

# *Ridgeline Home Inspection Services, LLC*

## Property Inspection Report



123 Pine Ave, Greenbay, Wi 54313  
Inspection prepared for: Rodger Jones  
Real Estate Agent: Russel Smith - ABC Realty

Date of Inspection: 1/8/2014 Time: 8:00 AM  
Age of Home: 15 yrs Size: 2450 sq ft  
Weather: 30 degrees clear

Inspector: James L. Wesolowski  
License #2672-106  
[www.ridgelinehomeinspect.com](http://www.ridgelinehomeinspect.com)



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**USE OF PHOTOS:** Your Report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component *at the time of inspection*. Some photos may be deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you would normally would not see. Not all problem areas or conditions will be supported with photos.

## TEST COLOR SIGNIFICANCE

**GREEN test:** Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**BLUE text:** Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**RED text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair or replacement. These comments are also duplicated in the Report Summary page(s)

## COMMENT KEY or DEFINITIONS

**“INSPECTED”** I visually inspected them item, system or component and if no other comment is made, then it appeared to be functioning as intended ~ allowing for normal wear and tear.

**“NOT INSPECTED”** I did not inspect this item, system or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

**“NOT PRESENT”** This item, system or component is not in this home or building.

**“REPAIR AS NEEDED”** I recommend that the item, system or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.

**“SAFETY CONCERN”** A condition, system or component that is considered harmful or dangerous due to its presence or absence.

**“DEFERRED COST”** Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five years.

**“MAINTENANCE”** Recommendation for the proper operations and routine maintenance of the home.

Dear Rodger Jones,

Thank you for choosing Ridgeline Home Inspection Services, LLC to perform your home inspection. The goal of this inspection and report is to help place you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase.

Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the property –recording the conditions on 1/8/2014. Home inspectors cannot predict the future behavior; and as such, we cannot be responsible for the things that occur after the inspection.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted and may not be used in whole or in part without Ridgeline Home Inspections Services' written permission.

We appreciate the opportunity to conduct this inspection for you and wish you the best in your decision making process. Should you have any questions, please call or email.

Sincerely,

*JL Wesolowski*

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## Report Summary

**IMPORTANT NOTE:** This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy –it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. *Your entire report must be carefully read* to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

Bedrooms		
Page 8 Item: 9	Smoke Detectors	• There were no smoke detectors present in the bedroom(s).#1 #2 #3
Bathroom		
Page 10 Item: 7	GFCI	• GFCI did not respond to test, suggest replacing for safety.upstairs bath GFCI needs replacing
Kitchen		
Page 14 Item: 23	GFCI	• GFCI did not respond to test, suggest replacing for safety.GFCI left of stove needs to be replaced
Garage		
Page 20 Item: 2	Walls	• SAFETY CONCERN: Flammable materials should not be stored within closed garage areas.
Page 20 Item: 5	Rafters & Ceiling	• Hole in the ceiling is a breach in the fire protection.
Roof		
Page 24 Item: 7	Gutter	• No major system safety or function concerns noted at time of inspection. Gutter extension missing on north east corner of home
Attic		
Page 27 Item: 10	Exhaust Vent	• Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

# Inspection Details

## 1. Attendance

In Attendance: Client present, Buyer Agent present

## 2. Home Type

Home Type: Attached, Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Bar

Good	Fair	Poor	N/A	None
				X

#### 2. Cabinets

Good	Fair	Poor	N/A	None
				X

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet door was missing.

#### 5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

#### 6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Front door and hardware is damaged.
- Loose door striker on bedroom door frame . Guest room.

#### 7. Electrical

Good	Fair	Poor	N/A	None
X				

#### 8. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated when tested.
- Smoke detector missing in basement furnace area.



**9. Stairs & Handrail**

Good	Fair	Poor	N/A	None
X				

**10. Window-Wall AC or Heat**

Good	Fair	Poor	N/A	None
				X

**11. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

**12. Patio Doors**

Good	Fair	Poor	N/A	None
				X

**13. Screen Doors**

Good	Fair	Poor	N/A	None
				X

**14. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

**15. Fireplace**

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- The fireplace appears to be in fair visual condition. Was operated and observed as functional during inspection.

**16. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted.



### Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

#### 1. Locations

Locations: Master#upper • South East#2 • South West#3

#### 2. Cabinets

Good	Fair	Poor	N/A	None
			X	

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally when tested, at time of inspection.

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Some outlets not accessible due to furniture and or stored personal items.

#### 7. Fireplace

Good	Fair	Poor	N/A	None
				X

#### 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted. • Floating laminate type flooring noted.#3  
 Observations:  
 • Recommend caulking at the tub and shower areas

#### 9. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • There were no smoke detectors present in the bedroom(s).#1 #2 #3

#### 10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.  
 Observations:  
 • Some areas not accessible due to stored personal items.

#### 11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

### 12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Vinyl framed awning window noted.

Observations:

- Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.#3

### 13. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are plaster ceilings noted.

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.

### 14. Patio Doors

Good	Fair	Poor	N/A	None
				X

### 15. Screen Doors

Good	Fair	Poor	N/A	None
				X

## Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### 1. Locations

Locations: Master Bathroom • Basement Bathroom • Half bathroom • Upstairs#1

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are plaster ceilings noted.

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.

### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.
- No discrepancies noted.

### 5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI did not respond to test, suggest replacing for safety.upstairs bath GFCI needs replacing

### 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- Central ventilation is present.
- Bathroom fans exhaust properly to exterior of home.

### 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 11. Mirrors

Good	Fair	Poor	N/A	None
X				

### 12. Plumbing

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Sink drain assembly is loose, no leaks observed.
- Pressure weakens when water is running in other areas.

### 13. Showers

Good	Fair	Poor	N/A	None
X				

**Observations:**

- functional
- Shower diverter does not fully engage.
- Bottom track is loose, suggest securing and resealing to prevent leakage.

### 14. Shower Walls

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Ceramic tile noted.
- Evidence of repair observed.

### 15. Bath Tubs

Good	Fair	Poor	N/A	None
				X

### 16. Enclosure

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The shower enclosure was functional at the time of the inspection.
- A safety glass enclosure is noted.

### 17. Sinks

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Drain line leaks under sink. In half bath
- Stains at sink cabinet floor, presumably from past leak(s) or spilled products. In basement bath.
- Operated normally, at time of inspection.

### 18. Toilets

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Operated when tested. No deficiencies noted.
- Toilet loose and may need re-anchoring. half bath

### 19. Window Condition

Good	Fair	Poor	N/A	None
				X

### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- No discrepancies noted.

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

#### 4. Doors

Good	Fair	Poor	N/A	None
				X

#### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated - appeared functional at time of inspection.
- The disposal is a worn unit and may have reached the end of its useful life.

#### 6. Microwave

Good	Fair	Poor	N/A	None
			X	

#### 7. Cook top condition

Good	Fair	Poor	N/A	None
				X

#### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- All heating elements operated when tested.
- Oven(s) operated when tested.

#### 9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Stains from presumed past leaks noted.
- No deficiencies observed.
- Kitchen has a Stainless steel - surface mounted sink.

#### 10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

### 11. Spray Wand

Good	Fair	Poor	N/A	None
			X	

Observations:

- There was no spray wand present in this kitchen.

### 12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

### 13. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

### 14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

### 15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

Observations:

- Recirculator only. Exterior vented fans are generally required when gas range in place.

### 16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed double hung window noted.

Observations:

- Operated windows appeared functional, at time of inspection.

### 17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 18. Plumbing

Good	Fair	Poor	N/A	None
X				

### 19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

### 20. Patio Doors

Good	Fair	Poor	N/A	None
				X

### 21. Screen Doors

Good	Fair	Poor	N/A	None
				X

### 22. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection. 2 outlets under snack bar not operating.

### 23. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational.
- GFCI did not respond to test, suggest replacing for safety. GFCI left of stove needs to be replaced

### 24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

## Laundry

### 1. Locations

Locations: Hall

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

### 3. Counters

Good	Fair	Poor	N/A	None
				X

### 4. Dryer Vent

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • The dryer vent has a damaged exterior cover.



### 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Test AFCI breakers periodically to ensure proper operation.

### 6. GFCI

Good	Fair	Poor	N/A	None
X				

### 7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:  
 • None present.

### 8. Gas Valves

Good	Fair	Poor	N/A	None
				X



### 9. Wash Basin

Good	Fair	Poor	N/A	None
				X

### 10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 11. Plumbing

Good	Fair	Poor	N/A	None
X				

### 12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

### 13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

### 14. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 15. Window Condition

Good	Fair	Poor	N/A	None
				X

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** The furnace is located in the basement

**Materials:** Gas fired forced hot air.

**Observations:**

- Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.
- The heating unit is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

### 4. Venting

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Plastic - PVC vent noted.
- The visible portions of the vent pipes appeared functional.

### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Gas shut off valves were present and functional.

### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No defects found.
- Missing insulation at A/C unit.

### 7. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Compressor Type: Electric

Location: The compressor is located on the exterior west.

Observations:

- Air Conditioning mounting pad not level; this may shorten motor life. Suggest leveling pad or unit.
- Air Conditioning line set has missing or damaged insulation; have HVAC tech repair.



### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.
- There is a missing return air grill noted. Behind master bath door

### 10. Filters

Good	Fair	Poor	N/A	None
		X		

Location: Located inside heater cabinet.

Observations:

- Furnace filter dirty. Needs replacement.
- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Low battery, suggest replacing.

### Water Heater

#### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

#### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

#### 3. Combustion

Good	Fair	Poor	N/A	None
X				

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

#### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas  
 Location: The heater is located in the basement.  
 Observations:  
 • Tank appears to be in satisfactory condition -- no concerns.  
 • No major system safety or function concerns noted at time of inspection.  
 • A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

#### 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears to be in satisfactory condition -- no concerns.

#### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 50 gallons

#### 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears functional.

#### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper  
 Observations:  
 • No deficiencies observed at the visible portions of the supply piping.

#### 10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: PVC

## Garage

### 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspected from ladder.  
 Materials: Asphalt shingles noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.

### 2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **SAFETY CONCERN: Flammable materials should not be stored within closed garage areas.**

### 3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • The anchor bolts were not visible, obscured by drywall.

### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.  
 Observations:  
 • Common cracks noted.

### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Engineered wood roof truss framing noted.  
 • Plywood Sheathing noted.  
 • **Hole in the ceiling is a breach in the fire protection.**



### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Some outlets not accessible due to furniture and or stored personal items.

### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- Garage-house door weatherstrip: apparent pet damage.
- Appeared functional, at time of inspection.

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: One 16' upgraded insulated steel door • Sectional door noted.

Observations:

- Garage vehicle door panels damaged.
- dented



12. Garage Door Parts

Good	Fair	Poor	N/A	None
	X			

Observations:

- The garage door has some loose hardware. We recommend contacting a qualified contractor to repair the door.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

### 15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

### 16. Vent Screens

Good	Fair	Poor	N/A	None
			X	

### 17. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

### 18. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- No discrepancies noted.
- Plastic laminate tops noted.

### 19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in basement. • East side of the house.

Location: No Sub Panels located.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- GFCI breaker noted.

6. Fuses

Good	Fair	Poor	N/A	None
				X



## Roof

### 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ladder. • Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Snow covered; not fully inspected.

### 2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Incomplete aluminum flashings at fascia edge behind gutters; there is some exposed wood in areas. Along back porch gutter.

### 3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.

### 4. Sky Lights

Good	Fair	Poor	N/A	None
				X

### 5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

### 6. Vent Caps

Good	Fair	Poor	N/A	None
		X		

Observations:

- The vent cap is rusted and appears to be failing. We recommend replacing the vent cap.

### 7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- Downspouts missing; recommend installation.
- No major system safety or function concerns noted at time of inspection. Gutter extension missing on north east corner of home



Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Garage ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Inspected from access hole only, limited space in attic prevented entry.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.  
 • Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • None observed.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Most areas not accessible due to insulation.  
 • Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • ABS plumbing vents  
 • PVC plumbing vent pipe appeared functional, at time of inspection.  
 • No deficiencies noted in plumbing vent piping.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.  
 Depth: Insulation averages about 14-16 inches in depth  
 Observations:  
 • Insulation appears adequate.

9. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Double wall metal B-Vent pipe noted.  
 • Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.

10. Exhaust Vent

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Frame separating from glass. Sash needs to be replaced.



3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminium siding noted.

Observations:

- . Siding needs to be refastened.



4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Suggest caulking around doors and windows as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.



### 6. Stucco

Good	Fair	Poor	N/A	None
				X

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
				X

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- No stains or evidence of moisture penetration observed.
- Common cracks observed, these may leak at any time.

4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

5. Ventilation

Good	Fair	Poor	N/A	None
				X

6. Vent Screens

Good	Fair	Poor	N/A	None
				X

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
			X	

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Plywood sheathing sub floor.
- Visible areas appear satisfactory at the time of inspection.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

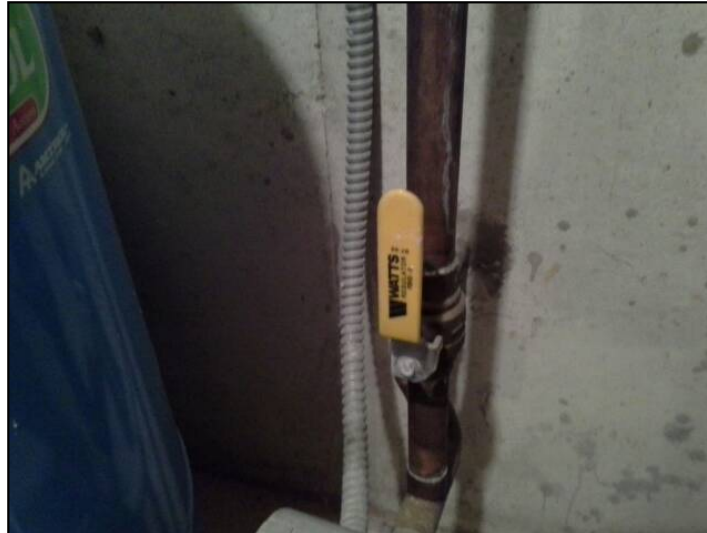
- Missing pullchain observed, recommend review for repair.Over water softener.

### 12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

**Observations:**

- 1 inch Copper
- Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
- Appears Functional at time of inspection.
- Water shut off location shown to client in the event of an emergency.
- See photo for main water shut off valve location.<FYI> Future reference in the event of an emergency.



### 13. Sump Pump

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Evidence of one sump pump and basin installed in basement. Pump was not readily visible.
- Suggest securing cover.

### 14. Ducting

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Appeared functional, at time of inspection.
- Recommend further support to ductwork.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.



2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- The exterior drainage is generally away from foundation.
- Low and settled grading was observed along the front flower bed. Water can intrude under porch and affect the foundation. Critters can also infest. Repair as needed.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.





#### 4. Gate Condition

Good	Fair	Poor	N/A	None
				X

#### 5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

#### 6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

#### 7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

#### 8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

#### 9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Main gas shut off located at outside meter - East side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

#### 10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

#### 11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 70psi

#### 12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

#### 13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure. Frost proof

Observations:

- Appears Functional.

#### 14. Balcony

Good	Fair	Poor	N/A	None
				X

### 15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

### 16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
				X

### 17. Fence Condition

Good	Fair	Poor	N/A	None
				X

### 18. Sprinklers

Good	Fair	Poor	N/A	None
				X

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Deck Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Filter

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Pressure Gauge

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Pumps

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Jets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Structure Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Tile

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 13. Timer

Good	Fair	Poor	N/A	None

### 14. Water Condition

Good	Fair	Poor	N/A	None

### 15. Water Fill Unit

Good	Fair	Poor	N/A	None

### 16. Electrical

Good	Fair	Poor	N/A	None

### 17. GFCI

Good	Fair	Poor	N/A	None

# Basement/Crawlspace

## 1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Partly finished, full basement noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Limited review due to insulation cover and finished walls.

## 2. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Full view of foundation insulation was not available due to lack of access.

## 3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed casement window noted. • Insulated glass noted.

## 4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional. • Floor drains observed but not tested for proper operation. • Appears Functional. • Plumbing pipes not fully visible for inspection due to finished ceilings and walls.

Observations:

- ABS
- Copper

## 5. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Several outlets were found to have been reverse polarity wired, see pics for locations. Have an electrician evaluate and repair.

## 6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Test GFCIs monthly to ensure proper operation.
- Installed GFCIs responded to test.

## 7. Access

Good	Fair	Poor	N/A	None
X				

## 8. Stairs

Good	Fair	Poor	N/A	None
X				

Observations:

- Whenever three or more stairs are present a handrail is usually required.



**9. Railings**

Good	Fair	Poor	N/A	None
X				

**10. Slab Floor**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Floor drain is full of debris.

**11. Finished Floor**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

**12. Drainage**

Good	Fair	Poor	N/A	None
X				

**13. Sump Pump**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Functional at time of inspection.

**14. Framing**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears Functional.  
 • Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.  
 • Beams are partially finished, unable to fully inspect.

**15. Subfloor**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Not fully visible for inspection due to lack of access.  
 • Limited inspection due to finished ceiling.  
 • Sub flooring is partially visible from basement.

### 16. Columns

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.

### 17. Piers

Good	Fair	Poor	N/A	None
				X

### 18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.