is either inadequate or completely absent. Grounding is an essential safety feature in electrical systems designed to protect people and devices from electrical faults and reduce the risk of electrical fires. In a properly grounded outlet, there is a third prong or grounding pin that connects to the grounding system of the building.

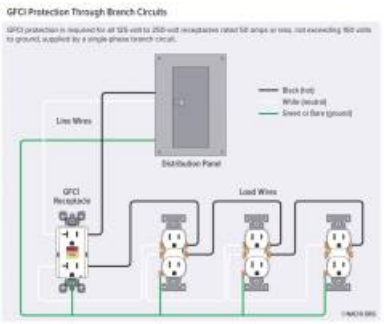
Common issues with grounding in outlets include:
Missing Grounding Conductor: Some older buildings or improperly wired systems may lack a grounding conductor. This can occur in outlets where only two-prong receptacles are present, and there's no separate grounding wire.
Loose or Poorly Connected Ground: The grounding wire should be securely connected to the outlet and the electrical box. If it's loose or poorly connected, the grounding system may not function effectively.
Grounding to Neutral: In some cases, people improperly connect the grounding wire to the neutral wire, creating a potential safety hazard. The ground and neutral wires serve different purposes, and they should not be interconnected at the outlet.

Having an improperly grounded outlet can lead to increased risk of electrical shock and may reduce the effectiveness of protective devices, such as circuit breakers or ground fault circuit interrupters (GFCIs). If you suspect issues with the grounding of your electrical outlets, it's crucial to have a qualified electrician inspect and address the problem to ensure the safety of your electrical system.

OK	MM	RR	SA
☐	☐	☐	☐









Basement: Ground Fault Circuit Interrupter (GFCI) outlets are recommended
At some time the electrical outlets have been upgraded from the original 2-prong outlets to modern 3-prong outlets without upgrading the wiring to the outlets. This presents an unsafe condition. The purpose of the third prong is grounding.

Kitchen Interior: Ground Fault Circuit Interrupter (GFCI) outlets are recommended on the south wall

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

Living Room: Some grounded type outlets did not appear to be properly grounded.
Reverse polarity is noted.





Right Bedroom: Reverse polarity is noted.



Left Bedroom: Floor outlet - At some time the electrical outlets have been upgraded from the original 2-prong outlets to modern 3-prong outlets without upgrading the wiring to the outlets. This presents an unsafe condition. The purpose of the third prong is grounding.

Missing or damaged cover plates viewed.

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

Laundry: 220 Service-operational

Ground Fault Circuit Interrupter (GFCI) outlets is recommended for installation.

PLUMBING SYSTEM

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

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

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

inspection. Nonetheless, blockages will still occur in the life of any system.

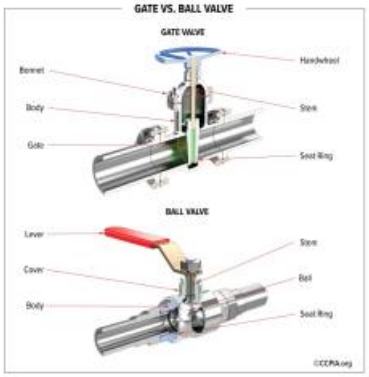
Main Line:

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

Old shutoff valve installed. The main water shut off valve is the most important water valve in a house. If the main water valve is stuck closed, leaks or won't turn off the water, it may be time to replace it with a new ball valve. The municipal water will need to be shut off so that the main water valve can be replaced.

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





Material: Copper, Main line is 3/4 inch diameter, Water softener installed - NOT PART OF THIS INSPECTION

Pressure: Water pressure appears adequate.

Supply Lines:

Material: Combination of materials:

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

OK MM RR SA

Condition: ☐ ☑ ☐ ☐ No leakage is noted, but monitor in the future. Minor corrosion is noted.



Waste Lines:

Material: Cast Iron.

OK MM RR SA

Condition: ☐ ☐ ☑ ☐ Plumbing vents appear serviceable

The sewer line is older, the line appears to be cast iron but may be orangeburg. Orangeburg pipe is comprised of cellulose fibers impregnated with hot coal tar pitch. The joints are gasket less. The pipe often softens and deforms with age, allowing infiltration and root intrusion. Two varieties exist: one with solid (homogeneous) walls and one with laminated walls. This pipe material was widely used in house lateral's for over 70 years -- until pvc took over.
Cast iron concerns are tree roots growing into it and causing a blockage.
I am unable to inspect under ground lines so you may consider having a plumber inspect the sewer to the street.

Scabs Noted on Drain Pipes
Scab-like deposits were noted on the drain piping. Cast-iron and galvanized steel drain pipes can develop these deposits as corrosion progresses and small areas of leakage may become partially sealed by mineral buildup. These deposits can indicate deterioration of the piping and may conceal active or developing leaks. If the deposits become pronounced, particularly when approaching 1/4 inch in height, the risk of leakage may increase. Recommend monitoring the affected areas and having a licensed plumber evaluate the condition of the piping and determine whether repairs or replacement are necessary.

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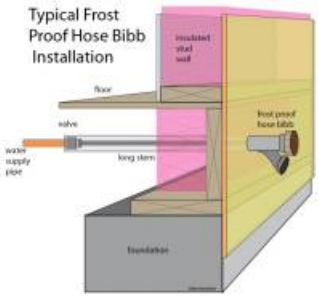


Hose Bibs / Hookups:

	OK	MM	RR	SA	
General:	☑	☐	☐	☐	Sample operated, appeared serviceable, Frost proof type

DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.





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

Water Heater:

Power Source: Electric, Satisfactory - The electric service to the water heater appears to be

installed in an acceptable manner.



Capacity: 50 Gallons.

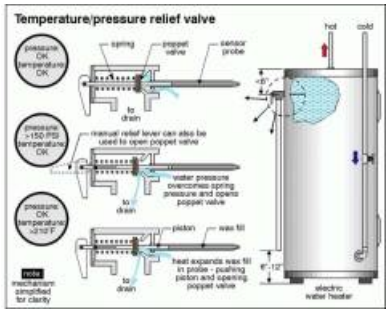
Location: Basement.

	OK	MM	RR	SA
Condition:	☑	☐	☐	☐

Appears serviceable, Pressure relief valve noted, not tested.
A Temperature and Pressure Relief (TPR) valve is an important safety feature in water heaters and other pressure vessels. It is designed to release water if the temperature or pressure inside the tank exceeds safe levels, preventing potential catastrophic failures. A water shutoff valve is installed.
Installed: 2024

Water heaters have an average 10-12 year life span and usually rusts from the inside out.
I recommend to annually flush the water heater to maintain the efficiency of your unit and ensure the highest water quality for you and your family.

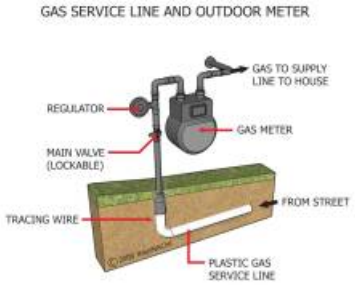




Fuel System:

Meter / Tank: ☑ ☐ ☐ ☐ Meter located at exterior, System appears serviceable.





Sump Pump:

	OK	MM	RR	SA	
Basement:	☐	☐	☐	☐	None installed. A sump pit and pump should be considered for installation in the event of water getting into the basement. A sump pump system consists of a sump (tank) below floor level. It has one or more side inlets. The sump may be tile, steel, concrete or plastic, for example. Sumps should be at least 18 inches in diameter and 24 inches deep, ideally with a solid floor. Some sumps have gravel floors, which may work if they stay level. Sumps should have a cover to prevent people, pets and objects from falling in and to help keep radon gas, for example, out of the home. Covers should typically be flush with the floor surface. The pump is in the sump. Pedestal pumps have the electric motor mounted above the sump. Submersible pumps have both the motor and pump at the bottom of the sump. In either case, there will be 120-volt electrical power and a float switch to activate the pump as the water level rises.

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

Fixtures & Drain

Kitchen Sink: ☑ ☐ ☐ ☐ Stainless Steel, Faucet is serviceable, Hand sprayer is serviceable.

Hose Bibs / Hookups/Sink Faucets:

Laundry: ☐ ☑ ☐ ☐ I recommend replacing water lines with stainless steel washing machine hoses, which are designed to last longer on a washing machine because of their special abilities to withstand all that washing machines throw at them. The rubber hoses should be replaced every 3 years. Burst washing machine hoses have to be one of the most common causes of catastrophic water damage in homes.

Laundry sink is provided.

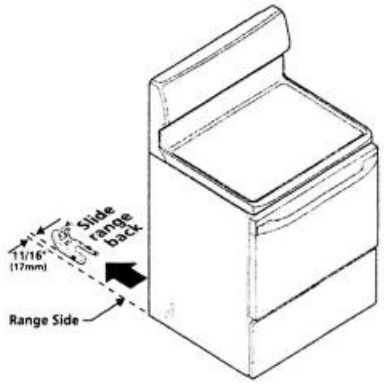


KITCHEN - APPLIANCES

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

Range/ Cooktop / Oven:

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



Ventilation:

Type & Condition:	☐	☐	☐	☐	No fan/hood present. Proper ventilation for cooking appliances is very important for indoor air quality. The range hood should ventilate to the outside and not simply recirculate and attempt to filter the cooking fumes. This is especially important with gas ranges.

Refrigerator:

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

Kitchen Interior:

Counters & Cabinets:	☐	☑	☐	☐	Counters are Formica (plastic laminate), Cabinets appear serviceable, with minor wear noted.

BATHROOMS

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

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

Sink & Cabinetry:

Bathroom:	☐	☑	☐	☐	The following problems were noted at the drain: Corrugated pipe being used for drain. Corrugated pipe is not approved for use, traps bacteria and clogs easily. Counters/cabinets appear serviceable.



Toilet:

Bathroom:	☑	☐	☐	☐	Satisfactory - The toilet in the bathroom appears to be functional.

Tub/Shower Fixtures:

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

Tub/Shower And Walls:

Bathroom:	☑	☐	☐	☐	Enclosure appears serviceable.

Bath Ventilation:

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

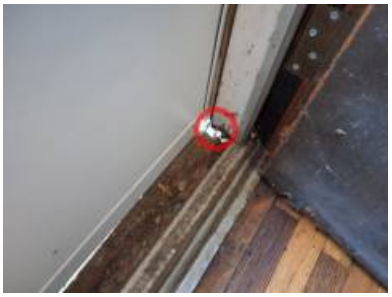
INTERIOR ROOMS

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

of escrow.

Doors:

	OK	MM	RR	SA	
Main Entry Door:	☐	☐	☑	☐	Damage noted to the door jamb with moisture.



Other Exterior Doors:	☑	☐	☐	☐	Standard side/rear door, Appears serviceable, Hardware operational.
Overall Interior Door Condition:	☑	☐	☐	☐	Doors worked satisfactory.

Windows:

General Type & Condition:	☐	☑	☐	☐	Aluminum, Clad-Metal/Vinyl, Single hung, Double hung, Stationary • Damaged/broken sash cords, ropes, or balances viewed.

Kitchen Interior: At least one window or associated hardware in this room needs repair. Both of the counterbalance ropes on the noted windows are missing. For safety reasons, these should be replaced immediately.

Walls:

General Material & Condition:	☐	☑	☐	☐	Drywall, Plaster, General condition appears serviceable, Typical cracks noted.

Living Room: There is minor cracking in the plaster walls. None appears to be the result of a current moisture leakage.



Ceilings:

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

Floors:

	OK	MM	RR	SA	
General:	☐	☑	☐	☐	Uneven areas noted, Rugs and floor coverings prevent viewing of primary floor materials.

Kitchen Interior: The floor covering material is vinyl.

Bathroom: The floor covering material is ceramic or glazed tile.

Living Room: The floor covering material is hardwood.

Right Bedroom: The floor covering material is hardwood.

Left Bedroom: The floor covering material is hardwood.

Rear Bedroom: The floor covering material is carpet.

Closets:

General:	☑	☐	☐	☐	

Smoke / Fire And Co Detector:

General:	☐	☐	☑	☐	Some of the smoke detectors in the home did not respond to the test button. These should be evaluated and install a new battery or replace unit. Smoke detector appeared to be outdated. Recommend replacement of unit with required type of device, such as a combination smoke and CO detector, and tested for functionality as appropriate prior to occupancy. Wisconsin law requires every home; owner occupied, rentals, and residential buildings to be protected by smoke and CO detectors. Owner must install at least one smoke and CO detector on each floor level of each unit, including the basement and any finished attic. Carbon monoxide detectors are required to be located in the immediate vicinity of any sleeping rooms, if the home has a fuel burning appliance.

Smoke / Fire Detector:

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

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

Rear Bedroom: **Action Necessary** - There is a nonworking smoke detector in this room. For

safety considerations, it needs to be repaired or replaced immediately.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

	OK	MM	RR	SA	
Location:					Basement, Dryer venting is provided.
Fuel System:	☐	☐	☐	☐	No gas service viewed.
Clothes Washer:	☑	☐	☐	☐	Appears serviceable.
Clothes Dryer:	☑	☐	☐	☐	There is only a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed. Appears serviceable.

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

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

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

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

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

Venting Guidlines

All dryer ducting must be a minimum of 4" in diameter. Clean, unobstructed, frictionless ducts encourage air flow efficiency, quickens drying times, adds

longevity to clothing's life and reduces utility bills.

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

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

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

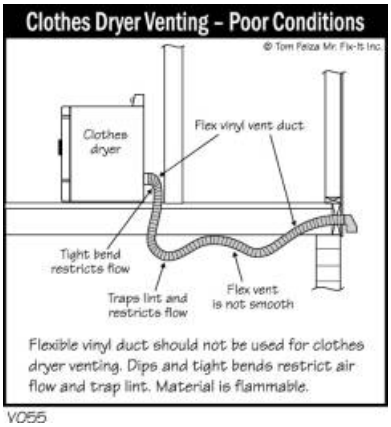
Joints should be secured with metal tape (not duct tape). Do not use rivets or screws in the joints or anywhere else in the duct as these will encourage lint collection.

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

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

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





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

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

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

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

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

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

12. You may not assign this Agreement.

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

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

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

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

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

Dated 11-17-20 Signature of Client _____

(One signature binds all)

Dated _____ For Tri-State Home Inspections LLC _____

E-mail: Harry2x4@yahoo.com