JPR HOME INSPECTIONS LLC
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RESIDENTIAL REPORT

1234 Main St.
Franklin, WI 53132

Buyer Name
01/01/2020 9:00AM

Inspector
John Richter

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Agent
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555-555-5555
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Information

YOUR REPORT:

Thank you for choosing ***Jpr Home Inspections llc*** (JPRHILLC) to inspect your new home! **Please carefully read your entire Inspection Report**. If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes**. Any and all evaluations or repairs made by JPRHILLC should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Orientation

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

INSPECTION CATEGORIES

1) Maintenance Items - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.

2) Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Defects - This category is composed of immediate safety concerns or items that could represent a significant expense to repair or replace.

Trades Recommendations

Listed with most items is a recommendation for a trades specialist. The persons recommended in this report are, in my honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lessor skilled individual to perform repairs is not the decision of our company and the person who hires the contractor assumes all risk.

Due Diligence

Some repairs may be complex and there may be additional concerns that cannot be seen or discovered during this inspection. Therefor, I highly recommend ALL of the following items to be addressed or reviewed further by licensed contractors or repair professionals PRIOR to the purchase of the home so that you will be fully aware of the depth of repair for each particular concern.

THIS REPORT IS NOT A WARRANTY

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to *Jpr Home Inspections LLC* along with payment of the inspection fee.

OUTSIDE THE SCOPE OF THE HOME INSPECTION

The following areas and descriptions are not included in the scope of this inspection:

Structural integrity,

Geological stability or ground condition of site,

System design problems or functional adequacy,

operational capacity, quality or suitability for particular use of items inspected,

Fireplace and flue draft,
Capacity for the garbage disposal to grind food or the dishwasher to clean properly,
Cosmetic items including, but not limited to minor scratches,
scrapes, dents, cracks, stains, soiled or faded surfaces,
Wells or well pumps,
Septic systems,
Cisterns
Sewer lines beyond the foundation wall and not visible,
Fountains,
Electronic air cleaners or filters,
Water quality or volume,
Water conditioning systems,
Environmental hazards,
Active or passive solar systems,
Security systems,
Detached buildings or equipment unless specifically included and paid
for in the agreement,
Central vacuum systems,
Wall or window mounted air conditioning systems,
Home warranty and component warranties.

KEYS TO THE HOME INSPECTION

The home inspection was performed in accordance with the Standard of Practice and Code of Ethics of the International Association of Certified Home Inspectors (INTERnachi). These standards are included in the report under each section summary. 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 three times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Sellers Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection. This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected Jpr Home Inspections LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, Jpr Home Inspections LLC, cannot be held liable for your understanding or misunderstanding of this reports contents. If you were not present during this inspection, please call the office at (262-483-8369) to arrange for your verbal consultation.

MOLD

This home inspection is not an inspection for mold Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.
Recommended reading - A Brief Guide to Mold Moisture and Your Home
:https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home.

Here's a Link On How to Read Your Home Inspection Report / Spectora

https://www.youtube.com/watch?v=pm9nir2WC38

For Agents

We make it easy if you prefer just to view the summary. You can click the summary button under my name and license # for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from.

Thank you for all the hard work that you put into this transaction!

John Richter

2: INSPECTION/PROPERTY DETAILS

Information

Occupancy
Furnished

In Attendance
Client, Client's Agent

Age of Building 1997
22 years old

Style
Colonial

The home is considered to face
North

Approximate Square Footage
2800

Ground Condition
Dry

Weather Conditions
Clear, Hot, Recent Rain

Precipitation in the last 48 hrs?
Yes

Temperature at the time of Inspection
83 Fahrenheit (F)

Detached Structure(s)
None

Type of Building
Single Family

The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.

3: ROOFING

Information

Roof Pitch
4:12 The roof pitch (angle of slope) was approximately 4:12., 6:12 The roof pitch (angle of slope) was approximately 6:12.

Roof Type/Style
Gable, Combination

Coverings: Number of Layers
1layers

Roof-edge Flashing
Roof edge flashing OK

Vents: Number of Vents
Roof Vents

Turbines: Functioning Properly
No turbines were installed

Roof/Details

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roofs may leak anytime. Leaks often appear at roof penetrations, flashing, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Roof Drainage Systems: Gutter Material
Aluminum

Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than the foundation.

At the time of inspection the gutter and downspouts appeared to be functional. I recommend periodic cleaning to maintain open flow of water. Inspector noticed upper gutters emptying onto roof surface. This can damage the roof shingles. One common solution which most people dont like because it is considered unsightly, is to make the downspout continuous over the surface of the roof. Besides being unsightly they are always getting stepped on or otherwise damaged-but still a better solution than just letting the water run across the roof.

Example of gutter running along the roof surface.

Roof Drainage Systems: Gutter and Downspout Type

Eave mounted

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing may be needed at seams or end-caps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Drainage Systems: Gutter and Downspout Discharge

Above grade

Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

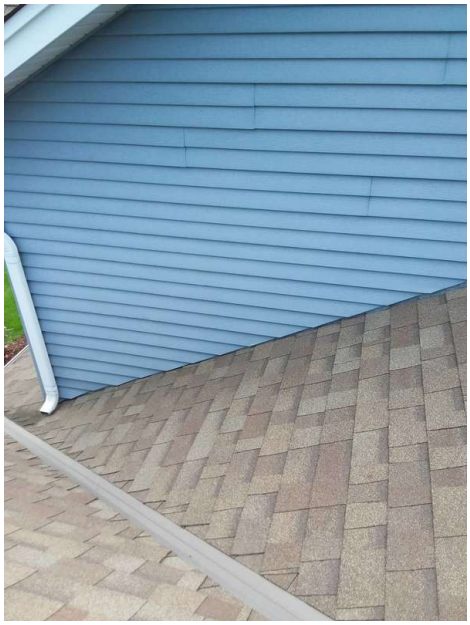
Coverings: Material

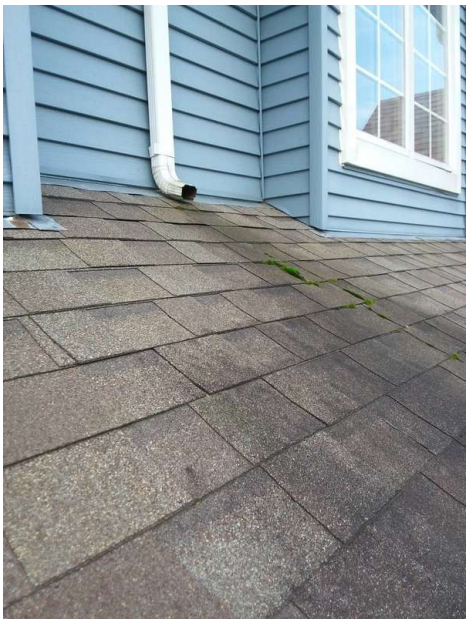
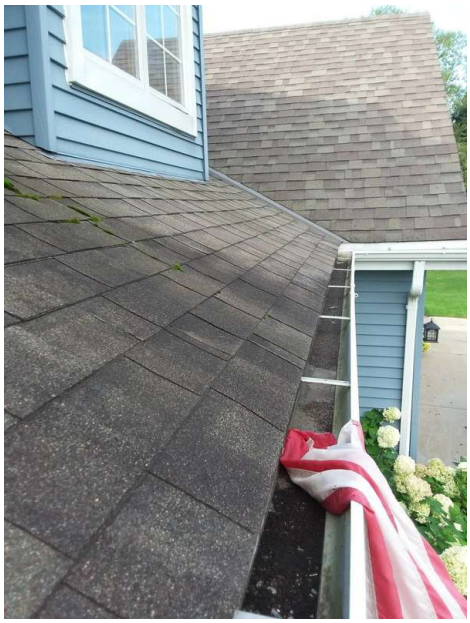
Architectural Composite Shingles

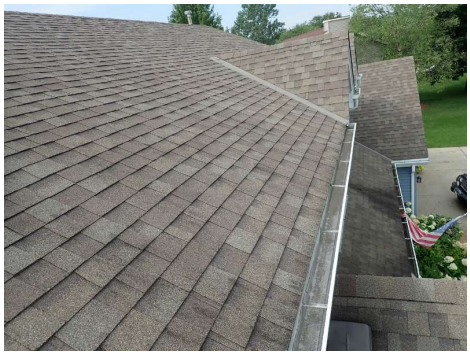
At the time of inspection the roof material seemed to be in good condition. I recommend monitoring for future damage and or leakage. Any defects will be listed separately in the report.












Coverings: Architectural Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These 'premium' shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layer of asphalt are added over the mat, and lastly ceramic granules are added over the upper layer of asphalt for protection against the elements (wind, rain, UV rays from the sun). Architectural shingles typically have higher wind resistance numbers than their 3-tab counterparts, and resist leaks better. 30 - 50 year warranties are common with these shingles, but the warranty is highly prorated after 25 - 30 years. Typical replacement is usually needed 23 - 28 years after the initial installation.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Material

Aluminum, Ok

At the time of inspection the roof flashings appear to be functional. Any defects will be listed separately in the report.

Skylights, Chimneys & Other Roof Penetrations: Chimney Condition

At the time of the inspection, the Inspector observed no deficiencies in the condition of the portions of the chimney visible from the ground. Any deficiencies will be listed separately in the report.

Skylights, Chimneys & Other Roof Penetrations: Penetrations

At the time of inspection the roof penetrations appeared to be in good condition. Any recommendations will be listed separately in the report.

Limitations

General

INSPECTED FROM LADDER/EDGE OF GUTTER

General

INSPECTED WITH CAMERA POLE

General

INSPECTED FROM GARAGE ROOF

Portions of roof were taken from top of roof garage.

Coverings

DISCLAIM PROPER FASTENING

Inspection of fasteners of shingles to the roof are not required nor are they checked for proper fastening techniques. This would require breaking the bonds of all the adhesive strips to examine all the fasteners. For asphalt shingles, the adhesive strip is the most important component in resisting wind damage. Fasteners for asphalt shingles should be roofing nails or staples. The head of a roofing nail or the crown of a staple is what actually holds a shingle in place. Although both nails and staples have been used in the past, staples are often not recommended in areas subject to high winds, and they are not allowed in new construction by the IRC. Shingles fastened with staples are often not warranted against wind blow-off.

Both nails and staples have sufficient strength to resist small uplift load on the shingles, as long as the tabs remain sealed. If staples are properly installed, they offer nearly the same wind resistance as nails.

The problem with staples is the orientation of the staple crown.

4: EXTERIOR

Information

Eaves, Soffits & Fascia: Material
Aluminum

Porches and Patios: Patio Material
Concrete

Porches and Patios: Porch Material
Concrete

Decks, Balconies, Steps: Material
Concrete, Wood

Exterior Windows / Shutters / Panels / Awnings: Shutters
Not present

Exterior Windows / Shutters / Panels / Awnings: Security Bars
Not present

Exterior Windows / Shutters / Panels / Awnings: Awnings
Not present

Exterior Faucets: Location
North, South

Exterior Faucets: Type
Frost free

Exterior Paint: Painting Needed
Minor

At the time of inspection the exterior wood surfaces showed no signs of wear. Any recommendations will be noted in report.

Siding, Flashing & Trim: Exterior/Details

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

Siding, Flashing & Trim: **Siding Material**

Aluminum

At the time of inspection the siding, flashing and trim appeared to be in good condition. Any recommendations will be listed separately in the report.


Siding, Flashing & Trim: **Siding Style**

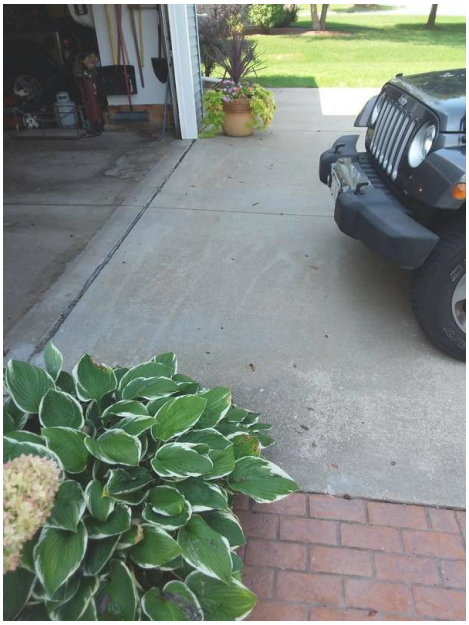
Horizontal

Here's a link on helping you choose the right siding for your needs. http://www.home-style-choices.com/house-siding-types.html

Walkways,& Driveways: **Driveway Material**

Concrete

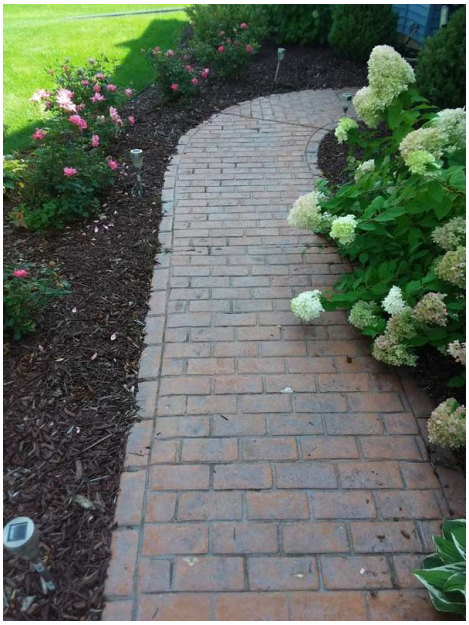
Driveways and walkways are inspected to determine their effect on the structure of the home. I will also report on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies were observed at the time of inspection unless otherwise noted in this report.



Walkways,& Driveways: Walkway Material

Stamped asphalt

At the time of inspection the walkway appeared to be in good condition. Any recommendations will be listed separately in the report.



Walkways,& Driveways: Driveway and Walkway Condition: Driveway / walkway Information

The driveways and walkways (if applicable) were inspected to determine their affect on the structure of the home only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Decks, Balconies, Steps: Appurtenance

Front stoop

At the time of inspection the porch, patio and exterior steps appeared to be in good condition. Any recommendations will be listed separately in the report.

Exterior Doors: **Exterior Entry Door**

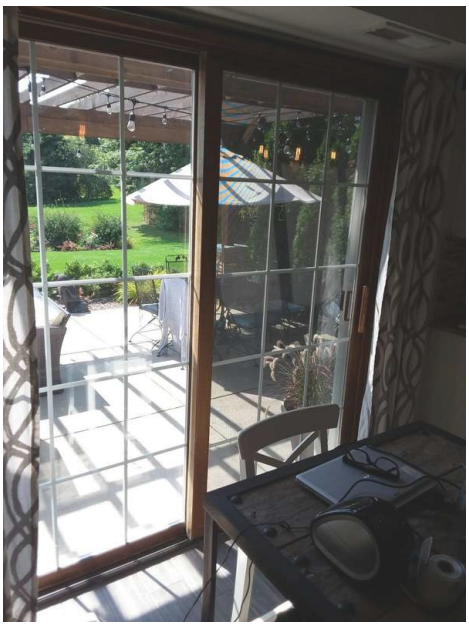
Aluminum front door, Patio Doors

At the time of inspection the exterior entry door appeared to be in good condition. Any recommendations will be listed separately in the report.

Exterior Doors: **Patio Doors**

Sliding, Double

At the time of inspection the exterior doors appeared to be in good condition. Any recommendations will be listed separately in the report.



Exterior Windows / Shutters / Panels / Awnings: **Windows / Exterior**

No issues were found on the exterior of windows unless noted in the report.

Lighting Fixtures, Switches & Receptacles: **Exterior GFCI's**

Not Present

At the time of inspection the exterior GFCI outlets were functioning properly.

Lighting Fixtures, Switches & Receptacles: Lighting Fixtures

Present and Tested

At the time of inspection the exterior lighting fixtures were functioning properly.

Vegetation, Grading, Drainage & Retaining Walls: Lot Slope

Away from building

At the time of inspection the lot slope appeared to be in good condition. Any recommendations will be listed separately in the report.

Vegetation, Grading, Drainage & Retaining Walls: Grading / Lot Drainage: Grading / Drainage Overview

The grading around the home was inspected to determine that it was designed to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the home should be back-filled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No reportable deficiencies were observed at the time of inspection unless otherwise noted in this report.

Vegetation, Grading, Drainage & Retaining Walls: Trees, Flowers, Shrubs

Present and maintained

When landscaping keep plants and branches, even at full growth, 12-18 away from house siding, roof and windows. Keep the trees away from the foundation. Plants or trees in contact or in close proximity to the home can provide pathways for wood destroying insects to enter the house and can damage the exterior walls, windows, roofs and foundations.

Any recommendations will be listed separately in the report.

Limitations

Observations

4.1.1 Exterior Paint

Maintenance Item

CAULKING IS NEEDED

Caulking and painting is needed in various areas around windows, fireplace intake shield. Recommend this get done to prevent further damage and water entry.

Recommendation

Contact a qualified professional.

Sand, prime and paint

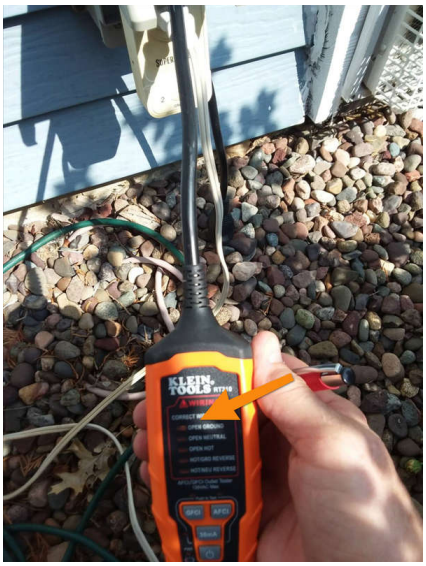
Replace caulk

4.10.1 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded. South exterior outlet not grounded, nor a GFCI. Recommended to replace with new GFCI outlet. Also top of receptacle is open.



Open knockout

5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General: **Inspection Method**
Visual

Foundation: **Configuration**
Basement

Basements & Crawlspaces: **Basement / Crawlspace Access**
None Noted

Floor Structure: **Sub-floor**
Plywood

Floor Drain Location: **Location**
Near heating system

General: **Structural/Information**

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

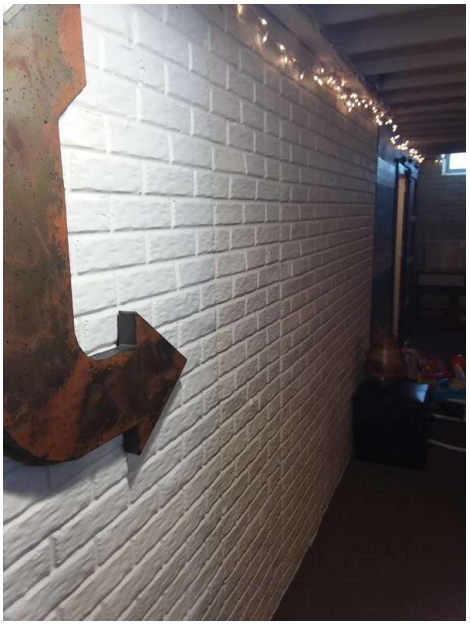
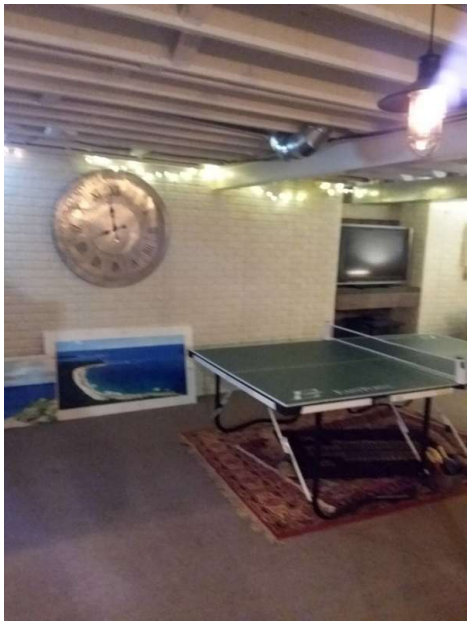
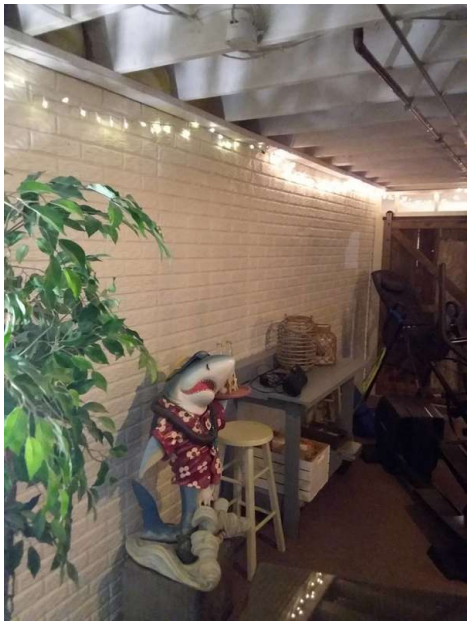
General: **Basement/Information**

Basement leakage: Almost every basement leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

Foundation: Material

Poured concrete

At the time of inspection the foundation structure and material appeared to be in good condition. Any specific defects will be listed in the report.


Structure Integrity

Foundation Walls: Foundation Wall Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Walls / Wall Cracks

Not present

Foundation Walls: Foundation Wall Cracks Information/Limitations

Cracks are reported on by their presence, location, and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a cracks severity, cause, or whether it has been recently active. Only a Structural Engineer can render a judgement on a cracks severity and repercussions and they should be consulted as desired.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Floor Structure: **Material**

Wood Joists

Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

6: UTILITY LOCATIONS AND SHUT-OFFS

Information

Electric: Electric disconnect
Basement

Gas: Gas shut-off
Exterior side

Water: Shut-off
Basement

Main water shut-off

7: HEATING

Information

Equipment: Energy Source
Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

Presence of Installed Heat Source in Each Room: Installed Heat Source
Forced air wall registers

Heating System Efficiency

The U.S EPA sets minimum efficiency standards for appliances such as heating and cooling equipment. Many older furnaces still operating and functioning well have efficiencies between 70% and 75%. Furnaces installed after 1992 must have efficiency ratings above 78%. Modern, high-efficiency furnaces have ratings in the mid-90%. Heating systems with leaky, un-insulated ducts or which are improperly sized can reduce even a high-efficiency furnace to an efficiency of under 65%.

Carbon Monoxide

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace or boiler is recommended. Detectors should not be placed next to heating appliances like furnaces and boilers, but should be placed to protect living and sleeping areas.

Equipment: HVAC Section Introduction

The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

Equipment: **Brand**

Kenmore

An annual maintenance agreement that covers parts and labor is recommended.

Equipment: **Heat Exchanger**

Disclaim heat exchanger:

The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.

Combustion Air for Fossil Fuel Utilities: **Combustion Air**

Sufficient

Combustion air is necessary for burning fuel such as gas, oil, and wood. For a furnace to work properly, it must have an adequate supply of combustion air. The rule of thumb is 50 cubic feet per 1000 BTU's of heat.

Air Filter: **Filter Size**

16x25x1

At the time of inspection the filter appeared to be in good condition. Any defects will be listed separately in the report.

Air Filter: **Location**

Filter Rack attached to return ducting

At time of inspection filter appeared to be in serviceable condition unless otherwise noted in report.

Humidifier: **Maintenance**

Change water panel once a year.

Humidifier present- maintenance

Humidifiers are designed to raise relative humidity levels in homes located in dry climates by adding moisture vapor to air heated by the furnace. Because a warm moist environment such as that which exists in humidifiers can promote the growth of bacteria, yeasts, and molds, the housing, condensation tubes and pumps must be kept clean. In accordance with the Standards of Practice the Inspector does not evaluate humidifiers. You should ask the seller about the functionality of the humidifier. Many homeowners do not understand the maintenance requirements connected with these appliances and the Inspector recommends that you contact the humidifier manufacturer to ask about any maintenance requirements.

Humidifier: Type

Evaporative, Operable

The furnace contained a Aprilaire by-pass whole home humidifier. It was operational. Water panel needs to be replaced once a year.

Observations

7.6.1 Vents, Flues & Chimneys

Maintenance Item

PVC TERMINATION

Intake PVC pipe on exterior of house needs to be glued. Intake pipe was not glued. Recommend handyman to remove, glue and reattach. Pipe should be 19 inches off ground. Should also be higher to prevent snow from entering intake. If that's the case then exhaust should be extended higher than intake.

Recommendation

Contact a handyman or DIY project

Glue and reattach

7.7.1 Air Filter

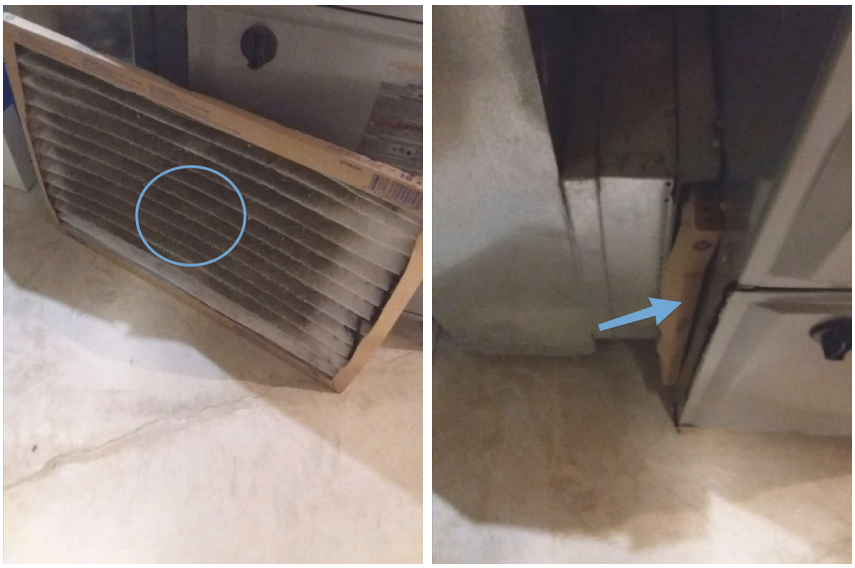
Maintenance Item

Dirty filter

Filters this size should be checked every month and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Recommendation

Contact a qualified professional.



Dirty

8: AIR-CONDITIONING

Information

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Cooling Capacity
3 Ton

Cooling Equipment: Brand
Kenmore

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: SEER Rating
13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Cooling Equipment: Refrigerant Type
R-410A

After R22 becomes illegal on January 1, 2020, older R22 systems become obsolete and can no longer be repaired when the repair would require adding refrigerant to the system. The system will still be operational until repairs are needed.

Cooling Equipment: Typical Life Expectancy
12 to 15 Years

At the time of inspection the A/C condensor unit was found to be 21 years old. The average replacement life of a unit is 15 years. I recommend budgeting for a new condensor unit in the next 1-3 years.

Normal Operating Controls: **A/C Disconnect**

Pull-out type

Safety disconnects should installed outside next to the compressor/condenser unit and are often also installed next to or mounted on the air handler/blower unit.

If you cannot find an outside electrical disconnect at your compressor/condenser unit, one should be installed.

These controls are recommended for safety to reduce the temptation to open the cabinet and work on the equipment with power on.

Working on electrically "live" cooling equipment risks both shock and mechanical injury such as being cut by the fan if the motor starts unexpectedly. Safety shutoffs are required for new equipment.

Distribution System: **Configuration**

Central

At the time of inspection the ducting system appeared to be in good condition. Any defects will be listed separately in the report.

9: PLUMBING

Information

Filters
None

Water Source
Public

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Drain, Waste, & Vent Systems: Floor Drain Location
Near heating system

Hot Water Systems, Controls, Flues & Vents: Tank Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Water Heater Type
Conventional

Hot Water Systems, Controls, Flues & Vents: Water Heater Approximate Age
2018

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Outside

Fuel Storage & Distribution Systems: Gas Piping
Steel

Fixtures and Faucets: Bathtub
No problems were noted at time of inspection.

Fixtures and Faucets: Shower Stalls
No issues at time of inspection.

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

At the time of inspection the water lines appeared to be in good condition. Any defects will be listed separately in the report.

Drain, Waste, & Vent Systems: Material
PVC

At the time of inspection the drain, waste and venting systems seemed to be functioning adequately. Any specific defects will be listed in the report.

Hot Water Systems, Controls, Flues & Vents: Location

Basement

RUMBLING, CRACKLING, POPPING SOUNDS

Lime is present in all home water to some degree. Because lime is inversely soluble, the more that water is heated, the more lime comes out of it. High degrees of use, excessive water hardness, and increased heating surface area can increase lime build up on the tank bottom and walls. Popping sounds are often made by water trapped beneath lime deposits and sizzling sounds are made by water trapped next to heating elements.

WHY WATER TANKS LEAK

WATER PRESSURE: Water expands when it is heated. Because water cannot be compressed, heating, expanding water creates pressure on the water tank (and pipes).

PREVENTION: Expansion tanks are installed to absorb the force of expanding water and extend the life of the water heater tank.

SOFT WATER: Soft water minimizes mineral build-up in the tank. Low mineral levels maintain the water heater at high efficiency, but may also expose tank interiors to corrosion. Mineral build-up in some heaters prevents them from leaking while greatly reducing efficiency.

PREVENTION: Regularly inspect the anode rod and replace it when necessary.

HARD WATER (electric water heaters): Because they cycle on and off and fail more often, lower elements can overheat and split. Split elements often leak to the outside of the water heater.

PREVENTION: 1. Inspect and clean the heating elements. 2. install a water softener. 3. Installed elements that are more resistant to lime (mineral) build-up.

WATER TEMPERATURE: Water stored at 160 deg. F (72 C)may be twice as corrosive as water stored at 140 deg. F. (60 C).

PREVENTION: Begin with a water heater setting at 120 degrees F. and only increase as necessary.

USAGE: As burners or elements cycle on and off, a small amount of expansion and contraction takes place. This will eventually fatigue and crack tank joints or welds.

PREVENTION: Installing a properly sized tank will help minimize cycling.

WATER HAMMER: "Water hammer" is pounding or vibration that happens when water flowing through pipes is shut off abruptly. It creates a high-intensity pressure wave that travels through the through the piping system until it reaches a point of relief; sometimes, the water heater. Water hammer can also be inaudible. It is commonly caused by single-lever faucets (sinks/lavatories) and automatic solenoid valves (dishwashers, washing machines, etc.). The speed of valve closure is directly related to the intensity of surge pressure.

RESULTS: 1. Expanded tank shell. 2. Collapsed combustion flue tube, can cause flame or the products of combustion to spill out of the burn chamber. 3. deformed tank head. Because water hammer exposes tanks to pressures in excess of their design limits, failure caused by water hammer is not eligible for warranty consideration.

PREVENTION: Have water hammer arrestors installed.

Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Fuel Storage & Distribution Systems: **Fuel Storage / Supply**

Public Gas

The condition of the interior of gas lines, oil tanks and their supply lines, propane tanks and their supply lines or other forms of fuel storage and supply are not part of the home inspection and was not evaluated.

Fuel Storage & Distribution Systems: **FAC (Flexible Appliance Connectors)**

Back of dryer

Present

Some FAC from the 1970s are brass-colored with no paint or coating. These FAC are a known gas leak hazard. You should report their presence and recommend immediate replacement. They should have been replaced a long time ago regardless. One common manufacturers installation instruction is that FAC are recommended for one-time use with one appliance only. When the appliance is replaced, the FAC should be replaced too. Heres the CSPC website about these hazardous connectors. http://www.cpsc.gov/CPSCPUB/PREREL/PRHTML97/97003.html

Fuel Storage & Distribution Systems: **Gas Meter Location**

Back Corner of home

Here's a link showing gas meter distance from near appliances.

https://www.we-energies.com/contractors/builderdeveloper/meter_installation_guidelines.htm

Sump Pumps / Ejector Pumps: Sump Pump / Ejector Pump Basics

Water management strategies that help remove excess water from the foundation often include the installation of a reservoir, called a sump, in the basement or crawlspace of the home. The sump is generally a small pit (also called a crock or vault) that extends through the slab and into the ground below to provide a drainage place for excess water. Accumulated water can cause interior damage and encourage the growth of mold, mildew and fungus. Pumps should be maintained and equipped with all their necessary components in order to ensure their reliability.

A sewage ejector pump, also called a pump up ejector system, is used when a bathroom, laundry room or any other type of plumbing fixture is located below the grade of the main sewer or septic line. Because the flow of drain-wastewater depends on gravity, plumbing systems in which these fixtures are located below the level of the main sewer line all require some means of elevating the waste water so it can flow properly.

Most commonly, ejector pumps are used in homes with basement bathrooms or laundry rooms. Not all basements require them, but when the municipal sewer lines come into the house at a higher level, the ejector pump can pump both liquids and solids up into the main sewer or septic line.

Sewage ejector pumps are meant to sit in a sump basin that is cut and dug into the ground below grade. This sump basin collects and holds about 30 gallons of waste, on average, for a moderate-sized home. The drain lines from the various fixtures in the basement area are sloped down into the side of the sump basin, and when the level of wastewater in the sump basin reaches a certain height, a float on the sewage ejector pump is tripped to start the pump. The wastewater is then pumped out of the basin and up to ground level and then out to the sewer or septic tank.

Once the level in the basin goes down, the float on the pump turns off until the next time it needs to pump.

The principle is similar to how a groundwater sump pump operates, but instead of rainwater seepage being pumped out of the home, it is waste/sewage being lifted up and out into the main sewer lines or septic field.

At the time of inspection the sump pump and or sewage ejector pump appeared to be operational at the time of the inspection. Any defects will be listed separately in the report.

Sump Pumps / Ejector Pumps: Sealing The Sump Pump

Sealing The Sump Pump: Informational

The sump pit should be covered with a gas-tight lid. While sump pumps are very effective in removing water, if they are not covered and installed properly, they can create additional water management issues, as well as indoor air quality concerns for the house. Sumps usually have standing water. If the sump pit is open or has a loose-fitting lid, this water can evaporate into the air, raising the relative humidity inside the home, basement, and crawlspace. This can promote mold growth, which is a health concern, and can increase the moisture level of wood framing, inviting fungal decay and wood-eating pests.

Uncovered or improperly sealed sump pumps can also allow radon and other soil gases to enter the basement and crawlspace, and then mix with the air inside the home. Radon is a naturally occurring radioactive, carcinogenic gas found in varying levels in the soil and air. In high-radon areas, if soil gases are allowed to enter the home, radon can accumulate inside the home at potentially toxic levels.

Sump Pumps / Ejector Pumps: Location

Basement

Fixtures and Faucets: Bathroom/Fixtures/Condition

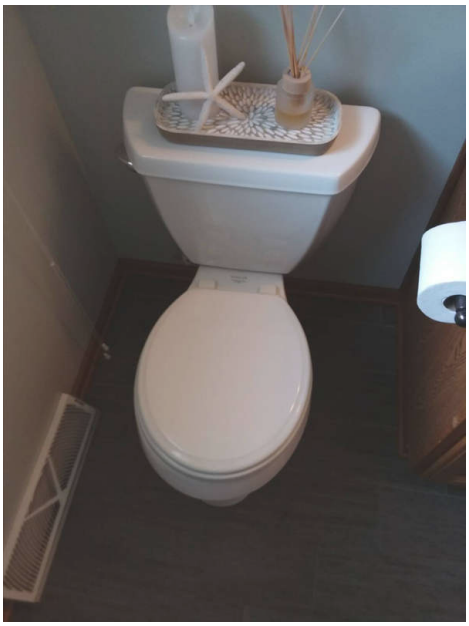
Bathroom OK At the time of the inspection

At the time of inspection the plumbing fixtures and faucets appeared to be in good working condition. Any defects will be listed separately in the report.

Fixtures and Faucets: Toilet

Loose or unstable

Toilets appeared to be in good condition unless otherwise noted in the report. Inspector noticed toilet was loose.



Toilet was loose.

Fixtures and Faucets: Whirlpool Bath(Hydro-Massage)

None

At the time of inspection the whirlpool tub appeared to be in good condition. Any defects will be listed separately in the report.

Fixtures and Faucets: Laundry Tub / Condition

Fiberglass, No Issues

At the time of inspection the laundry tub appeared to be in good condition. Any defects will be listed separately in the report.

Limitations

Observations

9.5.1 Sump Pumps / Ejector Pumps

Recommendation

NO BACKFLOW VALVE INSTALLED

At the time of inspection no backflow valve was noticed or installed. Recommend qualified contractor to fix or replace with inline valve.

Recommendation

Contact a qualified professional.

9.6.1 Fixtures and Faucets

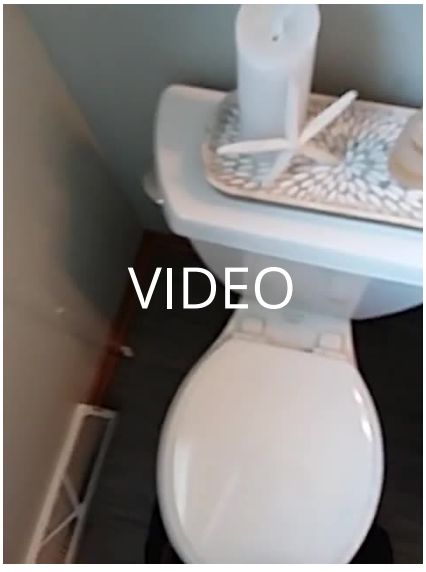
Recommendation

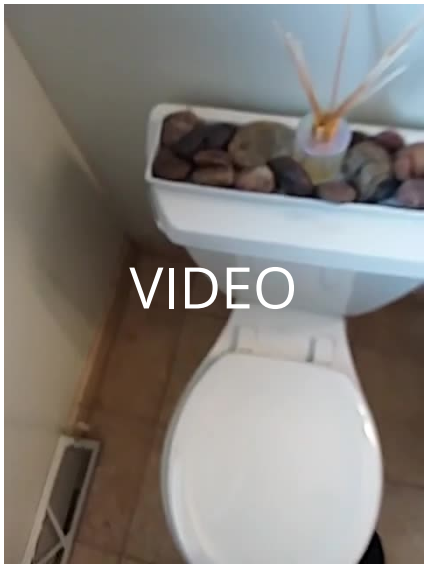
TOILET LOOSE

Toilet loose and unstable. Recommend qualified contractor to fix or replace unit. Also upstairs toilet is loose. This can cause leaks. Recommend qualified contractor to fix or replace. Seal may also need replacing.

Recommendation

Contact a qualified professional.





10: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Conduit

Service Entrance Conductors: Electrical Service Conductors
Below Ground

At the time of inspection the service conductors appeared to be in good condition. Any defects will be listed separately in the report.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
100 AMP

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Discription

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

GFCI & AFCI: GFCI Protection

At the time of my inspection, the home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Lighting Fixtures, Switches & Receptacles: Receptacles and Switches

No issues at time of inspection

At the time of inspection the receptacles and switches appeared to be in good condition. Any defects will be listed separately in the report.

Smoke Detectors: Brand/Battery Operated

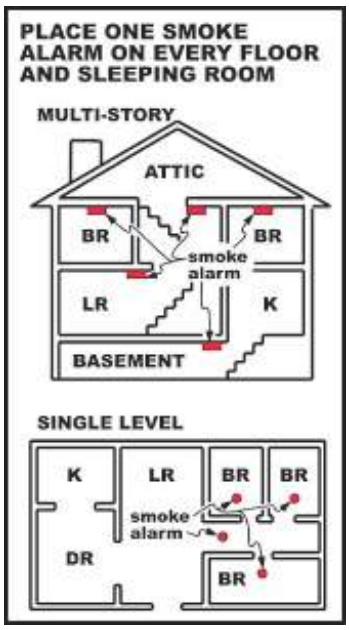
Present

Smoke Alarms / Detectors: Smoke Alarms Information

The main issue with battery-powered smoke alarms is that its up to you to make sure the batteries are fresh and ready for action. Even though all battery-operated smoke alarms signal you when the batteries are low, many people still neglect to make sure their smoke alarms are working. The same goes for the battery backup on hardwired detectors. If you opt for battery-operated smoke detectors, set up a reminder so you dont overlook testing and changing out batteries.

Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms



Smoke Detectors: Hard-Wired Smoke Detectors

Smoke Alarms / Detectors: Smoke Alarms Testing Information

Hardwired detectors are usually installed during construction, and can be part of an interconnected smoke detector system. Hardwired smoke alarms run on your houses electrical system and typically come with battery backup. It is possible to install a hardwired smoke alarm after construction.

The smoke alarm(s) that were present were tested by depressing the "test" button and an audible alarm sounded. Any exceptions will be listed below. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. It is recommend to test the alarms as soon as you move in, and monthly thereafter, replace the batteries every six months, and replace the alarms themselves every five to ten years (manufacturer specific). If the home is older than 5 years old I recommend removing the smoke alarms to check the manufacturing date on the back. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU

Carbon Monoxide Detectors: Combination Smoke/CO Detector(s)

Present

CO Detectors: CO Alarm Information

Many smoke alarms now monitor both smoke and carbon monoxide. Smoke and carbon monoxide detectors that provide two-in-one protection can save you worry and money.

Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without a warning device. In North America, some state, provincial and municipal governments require installation of CO detectors in new units

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.'

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and there requirements can be found here:

https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide

Observations

10.4.1 GFCI & AFCI

Recommendation

OUTLET IN KITCHEN NOT GFCI PROTECTED

Recommendation

Contact a qualified professional.

Notgfci protected

10.4.2 GFCI & AFCI

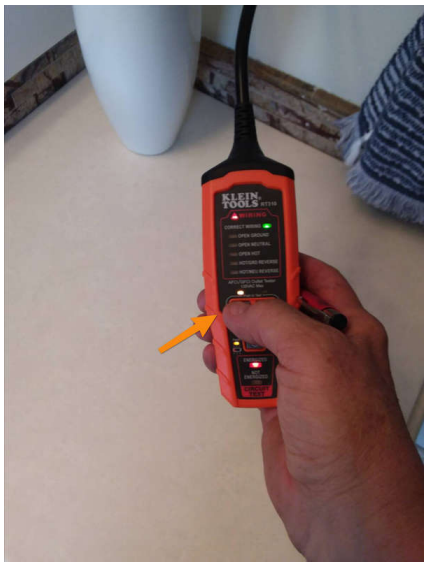
Recommendation

BATHROOM GFCI

No GFCI in lower half bath. Recommend qualified contractor install . No GFCI in upper baths. Recommend install of GFCI receptacle.

Recommendation

Contact a qualified professional.



Not gfci

11: DOORS, WINDOWS & INTERIOR

Information

General Condition of Interior
Mostly ok- few deficiencies

Windows: Glazing
Double

Bath/Kitchen Ventilation: Bathroom Ventilation
Fan Only

Bath/Kitchen Ventilation: Kitchen Ventilation
Recirculating type

Steps, Stairways & Railings: Staircase Illumination
Staircase lights OK, No issues at this time.

Countertops & Cabinets: Cabinetry
Wood

Doors: Door Type
Wood, Hollow core, Patio doors

At the time of inspection the interior doors appeared to be in good condition. Any defects will be listed separately in the report.

Windows: Window Type
Casement

At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Floor Coverings
Carpet, Tile, Hardwood

At the time of inspection the floor coverings appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Carpet
No issues at time of inspection.

At the time of inspection the floors / carpet appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Tile Flooring

No issues at time of inspection

At the time of inspection the tile flooring appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Wood Floors

Modern hardwood

At the time of inspection the wood floors appeared to be in good condition. Any defects will be listed separately in the report.

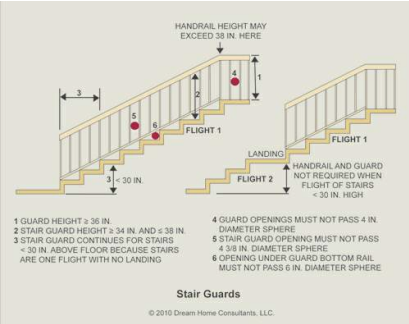
Walls and Ceilings: Wall / Ceiling Material

Drywall

At the time of inspection the walls and ceilings appeared to be in good condition. Any defects will be listed separately in the report.

Steps, Stairways & Railings: Basement Steps and Railings

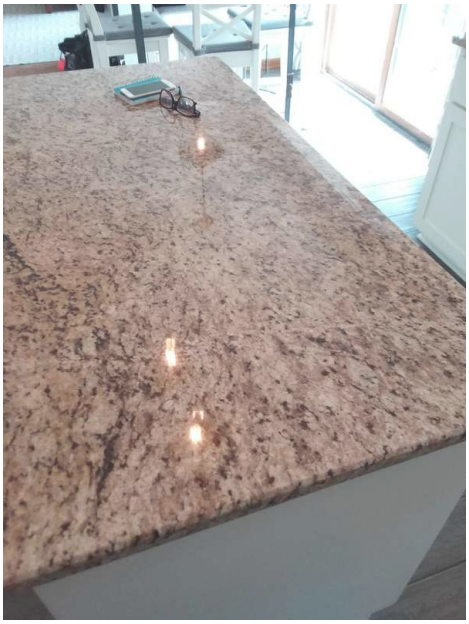
At the time of the inspection the steps, stairways, and railings did not show any defects. They appear to be installed and functioning properly. Notable exceptions will be listed in the report.



Countertops & Cabinets: Countertop Material

Granite, No Issues at Time of Inspection

At the time of inspection the cabinets appeared to be in good condition. Any defects will be listed separately in the report.



Observations

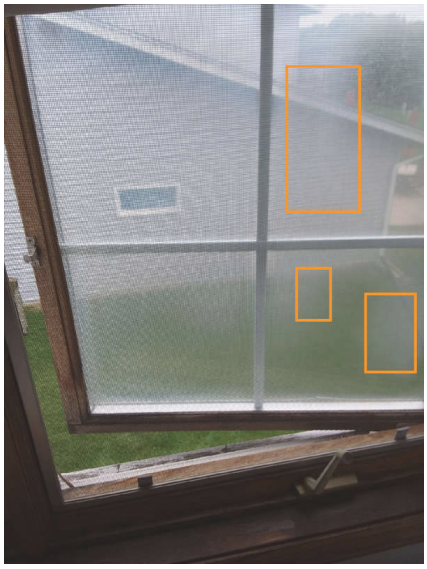
11.3.1 Windows

Recommendation

FAILED SEAL

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace. Upper East bedroom.

Cloudy, failed seal



Cloudy, failed seal

11.3.2 Windows

Recommendation

WEATHERED SILLS AND FRAMES

Various windows showed the wood was weathered, and may need to be re-sealed . Recommend handyman to sand and seal to prevent further damage.

Recommendation

Contact a qualified professional.

Weathered

Weathered

12: ATTIC, INSULATION & VENTILATION

Information

Flooring Insulation / Type
Loose Fill

Attic Structure / Access: Attic Access Performed
Access through garage but limited, From access hatch

Attic Structure / Access: Party Walls
Wood frame

Attic Structure / Access: Roof and ceiling framing
Trusses

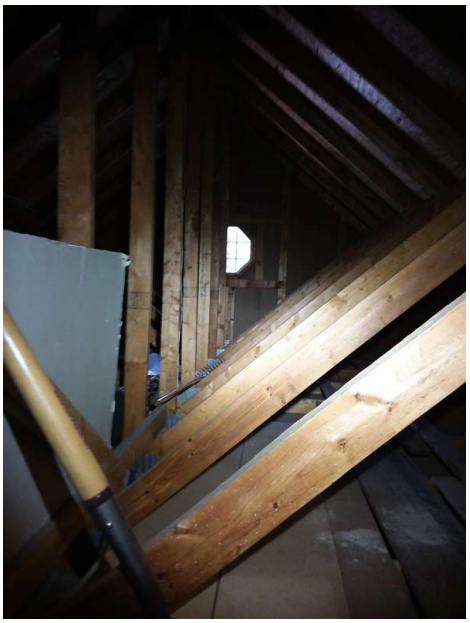
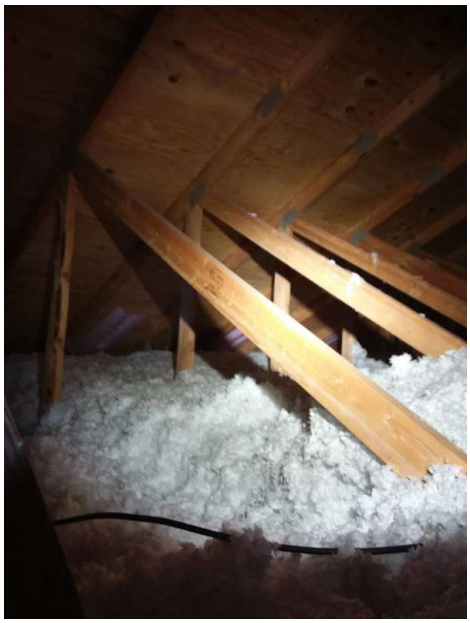
General: General Attic Inspection Details

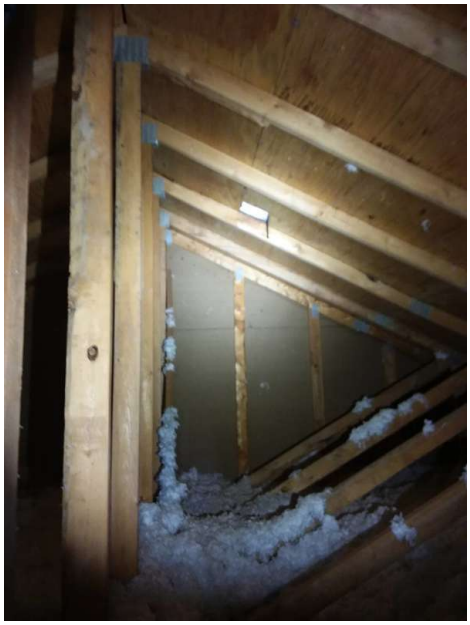
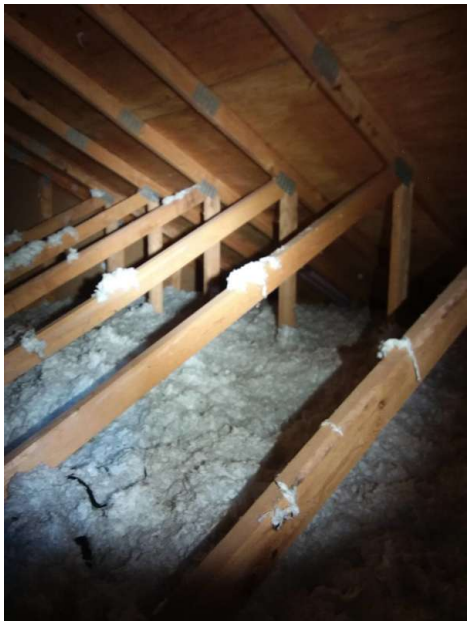
Inspection of the attic spaces includes observation of the following components: the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. As noted in the standards of practice, the roof framing system is not inspected for design or load calculations - ventilation and insulation value are not calculated for adequacy or performance. Obvious and visible signs of water intrusion will be noted in this report and effort will be made to try to determine water entry is ongoing - however, it is not possible in all situations to verify. All items in this section should be reviewed and corrected by the appropriate trades professionals.

Attic Insulation: Insulation Type
Blown

At the time of inspection, the attic insulation appeared to be in good condition. Any defects will be listed separately in the report.



InsulSafe
R-60
R-45
R-38

Attic Insulation: **R -Value**

R-40

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

LOOSE-FILL INSULATION
Cellulose 3.1 to 3.7
Cellulose dense pack 3.4 to 3.6
Fiberglass 2.2 to 2.9
Fiberglass dense pack 3.4 to 4.2
Mineral wool 2.2 to 2.9

BATT INSULATION
Fiberglass 2.9 to 3.8
Cotton 3.0 to 3.7

Attic Insulation: **Vermiculite Attic Insulation**

Not present

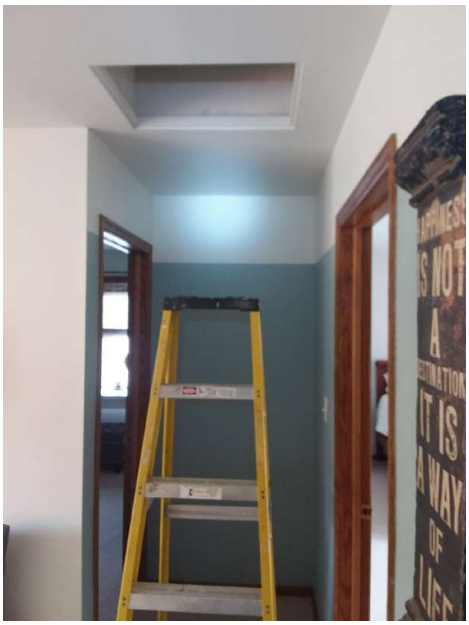
The U.S. Environmental Protection Agency (EPA) offices have received a large number of phone calls from citizens concerned about vermiculite insulation in their home that might be contaminated with asbestos. EPA is gathering more information about vermiculite insulation and other products containing vermiculite. If you suspect vermiculite insulation is in your home, the safest thing is to leave the material alone. If you decide to remove or must otherwise disturb the material due to a renovation project, consult with an experienced asbestos contractor.

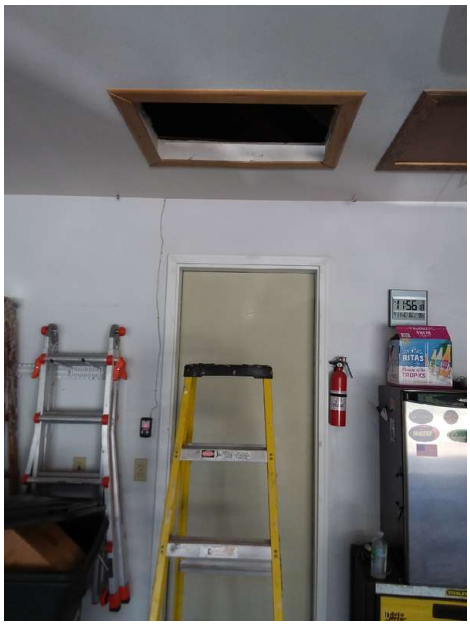
Here is a link for more information on vermiculite insulation.

https://bit.ly/2Q4n6aQ

Attic Structure / Access: **Location of Access**

Upstairs Hallway, Garagd Access





Attic Structure / Access: **Roof Trusses**

In inspecting roof trusses, generally, we'll be looking for the following:

- cut, damaged, or altered trusses;
- trusses out of plumb;
- trusses that are poorly installed;
- trusses installed too far apart (over-spanned);
- trusses that are loo long or too short;
- trusses that are improperly or poorly connected/fastened; or
- trusses that were not designed and built in a manufacturing facility (site-built trusses)

Ventilation: **Ventilation Type**

Roof vents

At the time of my inspection, no deficiencies were noted with the condition of the ventilation system. Notable exceptions will be listed in the report.

Exhaust Systems: **Bath / Kitchen Exhaust Fans**

Present

At the time of inspection the exhaust fans appeared to be in good condition. Any defects will be listed separately in the report.

Limitations

13: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Samsung, Samsung

Garbage Disposal: Brand
Evergrind

Garbage Disposal: Model Number E202-2

Garbage Disposal: Serial Number 15011725129

Dryer: Brand
Maytag

Dryer: Dryer Power Source
Gas, 110 volt

Dryer: Dryer Vent
Metal flex

Washer: **Brand**

White-Westinghouse

Built-in Microwave: **Brand**

Magic Chef

At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

14: GARAGE

Information

Ceiling and Walls: Ceiling / Walls Condition / Type
Drywall

Door Condition
None noted

Garage Door Opener: Brand
Genie

Garage Door Opener: Number Of Openers
Two

Occupant Door (From garage to inside of home): Type of Door
Metal

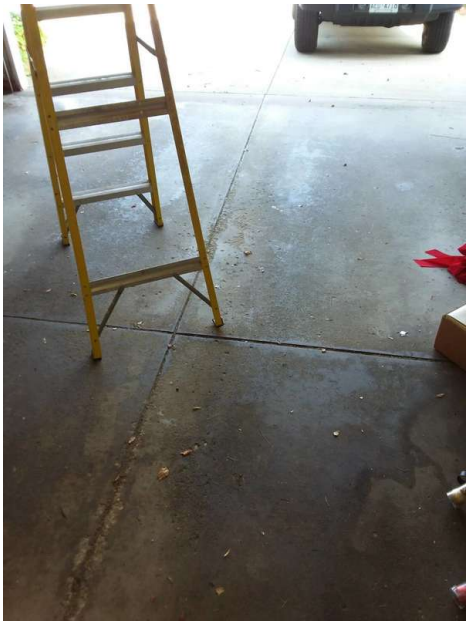
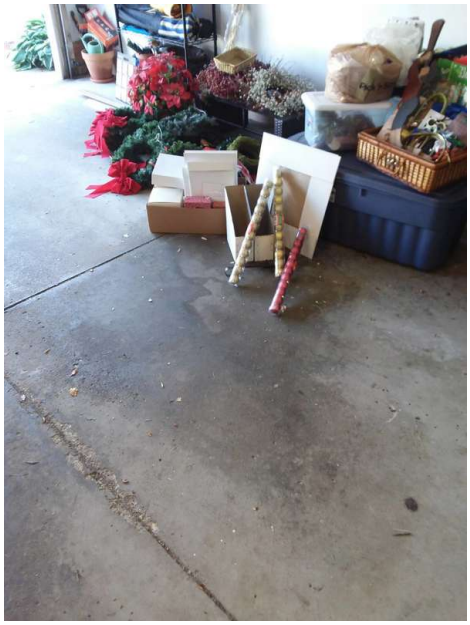
Gutters: Gutter Condition
No issues

Automatic Reverse Disclaimer

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Floor: Floor Condition

No issues with floor at time of inspection.

Lighting Fixtures, Switches & Receptacles: Light Switches / Outlets / Condition

At the time of inspection the receptacles and switches appeared to be in good condition. Any defects will be listed separately in the report.

Garage Door: Material

Insulated


Garage Door: Type

Automatic

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:door condition;mounting brackets;automatic opener; automatic reverse;photo sensor;switch placement;track & rollers;manual disconnect.

Garage Door Opener: Manuel Disconnect OK

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Occupant Door (From garage to inside of home): Closure Type

None

Although a self-closing door to the garage is not required, it is a sensible safety precaution. The door between the garage and the living area of the house, generally is required to be a 1 hour fire rated self-closing door. The reason for this is that fires often start in the garage because of paint cans, gas cans for the mower, chemicals or stored items that are fire safety concerns.

Self-closing hinges are designed to close the door automatically once a person turns loose of the door. They are easy and inexpensive to install. Should a self-closing hinge already exist, it may need to be replaced or just merely adjusted. Occasionally the door or jamb needs adjustments to allow the door to easily and fully close. This door did not have self closing hinges. You may want to have it installed due to safety reasons.

Windows: Windows / Condition

Coming apart

At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report. Window stile and rail coming apart. Recommend it be repaired.

Door Sensors: Sensor OK

The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

Observations

14.7.1 Windows

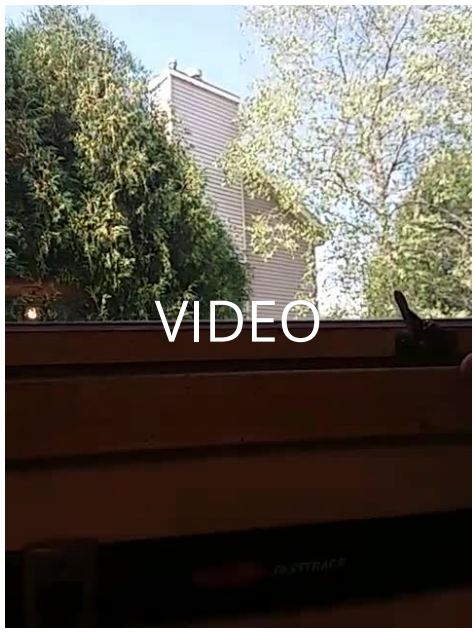
Recommendation

LOOSE/COMING APART

Garage window was coming apart at the stile and rails. Recommend handyman fix or may need to be replaced.

Recommendation

Contact a qualified professional.



15: FIREPLACE

Information

Gas Fireplace
Not Tested

Damper: Operable Damper/Gas

Fireplace with Gas Key: Gas Key
None

Types of Fireplace: Types of Fireplaces
Wood-Burning

Types of Fireplace: **Wood Burning Fireplace**

At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace in the living room area. It was not operated. This fireplace has a gas starter piped in.
Inspection of wood-burning fireplaces typically includes visual examination of the following:
- adequate hearth;
- firebox condition;
- operable damper;
- visible flue condition;
- spark barrier; and
- exterior condition.

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search

Fluepipe: **Types of Flues**

Metal Flue

Clay flues are perhaps the most common type of chimney flue currently available. In addition to being very affordable, their clay tiles are quite durable and can last up to 80 years. They are particularly effective when used in conjunction with open fireplace chimneys. However, it should be noted that since clay tiles are ceramic, they will not be able to handle chimney fires and are certain to crack and fall apart in the event that one occurs. The tiles will then need to be repaired or replaced before your chimney will be safe to use again. In addition, clay flues are not recommended for use with gas fireplaces, as they are incapable of containing the combustion byproducts produced by such fires. So while they look nice and are relatively inexpensive, clay flues do have their share of flaws.

Metal flues are another common type of chimney flue, and they come in two varieties: stainless steel and aluminum. Whereas stainless steel flues can be used in conjunction with oil, wood or gas fireplaces, their aluminum counterparts are only safe for use with certain types of gas fireplaces. Also, be sure to exercise caution when using a metal chimney flue in conjunction with an open fireplace, as they are typically too small to properly vent such fireplaces. In addition, take care to cover metal flues with insulation, as it will enhance performance and increase safety.

Concrete chimney flues, also commonly referred to as cast-in-place flues, are another common type of chimney flue. These flues are formed by heat-resistant concrete that is poured into your chimney's interior and creates a pathway through which gases are vented outside. In addition to having a reputation for improving the structure of old chimneys, concrete flues can be used in conjunction with a vast assortment of fireplaces. While concrete flues can be somewhat pricey in comparison to their metal and clay counterparts, most homeowners will find that the resilience and safety they offer is well worth any additional money. Be advised, however, that concrete flues are permanent and, as such, cannot be removed without replacing your entire chimney.

Spark Barrier: **Spark Barrier**

Present

Safety tips around gas fireplaces:

1) Supervise children, the elderly, disabled and pets near a gas fireplace, stove or inset that is in use or was recently turned off.

2) Keep any remote controls out of the reach of children.

3) Install a switch lock to prevent children from turning on the appliance.

4) Make sure family members and guests are aware the glass panel of a gas fireplace, stove or insert can be very hot.

5) Wait for the appliance and glass panel to cool down before allowing anyone near it. Cool down can take an hour or more. Some appliances turn on and off automatically with a thermostat, so it may not be clear when a fire is turned off.

6) Be aware that metal surfaces, such as door frames and grilles,can also get hot.

7) Read the owner's manual and follow instructions.

Limitations

General

FIREPLACE: FLUE VISIBILITY LIMITED

The visibility of the flue is limited. Only the visible sections of the flue can be commented on.

16: ENVIRONMENTAL

Information

Exclusions

This inspection is not required to include the following items: Lead-based paint, Radon, Asbestos, Cockroaches, Rodents, Pesticides, Treated lumber, Fungus, Mercury, Carbon monoxide, or Other similar environmental hazards. In addition, the report is not required to address subterranean systems or system components (operational or nonoperational), including: Sewage disposal, Water supply, or Fuel storage or delivery.

If there is readily visible evidence or a possibility that one of these items may be present, you may be advised to contact a specialist in the appropriate field for further investigation and to determine if corrective action is necessary.

If you have any specific concerns in regards to any of the items listed above (or any unmentioned environmental or health concerns) , you should contact a specialist immediately so that you can have the appropriate inspections and testing performed, as they are not included in this inspection (unless otherwise agreed upon).

Pest / Insect: No Pest Inspection Performed

There was no pest inspection performed. Contact our office if you wish to have this service provided.

Microbial Growth: No Mold Testing or Air Sampling Performed

There was no mold testing or air quality sampling performed as a part of this inspection. Contact our office if you wish to have this service provided.

Radon: No Testing Performed

There was no radon testing performed as a part of this inspection. Contact our office if you wish to have this service provided.

STANDARDS OF PRACTICE

Inspection/Property Details
A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the Wisconsin State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspection is limited to visible and accessible components and areas only. Due to insurance restrictions, we are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we cannot make phone calls or wait for someone to arrive while on site regarding any items that have not been properly prepared. The property was inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Roofing
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Air-Conditioning

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary

function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.