

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.
Loose 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

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: _____
Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Trip hazard ☐ Typical cracks ☐ Pitched towards home
Comments ☒ Settling cracks ☐ Public sidewalk needs repair
 Settlement cracks present in service walk with trip hazards present - safety concern - recommend repair to prevent injury to occupants.

Photos



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

Driveway/Parking

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Asphalt ☒ Gravel/Dirt ☐ Brick Other: _____
Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Settling Cracks ☐ Typical cracks ☐ Pitched towards home
☒ Trip hazard ☐ Fill cracks and seal
Comments Settlement cracks present in driveway with trip hazards present - safety concern - recommend repair to prevent injury to occupants.

Photos



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

Grounds

Patio

Material ☐ None ☐ Concrete ☐ Flagstone ☐ Kool-Deck ☐ Brick Other: Composite Decking
Condition ☐ Satisfactory ☐ Marginal ☒ **Poor** ☐ Settling cracks ☒ **Trip hazard**
☐ Pitched towards home (see remarks) ☐ Drainage provided ☐ 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



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.

Landscaping affecting foundation

☐ N/A
Negative Grade ☐ East ☒ West ☒ North ☐ South ☐ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ 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 ☐ Rusty ☐ 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 ☐ Rusty ☐ 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 ☐ Alligating ☐ 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)

☐ None

Location(s) Middle of Roof

Viewed From ☒ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars

Rain Cap/Spark Arrestor ☐ Yes ☒ No ☒ Recommended

Chase ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☒ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust
☒ Damaged siding

Flue ☒ Tile ☒ Metal ☐ Unlined ☒ Not Visible

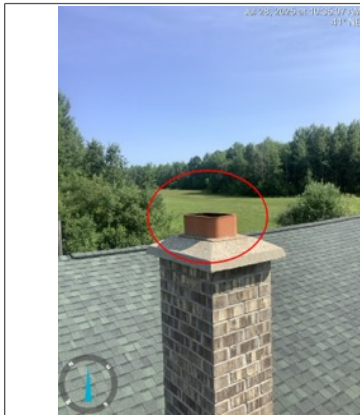
Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☒ Not evaluated ☒ Have flue(s) cleaned and re-evaluated

☐ Recommend Cricket/Saddle/Flashing ☐ No apparent defects

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Recommend Repair

Comments 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



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.



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Gutters/Scuppers/Eavestrough

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace

☐ Needs to be cleaned

Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other:

Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

Extension needed ☒ North ☒ South ☒ East ☒ West ☐ N/A

Comments 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.



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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

☐ Satisfactory ☐ Marginal ☒ Poor ☒ Recommend repair/painting

Comments

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.

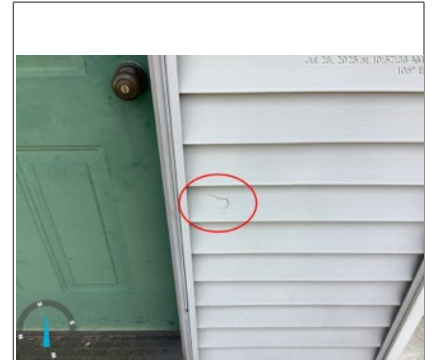
Photos



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



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Trim

Material ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting

☐ Damaged wood Other:

Condition ☐ Satisfactory ☐ Marginal ☒ Poor

Comments 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 ☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Fascia

Material ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☒ Recommend repair/painting

☐ Damaged wood Other:

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

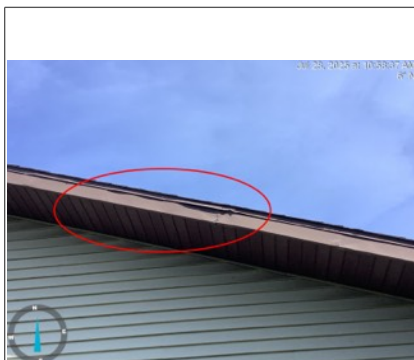
Comments Fascia is overall satisfactory with repair needed - damage present on the south side of garage - recommend

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

Condition ☐ Satisfactory ☐ Marginal ☒ **Poor** ☐ Wood rot ☐ Recommend repair/painting
☒ Recommend repair/replace damaged screens ☒ Failed/fogged insulated glass
Material ☐ Wood ☐ Metal ☐ Vinyl ☒ Aluminum/Vinyl clad
Screens ☒ Torn ☐ Bent ☐ Not installed ☐ Satisfactory
Comments 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

Location ☒ Underground ☐ Overhead
Condition ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low
Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☒ **Poor**
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☒ **Safety Hazard** ☐ Reverse polarity ☐ Open ground(s)
☒ Recommend GFCI Receptacles
Comments 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



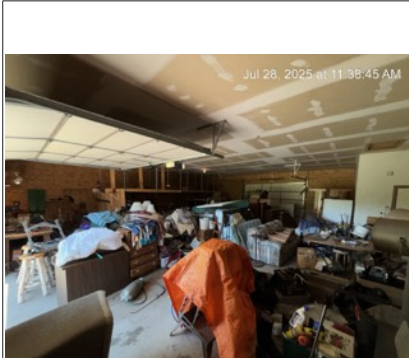
Multiple patio doors have broken glass - recommend repair/replacement of damaged doors.

Garage/Carport

Type

Type
Comments
Photos

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



Limited visibility of garage components due to owner's belongings - limited inspection.

Automatic Opener

☐ None ☐ N/A
☒ Operable ☐ Inoperable
 Operation
Comments

Safety Reverse

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

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

Photos



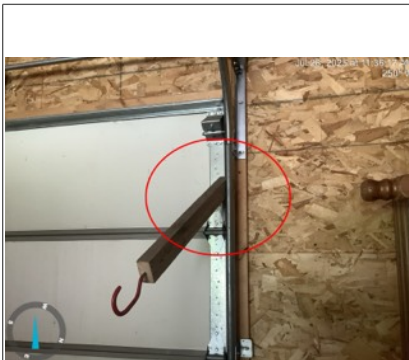
Ignition source within 18" of the garage floor - safety concern - recommend removing wood stove from inside of the garage.

Sill Plates

Type ☐ None ☒ Not Visible
Condition ☒ Floor level ☐ Elevated
☐ Rotted/Damaged ☐ Recommend repair
Comments

Overhead Door(s)

Material ☐ N/A
☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ 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 ☐ None
☐ Satisfactory ☐ Marginal ☒ Poor ☐ Damaged/Rusted
Comments East door does not latch tightly - recommend repair/adjustment to properly seal out exterior elements.

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

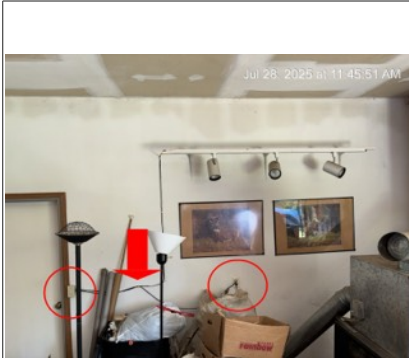
Garage/Carport

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

Type

Comments

Photos

☐ None

☐ Attached ☒ Detached ☐ 1-Car ☐ 2-Car ☐ 3-Car ☐ 4-Car ☒ Shed

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.



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.



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.
(Tree roots inside of shed)

Roofing

Material

☐ Same as house

Type: Metal sheeting

Approx. age: Unknown Approx. layers: 1 layer

Comments

Siding

Material

Condition

Comments

☐ N/A

☐ Same as house ☐ Wood ☒ Metal ☐ Vinyl ☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

Trim

Material

Condition

Comments

☐ N/A

☒ Metal ☐ Wood ☐ Aluminum ☐ Vinyl

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace ☐ Recommend painting

Floor

Material

Condition

Comments

☐ 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)

Material

Condition

☐ 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 ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Exhaust fan ☐ N/A ☒ Not tested Operable: ☐ Yes ☐ No
Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No
GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No
☐ Potential Safety Hazard(s)
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard
Comments

Living Room

Living Room

Location Center of the home.

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 ☒ Operable

Open 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

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ 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 ☒ Operable
Open 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

Location First floor bath

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Tubs ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Showers ☐ N/A Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible

Toilet Bowl loose: ☐ Yes ☒ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Whirlpool ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Not tested ☐ No access door GFCI: ☒ Yes ☐ No

☐ GFCI Recommended

Shower/Tub area ☐ Ceramic/Plastic ☒ Fiberglass ☐ Masonite Other: Condition: ☒ Satisfactory ☐ Marginal

☐ Poor ☐ Rotted floors Caulk/Grouting needed: ☐ Yes ☒ No

Where:

☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☒ Yes ☐ No ☐ Walls ☐ Ceilings ☒ Cabinetry

Doors ☐ Satisfactory ☐ Marginal ☒ Poor

Window ☐ None ☐ Satisfactory ☐ Marginal ☒ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

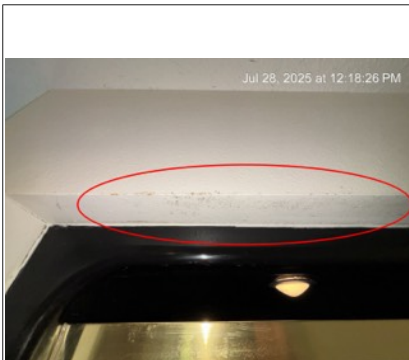
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

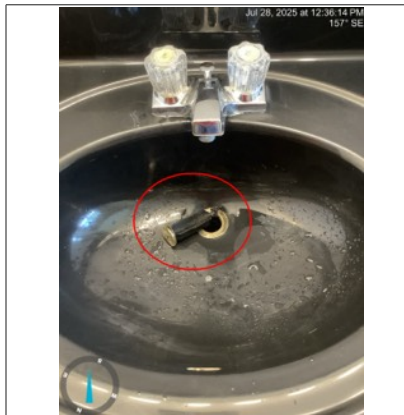
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments 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	
Location	First floor NW
Type	BEDROOM
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Where:
Floor	<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
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	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
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<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
Windows	<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 <input type="checkbox"/> Broken/Missing hardware
Comments	Windows are showing evidence of a failed seal/fogged glass - recommend repair/replacement of affected windows.

North Bedroom

Room		
Location	First floor North	
Type	BEDROOM	
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Typical cracks <input type="checkbox"/> Damage	
Moisture stains	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Where: Below AC unit.	
Floor	<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	
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace	
Electrical	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	
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings	
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Doors	<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	
Windows	<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	
Comments	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.	

Photos



Moisture from AC condensation running down the wall - recommend repair to prevent deterioration of exterior wall.

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

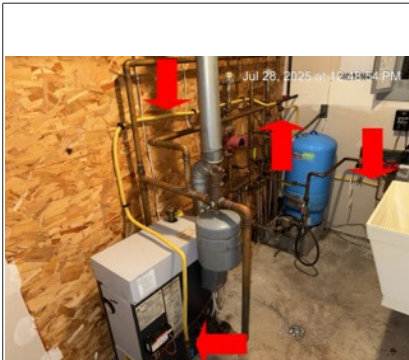
Interior fuel storage system ☐ N/A ☐ Yes ☒ No Leaking: ☐ Yes ☐ No

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

☐ N/A

Location At the tank

Comments

Well pump

☐ N/A

Type ☒ 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

General ☐ N/A
 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

Type ☐ N/A
☐ 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