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RESIDENTIAL REPORT

2150 21st Terrace S
La Crosse, WI 54601

James Milakovic
OCTOBER 14, 2024

Inspector
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Servicing MN & WI License #2986-106, MN RMEA-00114
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SUMMARY

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1: INSPECTION DETAILS

		IN/S	NI	NP	O
1.1	General	X			
1.2	Inspector Notes	X			X

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: In Attendance
Client, Inspector

General: Temperature (approximate)
42 Fahrenheit (F)

General: Type of Building
Single Family

General: Weather Conditions
Cloudy

General: Overview

Inspection Overview

Thank You for choosing Integri-Spec Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection 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, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated.This inspection is not a guarantee or warranty of any kind. Integri-Spec endeavors to perform all inspections in substantial compliance with InterNACHI s Standards of Practice or if applicable Standards of Practice as set forth by the State of Wisconsin. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. There may be comments made in this report that exceed the required reporting of the WI Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in my professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This 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 part named herein. The report itself is copyrighted, and may not be used in whole or in part without Integri-Specs express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Comment Key

Inspected / Satisfactory - I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected - I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Observations - The item, component or unit will require repair, replacement, is defective, not functioning as intended, shows signs of excessive wear/damage or needs further inspection by a qualified licensed professional or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This report divides deficiencies into three categories; Major Concern / Safety Hazard (in red), Recommendation / Improvement (in orange), and Maintenance / Comment Items (colored in blue). Safety Hazards or Concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

MAJOR CONCERN / SAFETY HAZARD

Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

RECOMMENDATION / IMPROVEMENT

Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

MAINTENANCE / COMMENT

This categorization will include items or components that may need minor repairs which may improve their functionality, and/or found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, limitations, recommended upgrades to items, areas, or components, as well as items that were nearing, at, or past the end of their typical service life, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, etc.

DEFECT"

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

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Sincerely,

Aaron Slavey

Owner/Certified & Licensed Professional Inspector

Integri-Spec LLC

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www.integrispecinspections.com

General: Limitations

Inspection Limitations

ITEMS NOT INSPECTED

Not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components, Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

CONTRACTORS / FURTHER EVALUATION

It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR

Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos

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 the inspection. Some of the pictures may be of 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 normally would not see. Not all problem areas or conditions will be supported with photos.

General: Occupancy

Vacant

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

General: Definitions

Explained

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor prior to the end of your contingency period. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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Inspector Notes: SUMMARY - NOTE

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Observations

1.2.1 Inspector Notes

Recommendation / Improvement

SUMMARY NOTE

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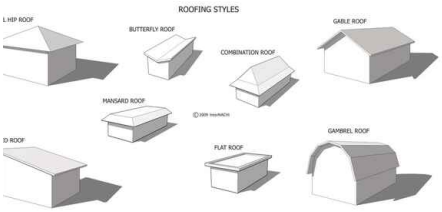
2: ROOF

		IN/S	NI	NP	O
2.1	General	X			X
2.2	Coverings	X			
2.3	Roof Drainage Systems	X			
2.4	Flashings		X		
2.5	Skylights, Chimneys & Other Roof Penetrations	X			X

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: Roof Type/Style
Gable



Coverings: Material
Asphalt

Coverings: Layers
1+ Layer

Coverings: Pitch
Medium

Roof Drainage Systems: Gutter Material
Metal/Aluminum

Flashings: Material
Not Visible

Skylights, Chimneys & Other Roof Penetrations: Inspection Method
Ground, Ladder

Skylights, Chimneys & Other Roof Penetrations: Chimney Material
Brick/Stone

General: Inspection Method

Ground, Ladder

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Limitations

General

NOT WALKED - STEEP

Roof was not walked due to steep/high pitch.

Flashings

NOT VISIBLE

Roof flashing was not visible due to roofing materials installed.

Observations

2.5.1 Skylights, Chimneys & Other Roof Penetrations

Maintenance / Comment

BRICK - REPOINT NEEDED

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified professional.

3: EXTERIOR

		IN/S	NI	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Windows	X			X
3.4	Walkways, Patios & Driveways	X			
3.5	Decks, Balconies, Porches & Steps	X			X
3.6	Eaves, Soffits & Fascia	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			

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Information

Siding, Flashing & Trim: Trim Material
Steel/Metal/Aluminum

Windows: Window Material
Wood

Exterior Doors: Exterior Entry Door
Wood

Walkways, Patios & Driveways: Walkway Material
Concrete

Windows: Window Type
Double-hung, Fixed

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Porch
None

Decks, Balconies, Porches & Steps: Patio
Pavers

Decks, Balconies, Porches & Steps: Deck/Balcony
None

Eaves, Soffits & Fascia: Material
Steel/Metal/Aluminum

Siding, Flashing & Trim: Siding Material

Vinyl

Walkways, Patios & Driveways: Materials Aging

Observed typical aging of materials at driveway. Recommend replacement as needed.

Decks, Balconies, Porches & Steps: Stoop/Steps

Concrete

Vegetation, Grading, Drainage & Retaining Walls: General





Observations

3.3.1 Windows

Recommendation / Improvement

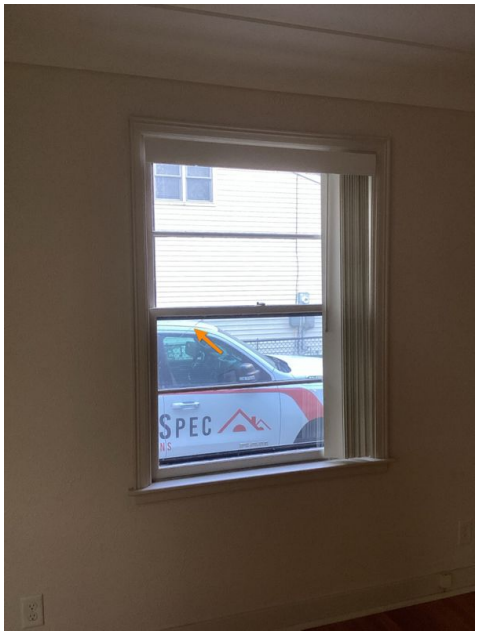
WINDOW - CRACKED/BROKEN GLASS

1ST FLOOR BEDROOM REAR RIGHT, LIVING ROOM LEFT, KITCHEN REAR

Cracked and/or broken glass at window. Recommend repair.

Recommendation

Contact a qualified professional.

3.3.2 Windows

Maintenance / Comment

WINDOW GLAZING

MULTIPLE

Window glazing deteriorated as part of normal wear and tear and in need of replacement glazing/reglazing.

Recommendation

Contact a qualified professional.

3.5.1 Decks, Balconies, Porches & Steps

Maintenance / Comment

LOOSE RAILING AT STEPS

Loose handrail at steps can create a possible fall hazard, recommend repair.

Recommendation

Contact a qualified professional.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN/S	NI	NP	O
4.1	General	X			
4.2	Foundation	X			
4.3	Basements & Crawlspaces	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

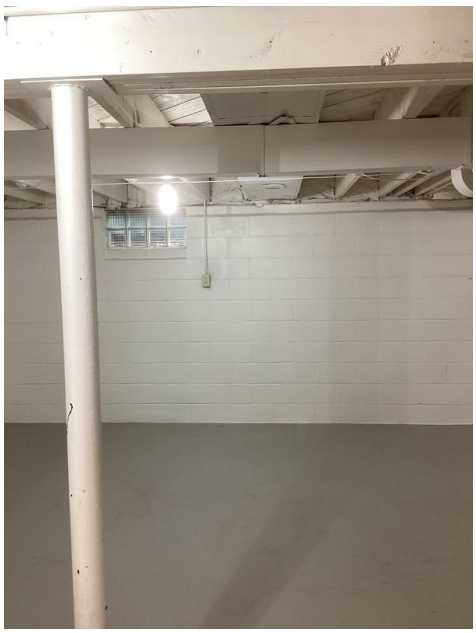
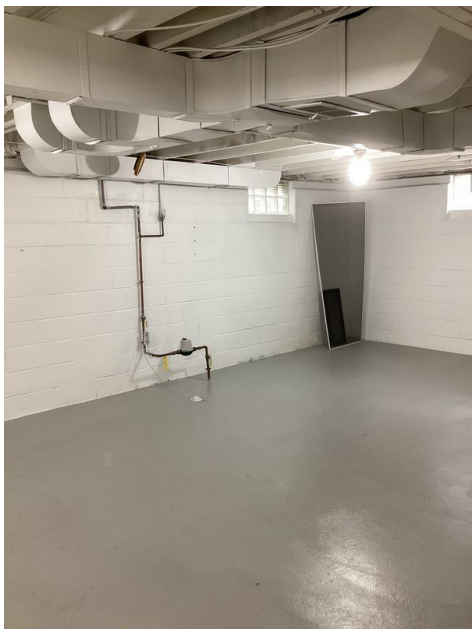
General: Flooring System
Dimensional Lumber

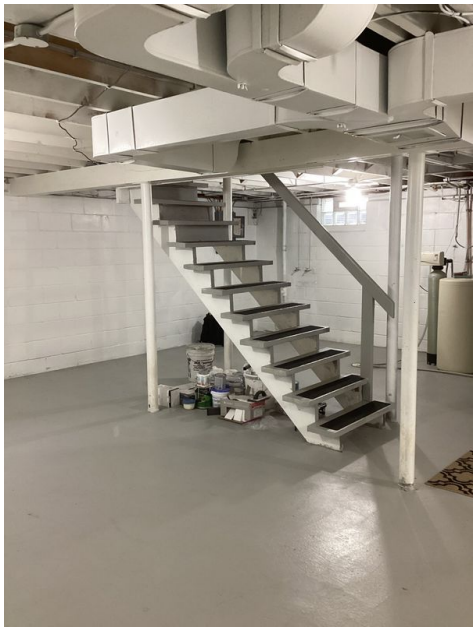
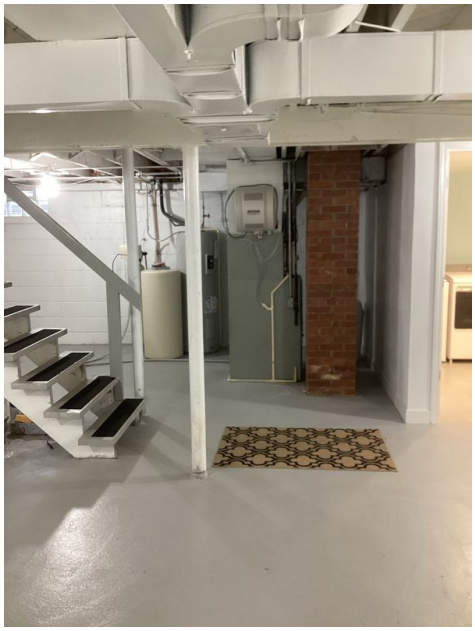
General: Columns
Steel

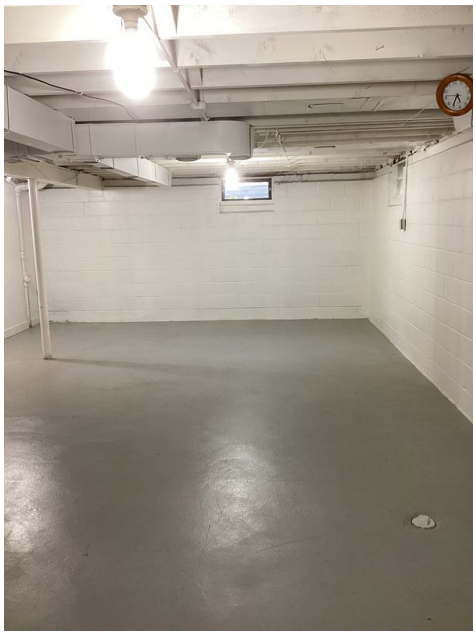
Foundation: Material
Masonry Block

Basements & Crawlspaces: Inspection Method
Within Basement

General: General




Limitations

General

INSULATED RIM JOISTS

Rim joist areas are insulated and/or finished and as a result are not visible.
Defects/hazards/damage within these areas may exist but are not inspected or reported on due to limitations of visibility.

5: PLUMBING

		IN/S	NI	NP	O
5.1	General	X			
5.2	Main Water Shut-off Device	X			
5.3	Drain, Waste, & Vent Systems	X			
5.4	Water Supply, Distribution Systems & Fixtures	X			
5.5	Hot Water Systems, Controls, Flues & Vents	X			
5.6	Fuel Storage & Distribution Systems	X			
5.7	Sump Pump			X	

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Main Water Shut-off Device: Location
Basement

Drain, Waste, & Vent Systems: Material
PVC

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

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

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Basement

Fuel Storage & Distribution Systems: Fuel Line Material
Black Iron

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

Gas Meter

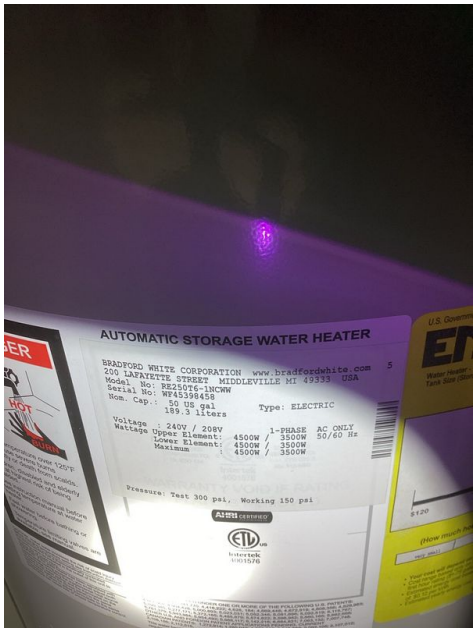
Sump Pump: Location

N/A

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.



6: HEATING

		IN/S	NI	NP	O
6.1	Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys	X			
6.5	Fireplaces			X	

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Equipment: Heat Type
Forced Air

Equipment: Energy Source
Natural Gas

Equipment: Date Of Manufacture (Label)
2010

Normal Operating Controls: Thermostat Location
Hallway

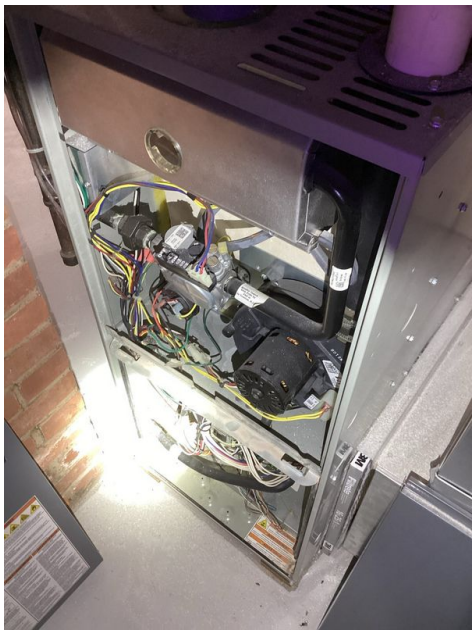
Distribution Systems: Ductwork
Non-insulated

Vents, Flues & Chimneys: General

Fireplaces: Type
N/A

Equipment: Brand

Trane



Equipment: Air Filters

As part of home maintenance, it is important to replace filters as per manufacturer guidelines. Recommend replacement of air filters immediately after moving in so that you have knowledge as to the age/performance of the filter to ensure system is operating properly.

7: COOLING

		IN/S	NI	NP	O
7.1	Cooling Equipment		X		X
7.2	Normal Operating Controls		X		X
7.3	Distribution System		X		

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Information

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Date Of Manufacture (Label)
2010

Normal Operating Controls: Thermostat Location
Hallway

Distribution System: Configuration
Central

Cooling Equipment: **Brand**
American Standard

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage to the unit. No condition reported at the time of inspection.

Normal Operating Controls

EXTERIOR TEMPERATURE

Air conditioner was not operated due to exterior temperature.

8: ELECTRICAL

		IN/S	NI	NP	O
8.1	General	X			
8.2	Service Entrance Conductors	X			
8.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.4	Branch Wiring Circuits, Breakers & Fuses	X			
8.5	Lighting Fixtures, Switches & Receptacles	X			
8.6	GFCI & AFCI	X			
8.7	Smoke Detectors	X			
8.8	Carbon Monoxide Detectors	X			X

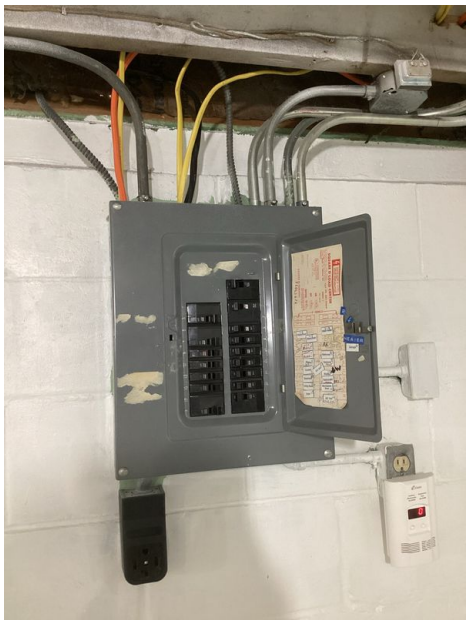
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Service Entrance Conductors: Service Entrance
Overhead

Service Entrance Conductors: Conductor Material
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement



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

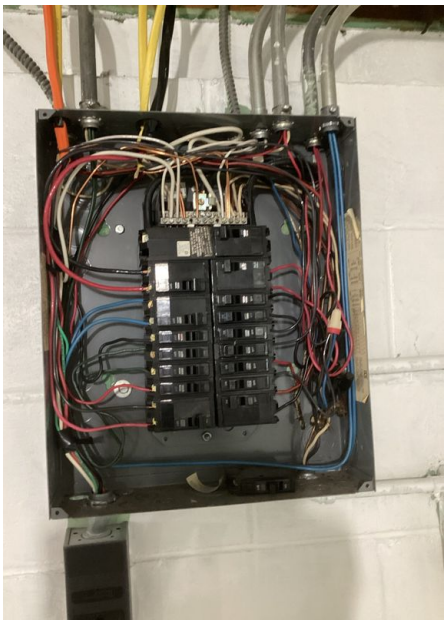
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Voltage
120/240

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

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

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper



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

GFCI & AFCI: General

Smoke Detectors: Present
2ND FLOOR, 1ST FLOOR, BASEMENT

Smoke Detectors: Power Source
Battery

Carbon Monoxide Detectors: Present
BASEMENT

Carbon Monoxide Detectors: Power Source
Plug-In

Observations

8.8.1 Carbon Monoxide Detectors

Maintenance / Comment

ADD ADDITIONAL

2ND FLOOR, 1ST FLOOR

Recommend to add additional carbon monoxide detectors per local jurisdiction requirements to ensure highest level of safety throughout the building.

Recommendation

Contact a handyman or DIY project

9: ATTIC, INSULATION & VENTILATION

		IN/S	NI	NP	O
9.1	General	X			X
9.2	Attic Insulation	X			X
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Attic Insulation: Insulation Type
Loose-fill, Vermiculite, Insulation Not Measured, Possible Asbestos

Ventilation: Ventilation Type
Gable Vents, Ridge Vents, Soffit Vents

General: Inspection Method
Attic Access

Attics are navigated as best I can; levels of high insulation, HVAC ductwork, framing, and other factors can prevent physical and visual accessibility of some areas and items. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only. Any areas that were not visible are excluded from this inspection.

Exhaust Systems: **Exhaust Fans**

Fan Only, Fan with Light

Limitations

General

ACCESS RESTRICTED - KNEEWALL

Access was restricted due to attic design with knee wall construction and lack of visibility to attic space above ceiling surface. Inspected from the access and within knee wall areas.

10: INTERIOR

		IN/S	NI	NP	O
10.1	Doors	X			
10.2	Floors	X			
10.3	Walls	X			
10.4	Ceilings	X			
10.5	Steps, Stairways & Railings	X			
10.6	Countertops & Cabinets	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Floors: **Floor Coverings**
Tile, Hardwood, Carpet

Walls: **Wall Material**
Drywall/Plaster, Paneling

Ceilings: **Ceiling Material**
Ceiling Tiles, Drywall/Plaster

Steps, Stairways & Railings: **General**

Countertops & Cabinets: **Countertop Material**
Unknown

Countertops & Cabinets: **Cabinetry**
Wood

11: BEDROOM

		IN/S	NI	NP	O
11.1	General	X			
11.2	Electrical	X			

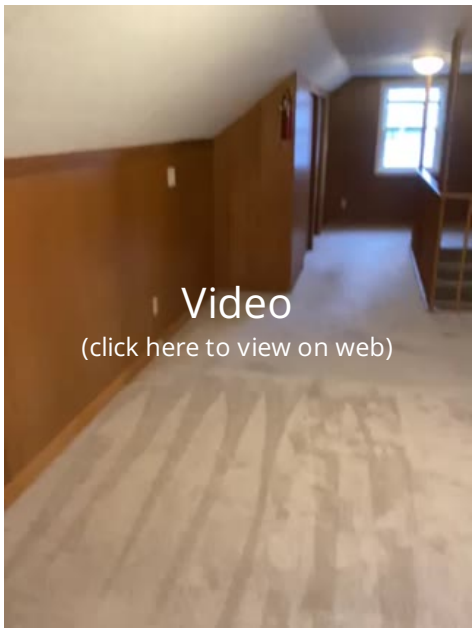
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Electrical: Electrical

Switches, Receptacles, Heat Source Present, Cooling Source Present, Smoke Detector Present

General: General



12: BEDROOM 2

		IN/S	NI	NP	O
12.1	General	X			
12.2	Electrical	X			

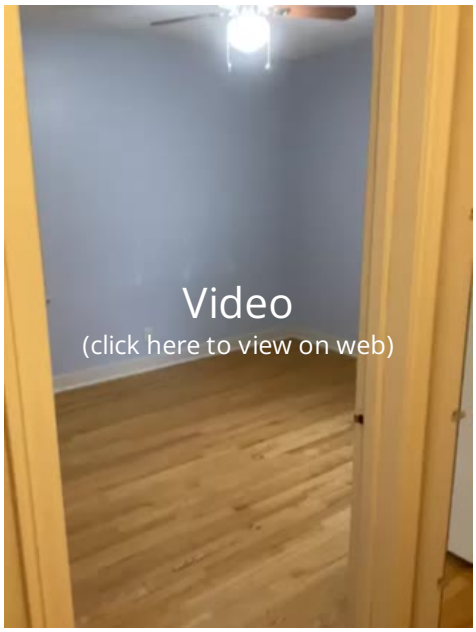
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Electrical: Electrical

Switches, Receptacles, Ceiling Fan, Heat Source Present, Cooling Source Present, Smoke Detector Present

General: General



13: BEDROOM 3

		IN/S	NI	NP	O
13.1	General	X			
13.2	Electrical	X			

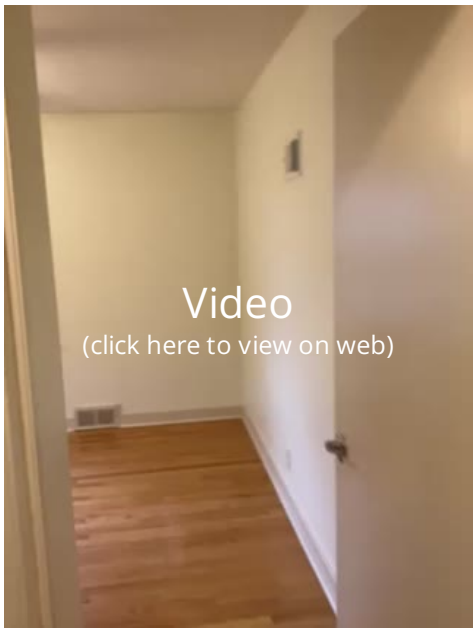
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Electrical: Electrical

Switches, Receptacles, Ceiling Fan, Heat Source Present, Cooling Source Present, Smoke Detector Present

General: General



14: BATHROOM

		IN/S	NI	NP	O
14.1	General	X			
14.2	Plumbing & Fixtures	X			
14.3	Electrical & Other	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

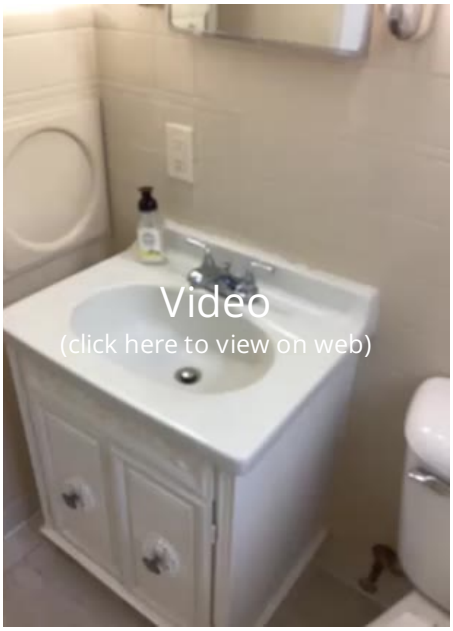
Information

Plumbing & Fixtures: Whirlpool
No

Electrical & Other: Receptacles
Operable, GFCI Operable

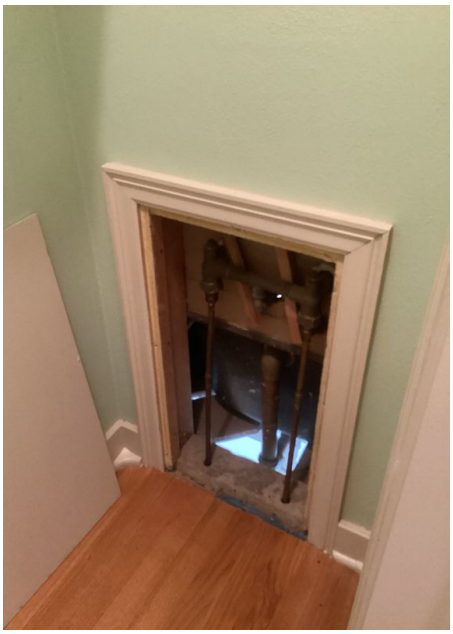
Electrical & Other: Other
Exhaust Fan Operable, Exhaust Fan Present, Cooling Source Present, Heat Source Present

General: General



Plumbing & Fixtures: Shower/Tub Material

Fiberglass/Arcrylic/Plastic



15: BATHROOM 2

		IN/S	NI	NP	O
15.1	General	X			
15.2	Plumbing & Fixtures	X			X
15.3	Electrical & Other	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

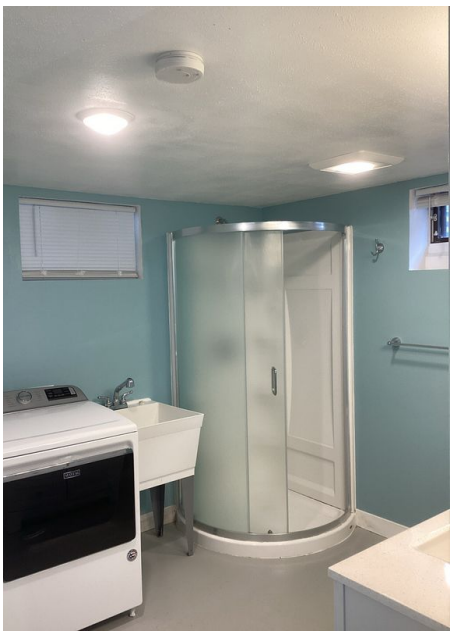
Plumbing & Fixtures: Shower/Tub Material
Fiberglass/Arcrylic/Plastic

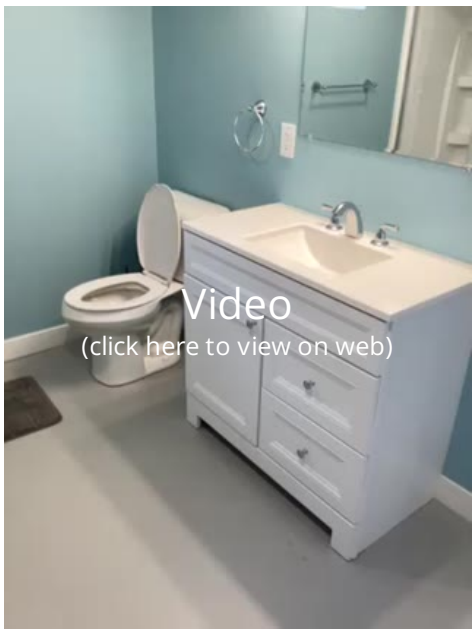
Plumbing & Fixtures: Whirlpool
No

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
Exhaust Fan Operable, Exhaust Fan Present, Heat Source Present, Cooling Source Present

General: General





Observations

15.2.1 Plumbing & Fixtures

Recommendation / Improvement

SHOWER LEAKS

BASEMENT BATHROOM

Shower leaks at wall to pan connection, recommend repair. It appears that the leak has been ongoing for quite sometime due to staining of baseboard materials. Recommend removal of materials to determine if further damage exists behind materials.

Recommendation

Contact a qualified professional.

16: LIVING ROOM

		IN/S	NI	NP	O
16.1	General	X			
16.2	Electrical	X			

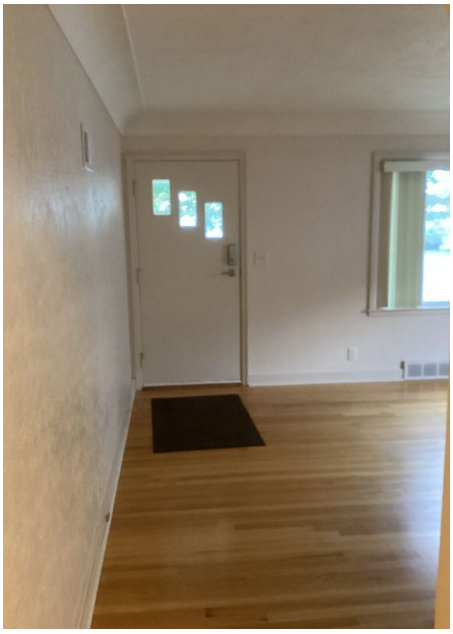
IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

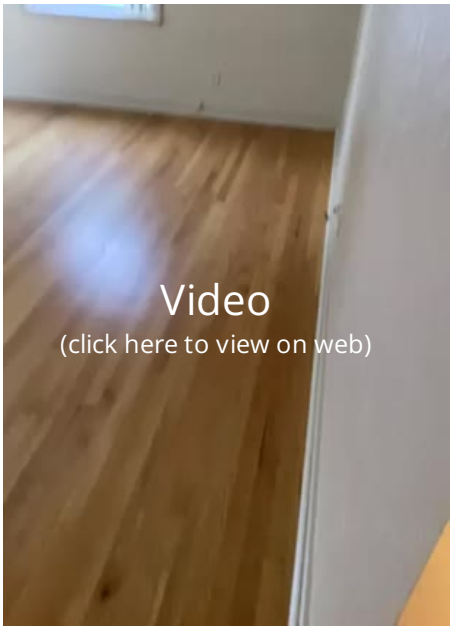
Information

Electrical: Electrical

Switches, Receptacles

General: General





17: DINING ROOM

		IN/S	NI	NP	O
17.1	General	X			
17.2	Electrical	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: General

Electrical: Electrical

Switches, Receptacles

18: KITCHEN

		IN/S	NI	NP	O
18.1	General	X			
18.2	Plumbing & Fixtures	X			
18.3	Electrical & Other	X			
18.4	Dishwasher	X			
18.5	Refrigerator	X			
18.6	Range/Oven/Cooktop	X			
18.7	Garbage Disposal	X			
18.8	Built-in Microwave			X	

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

Plumbing & Fixtures: Plumbing
Drainage Satisfactory, Flow Satisfactory

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
Heat Source Present, Cooling Source Present

Dishwasher: Brand
Bosch

Dishwasher: Dishwasher Plumbing
Drain Line Looped

Refrigerator: Brand
GE

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

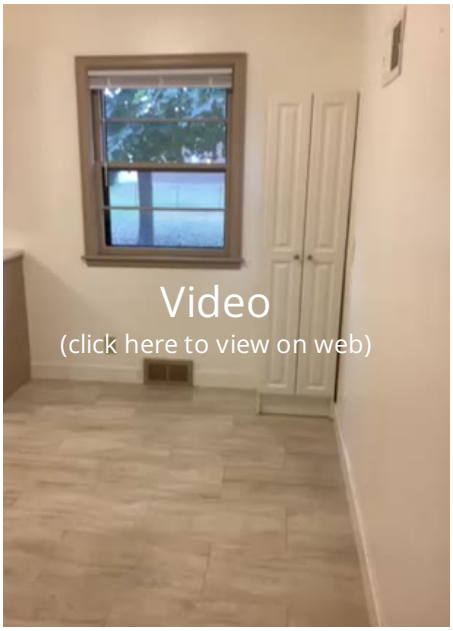
Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Garbage Disposal: Present

Built-in Microwave: Brand
None

General: General



19: LAUNDRY ROOM

		IN/S	NI	NP	O
19.1	General	X			
19.2	Plumbing & Fixtures	X			
19.3	Electrical & Other	X			
19.4	Washer/Dryer	X			

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: General

Plumbing & Fixtures: Laundry Sink
Drainage Satisfactory, Flow Satisfactory

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
Heat Source Present, Cooling Source Present

Washer/Dryer: Dryer Power Source
Electric

Washer/Dryer: Dryer Vent
Flexible

Washer/Dryer: Dryer Brand
Maytag

Washer/Dryer: Washer Brand
Maytag

Observations

19.4.1 Washer/Dryer

Maintenance / Comment

DRYER VENT CLEANING

Recommend cleaning dryer vent as part of preventative home maintenance.

Recommendation

Contact a handyman or DIY project

20: GARAGE

		IN/S	NI	NP	O
20.1	General	X			
20.2	Roofing	X			
20.3	Roof Drainage Systems	X			
20.4	Siding, Flashing & Trim	X			
20.5	Eaves, Soffits & Fascia	X			
20.6	Floor	X			
20.7	Fire Separation Walls & Ceiling			X	
20.8	Electrical & Other	X			
20.9	Service Door	X			
20.10	Garage Overhead Door	X			
20.11	Garage Door Opener	X			
20.12	Occupant Door (From garage to inside of home)			X	

IN/S = Inspected / Satisfactory NI = Not Inspected NP = Not Present O = Observations

Information

General: Type
Detached

Roofing: Material
Asphalt

Roofing: Layers
1+ Layer

Roofing: Pitch
Medium

Roof Drainage Systems: Gutter Material
Metal/Aluminum

Siding, Flashing & Trim: Trim Material
Steel/Metal/Aluminum

Eaves, Soffits & Fascia: Material
Steel/Metal/Aluminum

Floor: Source Of Ignition
None

Fire Separation Walls & Ceiling: N/A

Electrical & Other: Receptacles
Operable, GFCI Operable

Electrical & Other: Other
None

Service Door: General

Garage Overhead Door: Material
Steel/Metal/Aluminum

Occupant Door (From garage to inside of home): N/A

Siding, Flashing & Trim: Siding Material

Vinyl

Floor: Flooring Material

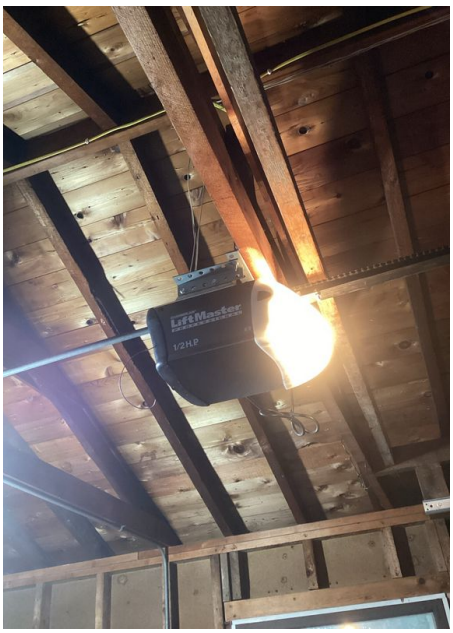
Concrete



Floor: Floor Cracking

Cracking visible in the garage floor. As concrete ages and freeze/thaw cycles occur, movements in the slab are common and may be noticed. Plan for future repair/replace as needed.

Garage Door Opener: General



STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Plumbing
I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.

14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Heating
I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling
I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
2. inspect portable window units, through-wall units, or electronic air filters.
3. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical
I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panelboard cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Attic, Insulation & Ventilation
I. The inspector shall inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Interior
I. The inspector shall inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.