

# Home Inspection Report



W3828 Walrath Rd, Glen Flora, WI 54526

**Inspection Date:**

Monday, July 28, 2025

**Prepared For:**

Louann Felix

**Prepared By:**

Smart Start Home Inspections LLC

(715) 465-0078

**Report Number:**

072825a

**Inspector:**

Andrew Geiger

**License/Certification #:**

3094-106

**Inspector Signature:**

Andrew Geiger

# Report Overview

## Scope of Inspection

All components designated for inspection in the Wisconsin State Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only.

### Main Entrance Faces

East

### State of Occupancy

Vacant

### Weather Conditions

Sunny  
79 degrees F

### Recent Rain

Yes

### Ground Cover

Damp

### Approximate Age

25-30 years

# Report Summary

## Major Concerns

None apparent

### Potential Safety Hazards

Trip hazards in service walk, driveway, and patio.  
Loos3 weatherproof cover for exterior receptacles.  
Exterior receptacles and laundry room receptacles that are not equipped with GFCI protection.  
Ignition source within 18" of the garage floor.  
Handyman extension cord wiring present for wall lighting in the garage.  
No visible carbon monoxide detectors.  
CSST gas line is not properly bonded.

### Deferred Cost Items

Boiler that is 15+ years.  
Water heater that is 5+ years.

### Items To Monitor

Moisture stains on garage ceiling.

# Grounds

## Service Walks

	<input type="checkbox"/> None <input type="checkbox"/> Not Visible
<b>Material Condition</b>	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Flagstone <input type="checkbox"/> Gravel <input type="checkbox"/> Brick Other: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Trip hazard <input type="checkbox"/> Typical cracks <input type="checkbox"/> Pitched towards home
<b>Comments</b>	<input checked="" type="checkbox"/> Settling cracks <input type="checkbox"/> Public sidewalk needs repair
<b>Photos</b>	



Settlement cracks present in service walk with trip hazards present - safety concern - recommend repair to prevent injury to occupants.

## Driveway/Parking

	<input type="checkbox"/> None <input type="checkbox"/> Not Visible
<b>Material Condition</b>	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Gravel/Dirt <input type="checkbox"/> Brick Other: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Settling Cracks <input type="checkbox"/> Typical cracks <input type="checkbox"/> Pitched towards home
<b>Comments</b>	<input checked="" type="checkbox"/> Trip hazard <input type="checkbox"/> Fill cracks and seal
<b>Photos</b>	



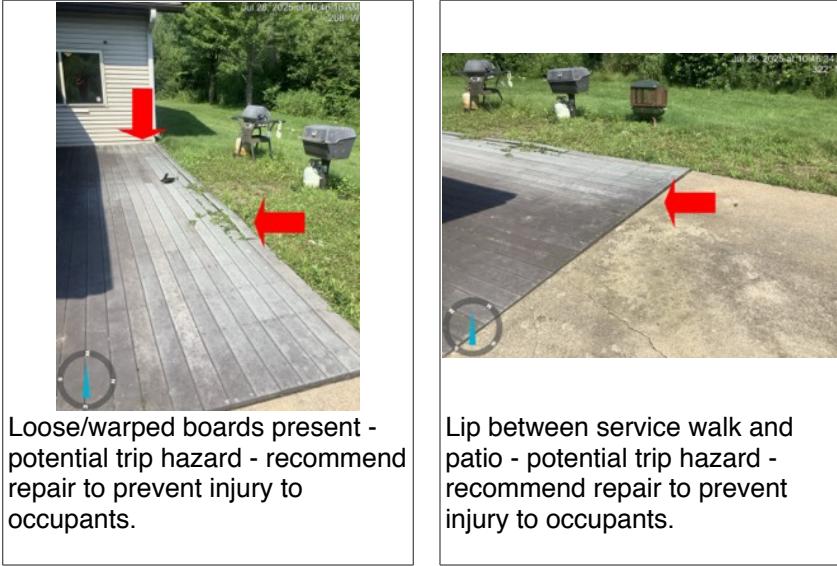
Settlement cracks present in driveway with trip hazards present - safety concern - recommend repair to prevent injury to occupants.

# Grounds

## Patio

Material	<input type="checkbox"/> None
Condition	<input type="checkbox"/> Concrete <input type="checkbox"/> Flagstone <input type="checkbox"/> Kool-Deck <input type="checkbox"/> Brick Other: <u>Composite Decking</u> <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Settling cracks <input checked="" type="checkbox"/> Trip hazard <input type="checkbox"/> Pitched towards home (see remarks) <input type="checkbox"/> Drainage provided <input type="checkbox"/> Typical cracks
Comments	Loose/warped boards present - potential trip hazard - recommend repair to prevent injury to occupants. Lip between service walk and patio - potential trip hazard - recommend repair to prevent injury to occupants.

## Photos



## Landscaping affecting foundation

Negative Grade	<input type="checkbox"/> N/A
	<input type="checkbox"/> East <input checked="" type="checkbox"/> West <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> Satisfactory <input type="checkbox"/> Recommend additional backfill <input type="checkbox"/> Recommend window wells/covers <input type="checkbox"/> Trim back trees/shrubberries <input type="checkbox"/> Wood in contact with/improper clearance to soil
Comments	Areas of low grading near the home - recommend maintaining a positive drainage slope away from the home to reduce moisture levels around the foundation/slab.

# Roof

## General

**Visibility**  None  All  Partial Limited By:

**Inspected From**  Roof  Ladder at eaves  Ground  With Binoculars

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat Other:

**Roof #1** Type: Asphalt shingles

Layers: 1 Layer

Age: 5-10+ years

## Comments

## Ventilation System

None  N/A

**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other:

## Comments

## Flashing

**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other:

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing

Separated from chimney/roof  Recommend Sealing Other:

## Comments

## Valleys

N/A

**Material**  Not Visible  Galv/Alum  Asphalt  Lead  Copper Other:

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

## Comments

## Condition of Roof Coverings

**Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots

Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligatoring  Blistering

Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping

Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

## Comments

## Skylights

N/A  Not Visible

**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

## Comments

## Plumbing Vents

Not Visible  Not Present

**Condition**  Satisfactory  Marginal  Poor

## Comments

# Exterior

## Chimney(s)

	<input type="checkbox"/> None
<b>Location(s)</b>	Middle of Roof
<b>Viewed From</b>	<input checked="" type="checkbox"/> Roof <input type="checkbox"/> Ladder at eaves <input type="checkbox"/> Ground (Inspection Limited) <input type="checkbox"/> With Binoculars
<b>Rain Cap/Spark Arrestor</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Recommended
<b>Chase</b>	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Metal <input type="checkbox"/> Blocks <input checked="" type="checkbox"/> Framed
<b>Evidence of</b>	<input type="checkbox"/> Holes in metal <input type="checkbox"/> Cracked chimney cap <input type="checkbox"/> Loose mortar joints <input type="checkbox"/> Flaking <input type="checkbox"/> Loose brick <input type="checkbox"/> Rust <input checked="" type="checkbox"/> Damaged siding
<b>Flue</b>	<input checked="" type="checkbox"/> Tile <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Unlined <input checked="" type="checkbox"/> Not Visible
<b>Evidence of</b>	<input type="checkbox"/> Scaling <input type="checkbox"/> Cracks <input type="checkbox"/> Creosote <input checked="" type="checkbox"/> Not evaluated <input checked="" type="checkbox"/> Have flue(s) cleaned and re-evaluated <input type="checkbox"/> Recommend Cricket/Saddle/Flashing <input type="checkbox"/> No apparent defects
<b>Condition</b>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input checked="" type="checkbox"/> Recommend Repair
<b>Comments</b>	Recommend installing a rain cap/spark arrestor to prevent moisture or animal entry into the chimney/home. Siding deteriorated on chimney - recommend repair/replacement of damaged sections to prevent the spread of deterioration.

## Photos



## Gutters/Scuppers/Eavestrough

	<input type="checkbox"/> None
<b>Condition</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rusting <input type="checkbox"/> Downspouts needed <input type="checkbox"/> Recommend repair/replace
	<input type="checkbox"/> Needs to be cleaned
<b>Material</b>	<input type="checkbox"/> Copper <input type="checkbox"/> Vinyl/Plastic <input checked="" type="checkbox"/> Galvanized/Aluminum Other:
<b>Leaking</b>	<input type="checkbox"/> Corners <input type="checkbox"/> Joints <input type="checkbox"/> Hole in main run <input checked="" type="checkbox"/> No apparent leaks
<b>Attachment</b>	<input type="checkbox"/> Loose <input type="checkbox"/> Missing spikes <input type="checkbox"/> Improperly sloped <input checked="" type="checkbox"/> Satisfactory
<b>Extension needed</b>	<input checked="" type="checkbox"/> North <input checked="" type="checkbox"/> South <input checked="" type="checkbox"/> East <input checked="" type="checkbox"/> West <input type="checkbox"/> N/A
<b>Comments</b>	Recommend installing downspout extensions to properly disperse rainwater away from the home and reduce moisture levels around the foundation/slab.

## Photos



Recommend installing downspout extensions to properly disperse rainwater away from the home and reduce moisture levels around the foundation/slab.



Recommend installing downspout extensions to properly disperse rainwater away from the home and reduce moisture levels around the foundation/slab.

## Siding

## Material

Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl Other:  Typical cracks  Peeling paint  Monitor  Wood rot  
 Loose/Missing/Holes

Condition  
Comments

Satisfactory  Marginal  Poor  Recommend repair/painting  
Siding is damaged/loose in several areas - recommend repair to prevent further damage/deterioration of siding or exterior of the home.  
Holes in siding - recommend repair/properly sealing openings to prevent moisture or insect intrusion/damage.  
Wood siding will need painting/sealing maintenance within the next one to five years - recommend sealing to prevent deterioration.

## Photos



Siding is damaged/loose in several areas - recommend repair to prevent further damage/deterioration of siding or exterior of the home.



Siding is damaged/loose in several areas - recommend repair to prevent further damage/deterioration of siding or exterior of the home.



Holes in siding - recommend repair/properly sealing openings to prevent moisture or insect intrusion/damage.



Holes in siding - recommend repair/properly sealing openings to prevent moisture or insect intrusion/damage.

#### Trim

##### Material

Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:

##### Condition Comments

Satisfactory  Marginal  Poor

Damaged trim near the base of the walls around the home - recommend repair to prevent/replacement to prevent further damage/deterioration.

##### Photos



Damaged trim near the base of the walls around the home - recommend repair to prevent/replacement to prevent further damage/deterioration.



Damaged trim near the base of the walls around the home - recommend repair to prevent/replacement to prevent further damage/deterioration.

#### Soffit

##### Material

None  
 Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:

##### Condition Comments

Satisfactory  Marginal  Poor

#### Fascia

##### Material

None  
 Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:

##### Condition

Satisfactory  Marginal  Poor

Fascia is overall satisfactory with repair needed - damage present on the south side of garage - recommend

# Exterior

## Fascia cont.

**Comments cont.** repair/replacement of damaged area.

### Photos



Fascia is overall satisfactory with repair needed - damage present on the south side of garage - recommend repair/replacement of damaged area.

## Windows/Screens

<b>Condition</b>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Wood rot <input type="checkbox"/> Recommend repair/painting <input checked="" type="checkbox"/> Recommend repair/replace damaged screens <input checked="" type="checkbox"/> Failed/fogged insulated glass
<b>Material</b>	<input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Aluminum/Vinyl clad
<b>Screens</b>	<input checked="" type="checkbox"/> Torn <input type="checkbox"/> Bent <input type="checkbox"/> Not installed <input type="checkbox"/> Satisfactory
<b>Comments</b>	Multiple windows are showing evidence of a failed seal/fogged glass - recommend repair/replacement of affected windows. Some screens are torn - recommend repair/replacement of damaged screens.

## Slab-On-Grade/Foundation

**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

### Comments

## Service Entry

<b>Location</b>	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Overhead
<b>Condition</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Weather head/mast needs repair <input type="checkbox"/> Overhead wires too low
<b>Exterior receptacles</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Condition: <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor
<b>GFCI present</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Safety Hazard <input type="checkbox"/> Reverse polarity <input type="checkbox"/> Open ground(s) <input checked="" type="checkbox"/> Recommend GFCI Receptacles
<b>Comments</b>	Loose weatherproof cover for receptacles near garage service door - safety concern - recommend securing cover to prevent moisture insect intrusion/damage. Receptacles on east side of garage are not equipped with GFCI protection - safety concern - recommend electrician repair to current code.

**Photos**

Loose weatherproof cover for receptacles near garage service door - safety concern - recommend securing cover to prevent moisture insect intrusion/damage.

**Building(s) Exterior Wall Construction**

**Type**  Not Visible  Framed  Masonry Other:  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  
**Comments**

**Exterior Doors**

**Patio Doors**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Comments** Multiple patio doors have broken glass - recommend repair/replacement of damaged doors.  
 Multiple patio doors are showing evidence of a failed seal/fogged glass - recommend repair/replacement of affected doors.

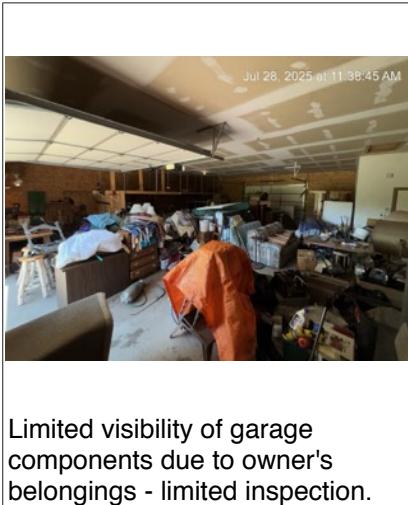
**Photos**

Multiple patio doors have broken glass - recommend repair/replacement of damaged doors.

# Garage/Carport

## Type

Type  None  
 Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport  
 Comments Limited visibility of garage components due to owner's belongings - limited inspection.  
 Photos



## Automatic Opener

Operation  None  N/A  
 Operable  Inoperable  
 Comments

## Safety Reverse

Operation  None  N/A  
 Operable  Not Operable  Need(s) adjusting  Safety hazard  
 Photo eyes and pressure reverse tested  
 Comments

## Floor

Material  Concrete  Gravel  Asphalt  Dirt Other:  
 Condition  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard  
 Source of Ignition within 18" of the floor  N/A  Yes  No  
 Comments Ignition source within 18" of the garage floor - safety concern - recommend removing wood stove from inside of the garage.

**Photos**

Ignition source within 18" of the garage floor - safety concern - recommend removing wood stove from inside of the garage.

**Sill Plates**

Type	<input type="checkbox"/> None <input checked="" type="checkbox"/> Not Visible
Condition	<input checked="" type="checkbox"/> Floor level <input type="checkbox"/> Elevated
Comments	<input type="checkbox"/> Rotted/Damaged <input type="checkbox"/> Recommend repair

**Overhead Door(s)**

Material	<input type="checkbox"/> N/A
Condition	<input type="checkbox"/> Wood <input type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Recommend repair <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Hardware loose <input type="checkbox"/> Safety Cable Recommended <input type="checkbox"/> Weatherstripping missing/damaged <input type="checkbox"/> Loose/missing
Comments	Unable to test west door due to the track being blocked - not tested.
Photos	



Unable to test west door due to the track being blocked - not tested.

**Exterior Service Door**

Condition	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Damaged/Rusted
Comments	East door does not latch tightly - recommend repair/adjustment to properly seal out exterior elements.

**Electrical Receptacles**

Reverse polarity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety Hazard
GFCI Present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Handyman/extension cord wiring

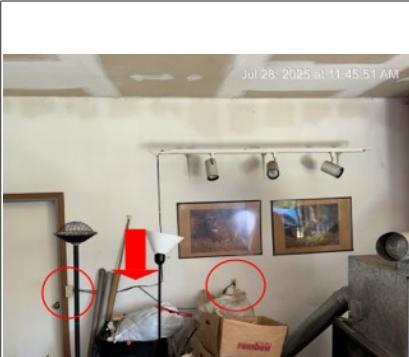
# Garage/Carport

## Electrical Receptacles cont.

**GFCI Present cont.**  Recommend GFCI Receptacles

**Comments** Handyman extension cord wiring present for wall lighting - safety concern - recommend removing to prevent injury to occupants.

## Photos



Handyman extension cord wiring present for wall lighting - safety concern - recommend removing to prevent injury to occupants.

## Fire Separation Walls & Ceiling

N/A  Present  Missing  Recommend repair

**Condition**  Satisfactory  Recommend repair  Holes walls/ceiling  Safety hazard(s)

**Moisture Stains Present**  Yes  No

**Typical Cracks**  Yes  No

**Fire door**  Not verifiable  Not a fire door  Needs repair  Satisfactory

**Comments** Moisture stains on ceiling near chimney - tested dry during the inspection - recommend monitoring for moisture buildup with repairs made as necessary.  
Door between garage and interior living area is hard to open - recommend repair/adjustment.

## Photos



Moisture stains on ceiling near chimney - tested dry during the inspection - recommend monitoring for moisture buildup with repairs made as necessary.

# Shed

## Type

None  
 Attached  Detached  1-Car  2-Car  3-Car  4-Car  Shed

**Comments**  
 Limited visibility of north and west sides of the building due to vegetation - recommend trimming vegetation away from the shed to prevent damage to the exterior components.

## Photos



## Roofing

### Material

Same as house  
 Type: Metal sheeting  
 Approx. age: Unknown Approx. layers: 1 layer

### Comments

## Siding

N/A  
 Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  
 Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

## Trim

N/A  
 Metal  Wood  Aluminum  Vinyl  
 Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

## Floor

Concrete  Gravel  Asphalt  Dirt Other:  
 Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard

**Source of Ignition within 18" of the floor**  N/A  Yes  No

### Comments

## Overhead Door(s)

N/A  
 Wood  Fiberglass  Masonite  Metal  Recommend repair  
 Satisfactory  Marginal  Poor  Hardware loose  Safety Cable Recommended

# Shed

**Overhead Door(s) cont.****Condition cont.**  Weatherstripping missing/damaged  Loose/missing**Comments****Exterior Service Door** None**Condition**  Satisfactory  Marginal  Poor  Damaged/Rusted**Comments****Electrical Receptacles** Yes  No  Not Visible Operable:  Yes  No**Reverse polarity**  Yes  No**Open ground**  Yes  No  Safety Hazard**GFCI Present**  Yes  No Operable:  Yes  No  Handyman/extension cord wiring  
 Recommend GFCI Receptacles**Comments**

# Laundry Room

## Laundry

**Cross connections**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Room vented**  Yes  No

**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended

Not vented to exterior  Recommend repair  Safety hazard

**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard

**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles

**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler

**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible

**Gas shut-off valve**  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

**Comments** Laundry room receptacles are not equipped with GFCI protection - safety concern - recommend electrician repair to current code.

# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking  
 Comments

## Cabinets

Condition  Satisfactory  Marginal  Recommend repair/adjustment  
 Comments

## Plumbing

Faucet Leaks  Yes  No  
 Pipes leak/corroded  Yes  No  
 Sink/Faucet  Satisfactory  Corroded  Chipped  Cracked  Recommend repair  
 Functional drainage  Satisfactory  Marginal  Poor  
 Functional flow  Satisfactory  Marginal  Poor  
 Comments Limited water pressure at kitchen sink - recommend plumber evaluate and repair as necessary.

## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains  
 Comments

## Heating/Cooling Source

Yes  No

Comments

## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks  
 Comments

## Appliances

Oven	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Range	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Dishwasher	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Exhaust fan	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Not tested	Operable: <input type="checkbox"/> Yes	<input type="checkbox"/> No
Refrigerator	<input type="checkbox"/> N/A	<input type="checkbox"/> Not tested	Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Receptacles present	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
GFCI	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Recommend GFCI Receptacles: <input type="checkbox"/> Yes <input type="checkbox"/> No			
	<input type="checkbox"/> Potential Safety Hazard(s)			

Open ground/Reverse polarity:  Yes  No  Potential Safety Hazard

Comments

# Living Room

## Living Room

<b>Location</b>	Center of the home.
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Where:	
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable         Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable         Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware

## Comments

# Sunroom

**Sunroom****Location** First floor

East

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage**Moisture stains**  Yes  No

Where:

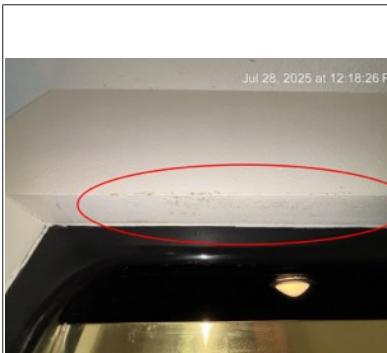
**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  OperableOpen ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware**Comments**

# Bathroom

## Bath

<b>Location</b>	First floor bath
<b>Sinks</b>	Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Tubs</b>	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible
<b>Showers</b>	<input type="checkbox"/> N/A Faucet leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Pipes leak: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Visible
<b>Toilet</b>	Bowl loose: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
<b>Whirlpool</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> No access door GFCI: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> GFCI Recommended
<b>Shower/Tub area</b>	<input type="checkbox"/> Ceramic/Plastic <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Masonite Other: Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Rotted floors Caulk/Grouting needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where: <input type="checkbox"/> N/A
<b>Drainage</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
<b>Water flow</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor
<b>Moisture stains present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input checked="" type="checkbox"/> Cabinetry
<b>Doors</b>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor
<b>Window</b>	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor
<b>Receptacles present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>GFCI</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Recommend GFCI
<b>Open ground/Reverse polarity</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Potential Safety Hazard
<b>Heat source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Exhaust fan</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Noisy
<b>Comments</b>	Closet doors do not close properly - recommend repair/adjustment to prevent damage to the doors. Window is showing evidence of a failed seal/fogged glass - recommend repair/replacement of window. Mildew buildup on ceiling near shower stall - recommend cleaning to prevent spread or organic growth. Sink drain stop is disconnected - recommend repair. Toilet water was turned off during the inspection - toilet was only flushed once.

## Photos



Mildew buildup on ceiling near shower stall - recommend cleaning to prevent spread or organic growth.

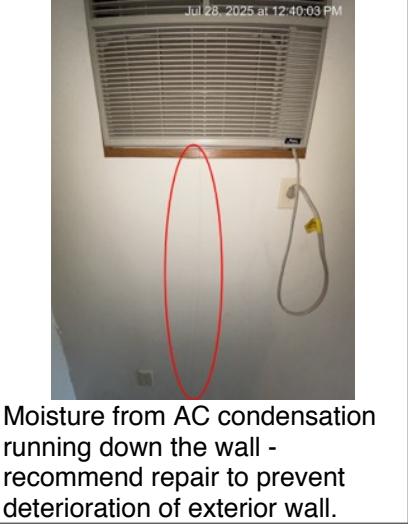


Sink drain stop is disconnected - recommend repair.

# NW Bedroom

Room	
<b>Location</b>	First floor NW
<b>Type</b>	BEDROOM
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable         Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input checked="" type="checkbox"/> Evidence of leaking insulated glass
<b>Comments</b>	Windows are showing evidence of a failed seal/fogged glass - recommend repair/replacement of affected windows.

# North Bedroom

Room	
<b>Location</b>	First floor North
<b>Type</b>	BEDROOM
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Where: Below AC unit.
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware
<b>Comments</b>	Windows are showing evidence of a failed seal/fogged glass - recommend repair/replacement of affected windows. Moisture from AC condensation running down the wall - recommend repair to prevent deterioration of exterior wall.
<b>Photos</b>	 <p>Moisture from AC condensation running down the wall - recommend repair to prevent deterioration of exterior wall.</p>

# Interior

## Fireplace

None  
**Location(s)** Sunroom  
**Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless  
**Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron  
**Miscellaneous**  Blower built-in  Operable:  Yes  No  Open joints or cracks in firebrick/panels should be sealed  
 Fireplace doors need repair  
**Hearth extension adequate**  Yes  No  
**Mantel**  N/A  Secure  Loose  Recommend repair/replace  
**Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated

## Comments

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present  Not Present **Operable:**  Yes  No  Not tested  Recommend additional  
 Safety Hazard

**Comments** No visible carbon monoxide detectors present - safety concern - recommend installing carbon monoxide detectors using current code standards.

**CO Detector**  Present  Not Present **Operable:**  Yes  No  Not tested  Recommend additional  
 Safety Hazard

## Attic/Structure/Framing/Insulation

N/A  
**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access **Other:**  
 Access limited by:  
**Inspected from**  Access panel  In the attic  Other  
**Location**  Hallway  Bedroom Closet  Garage  Other  
**Flooring**  Complete  Partial  None  
**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool  
 Depth: 12-14+ inches  Damaged  Displaced  Missing  Compressed  
 Recommend additional insulation  
**Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible  
**Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed  
**Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves  
**Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No  Not Visible  
**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible  
**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer  
**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible **Other:**  
**Ceiling joists**  Wood  Metal  Not Visible  
**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated  
**Evidence of condensation**  Yes  No  
**Evidence of moisture**  Yes  No  
**Evidence of leaking**  Yes  No  
**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring  
 Knob and tube covered with insulation  Safety Hazard  
**Comments** Exhaust fan pipe appears to be damaged on the west side of the home - recommend repair to prevent moisture buildup in the attic area.

**Photos**

Exhaust fan pipe appears to be damaged on the west side of the home - recommend repair to prevent moisture buildup in the attic area.

# Plumbing

## Water service

**Main shut-off location** Utility room

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead  Polyethylene

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic Other:

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal Cross connection:  Yes  
 No  Safety Hazard  Recommend repair  Recommend a dielectric union  Satisfactory

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass

**Condition**  Satisfactory  Marginal  Poor

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

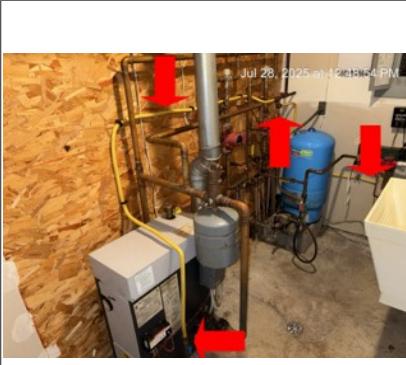
**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Comments** CSST gas line is not properly bonded - safety concern - recommend electrician repair to current code.

## Photos



CSST gas line is not properly bonded - safety concern -  
recommend electrician repair to current code.

## Main fuel shut-off location

**Location**  N/A  
**Comments** At the tank

## Well pump

**Type**  N/A  Submersible  In basement  Well house  Well pit  Shared well  
**Pressure gauge operable**  Yes  No Well pressure: 24-44 psi  Not Visible  
**Comments**

## Water heater #1

N/A

# Plumbing

## Water heater #1 cont.

**General** Brand Name:Bradford White  
 Serial #: TH6589680  
 Capacity: 40 gallons  
 Approx. age:25+ years

**Type**  Gas  Electric  Oil  LP Other:

**Combustion air venting present**  Yes  No  N/A

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**Condition**  Satisfactory  Marginal  Poor

**Comments** Unit has surpassed its average life expectancy - recommend budgeting for potential repairs/possible replacement within the next one to five years.

# Heating System

## Boiler system

N/A  
**General** Brand name:Sentry  
 Approx. age:25+ years  
 Model #:S-60 EDP  
 Serial #: S0022405  
**Energy source**  Gas  LP  Oil  Electric  Solid fuel  
**Distribution**  Hot water  Baseboard  Steam  Radiator  Radiant floor  
**Circulator**  Pump  Gravity  Multiple zones  
**Controls** Temp/pressure gauge exist:  Yes  No Operable:  Yes  No  
**Combustion air venting present**  Yes  No  N/A  
**Relief valve**  Yes  No  Missing Extension proper:  Yes  No  Recommend repair/replace  
**Operated** When turned on by thermostat:  Fired  Did not fire  
**Operation** Satisfactory:  Yes  No  Recommend HVAC technician examine before closing  
**Comments** Unit has surpassed its average life expectancy - recommend budgeting for potential repairs/possible replacement within the next one to five years.

## Other systems

N/A  
**Type**  Electric baseboard  Radiant ceiling cable  Electric space heater  Solid fuel burning stove  
**Proper operation**  Yes  No  
**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine  
**Comments** Electric space heaters operated properly.  
 Solid fuel burning stove was not tested.

# Electric

## Main panel

**Location** Utility room  
**Condition**  Satisfactory  Poor  
**Adequate Clearance to Panel**  Yes  No  
**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v  
**Breakers/Fuses**  Breakers  Fuses  
**Appears grounded**  Yes  No  Not Visible  
**GFCI breaker**  Yes  No Operable:  Yes  No  
**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor  
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard  
**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated  
 Reason:

## Comments