Propertifier
Home Solutions

# Professional Home Inspections
# Our Inspection Report

LOCATED AT:
4437 North 55th Street
Racine, Wisconsin 53402

PREPARED EXCLUSIVELY FOR:
Mrs. Example Example

INSPECTED ON:
Friday, December 2, 2022

Inspector, Carlos Sanchez Walker # 3376-106
Propertifier Home Solutions/ Professional Home Inspections

PHII Certified HOME INSPECTOR

CERTIFIED INSPECTION EXPERT™

Friday, December 2, 2022
Mrs. Example Example
4437 North 55th Street
Racine, Wisconsin 53402

Dear Mrs. Example Example,

We have enclosed the report for the property inspection we conducted for you on Friday, December 2, 2022 at: 9:00 AM

4437 North 55th Street
Racine, Wisconsin 53402

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

DNGR = Dangerous condition that should be corrected as soon as possible.
WARN = Potentially serious issue that should be addressed.
UPG = Upgrade recommended, but not required
RECO = Recommendations or Suggestions

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Carlos Sanchez Walker
Propertifier Home Solutions/ Professional Home Inspections

Propertifier
Home Solutions

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# Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

# Introductory Notes

**ORIENTATION**
**1:** DIRECTION: For purposes of identification and reporting, the front of this building faces north.

**NOTES**
**2:** Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.


West side property view


South side property view


East side property view

**BEDROOMS**
{3 Bedrooms}

**BATHROOMS**
{2 Bathrooms}

**SQUARE FOOTAGE**
{1500}

**YEAR BUILT**
{1929}

**AGE**
{93}

**TEMPERATURE**
30s To 40s

**WEATHER**
Sunny

# Exterior/Site/Ground

**BASIC INFORMATION**
**6:** SITE GRADING: Site grading: Sloped away from structure
**7:** TOPOGRAPHY: General lot topography: Flat lot
**8:** WALKWAYS: Walkways: Concrete
**9:** PATIO: Patio: Grass
**10:** EXTERIOR PRIMARY FINISH: Primary exterior wall covering: Concrete block
**11:** SECONDARY FINISH: Secondary exterior wall covering: Vinyl Siding
**12:** EXT WINDOW MATERIALS: Primary exterior window material: Metal frame

**FOUNDATION FOUNDATION**
**13:** CONCRETE/BLOCK: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

**WATER SUPPLY WATER SHUT-OFF LOCATION**
**14:** The domestic water supply main shut-off valve is on the front wall in the basement.

**WATER SUPPLY WATER SHUT-OFF COMMENTS**
**15:** The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

**WATER SUPPLY MAIN SUPPLY**
**16:** There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

**WATER SUPPLY SEWER CLEANOUT**
**17:** The sewer cleanout is located in the basement.

**GAS SYSTEM GAS PIPING**
**18:** The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

**GAS SYSTEM GAS METER LOCATION**
**19:** The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.


Gas meter

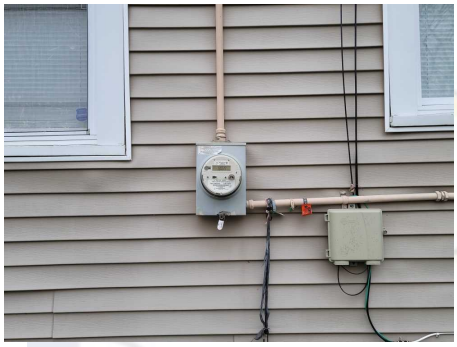
### SERVICE MAIN SERVICE DROP

**20:** The service drop appears to be properly installed and in good condition.

Service drop

### SERVICE MAIN METER

**21:** Satisfactory



Electrical meter

### ELECTRICAL OUTDOOR RECEPTACLES

**22:** There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.

### ELECTRICAL SWITCHES

WARN **23:** GENERAL: There are several broken switches. We recommend they be replaced.

### ELECTRICAL OUTDOOR LIGHTS

**24:** Functioning as intended

### SURFACES VINYL SIDING

**25:** The vinyl siding appears to be properly installed and in good condition.

### DOORS & WINDOWS DOORS

**26:** The exterior doors appear to be properly installed and in serviceable condition.

### DOORS & WINDOWS WINDOWS

**27:** The windows appear to be properly installed and in serviceable condition.

### GRADING & DRAINAGE GRADING

**28:** The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

## GRADING & DRAINAGE GUTTERS

**29:** Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

## GRADING & DRAINAGE DOWNSPOUTS

WARN **30:** One or more of the downspouts is missing. The water coming from the scuppers will splash and damage exterior siding and finishes. Downspouts are also necessary to channel runoff away from the building. We recommend missing downspouts be replaced.

Missing downspout

## IMPROVEMENTS STAIRS

**31:** The exterior stairs appear to be properly constructed and are in serviceable condition.

Steps to the building

West side steps to the building

## IMPROVEMENTS RAILINGS

**32:** The railings appear to properly installed and are in serviceable condition.

## IMPROVEMENTS HAND RAILS

**33:** The railings appear to properly installed and are in serviceable condition.

**FIREPLACES & CHIMNEYS CHIMNEY**

**34:** The chimney appears to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplace.

Chimney structure

**OTHER FEATURES TRIM**

**35:** The exterior trim appears to be properly installed and is in good condition.

**OTHER FEATURES FASCIA**

**36:** The fascia appears to be properly installed and generally in good condition, with exceptions noted below.

WARN **37:** Sections of the fascia at the north side are damaged. We recommend they be repaired or replaced.

Missing flashing

**OTHER FEATURES EAVES/SOFFITS**

**38:** The eaves and overhangs appear to be properly installed and in good condition.

**OTHER FEATURES FLASHING**

**39:** The flashings appear to be properly installed and in good condition.

# Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.*

## Composition Shingle

**BASIC INFORMATION**
**40:** LOCATION: Location: Covers whole building

**INSPECTION METHOD**
**41:** Our inspection of the roof was conducted from ground level with binoculars. Walking on the roof could be hazardous to the inspector and/or damaging to the surface materials. These comments are based on a limited visual inspection.

**SURFACES SURFACE**
**42:** The shingle surface appears to have been properly installed and is in good condition.

**FLASHINGS FLASHINGS: OVERALL**
**43:** Metal flashing has been used to seal the connections and penetrations.

**44:** The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

**CHIMNEY/FLUES/CAPS CHIMNEY AT ROOF**
**45:** The chimney appears to be properly installed and in serviceable condition.

**CHIMNEY/FLUES/CAPS FLUES**
UPG **46:** Flue caps are missing. We recommend they be replaced to keep out rain and debris.

Flue cap missing

**CHIMNEY/FLUES/CAPS PLUMBING VENTS**
**47:** Functioning as intended

**OTHER FEATURES GENERAL COMMENT**
**48:** This is a newer roof, and with routine maintenance should remain watertight for a number of years.

# Structure

*The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.*

**BASIC INFORMATION**
**49:** FOUNDATION: Foundation type: Basement
**50:** MATERIAL: Slab material: Concrete blocks
**51:** EXTERIOR WALLS: Exterior wall support: Inaccessible, materials cannot be identified

**FOUNDATION FOUNDATION**
**52:** Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

**MOISTURE/VENTILATION/PEST MOISTURE**
**53:** Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

# Air Conditioning

*An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.*

**GENERAL COMMENT**
**54:** This structure has no air conditioning.

# Interior

*Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

**BASIC INFORMATION**
**55:** BEDROOMS: Number of bedrooms: Three
**56:** BATHROOMS: Number of bathrooms: Two
**57:** WINDOW MATERIAL: Window material: Metal
**58:** WINDOW TYPE: Window type: Single-hung windows
**59:** WINDOW GLAZING: Window glazing: Single pane
**60:** CEILING MATERIAL: Finished ceiling material: Drywall and/or Plaster
**61:** FLOOR MATERIAL: Finished floor material: Carpet wood and laminate.

**62:** WALL MATERIAL: Finished ceiling material: Drywall and/or Plaster

**SURFACES WALLS & CEILINGS**
**63:** The wall and ceiling surfaces appear to be properly installed and in good condition.

**SURFACES FLOORS: OVERALL**
RECO **64:** There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

**STEPS/STAIRS/BALCONY STAIRS**
**65:** The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

**STEPS/STAIRS/BALCONY RAILINGS**
DNGR **66:** There are no railings where needed at the stairs going to the basement. As a safety measure, we recommend that railings be installed.


Missing handrails

**DOORS & WINDOWS DOORS: OVERALL**
**67:** The interior doors appear to be properly installed and in good condition.

**DOORS & WINDOWS WINDOWS: OVERALL**
**68:** The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

**SAFETY FEATURES DETECTORS: OVERALL**

**69:** The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

**OTHER FEATURES HEAT SOURCE**

**70:** We observed a permanent heat source in each room throughout the building.

# Dining Room/Area

**ELECTRICAL RECEPTACLES**
**71:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**ELECTRICAL SWITCHES**
**72:** Functioning as intended

**ELECTRICAL LIGHTS**
**73:** Functioning as intended

**HEATING EQUIPMENT HEAT OUTLET**
**74:** OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

**SURFACES WALLS**
**75:** The wall and ceiling surfaces appear to be properly installed and in good condition.

**SURFACES CEILING**
**76:** The wall and ceiling surfaces appear to be properly installed and in good condition.

**SURFACES FLOOR**
**77:** The floor surfaces appear to be properly installed and in good condition.

**DOORS & WINDOWS WINDOWS**
**78:** The windows appear to be properly installed and in good condition.

**SAFETY FEATURES SMOKE DETECTOR**
**79:** The smoke detector alarm was activated when the test button was depressed.

# Kitchen

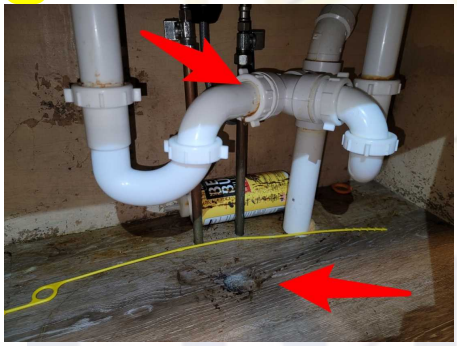
*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.*

**BASIC INFORMATION**
**80:** ENERGY: Energy: Gas (or propane) appliances only
**81:** KITCHEN VENTILATION: Ventilation: None other than typical window

**PLUMBING FIXTURES**
**82:** The fixtures appear to be properly installed and in good condition.

**PLUMBING DRAIN TRAPS**
**83:** TRAP MATERIAL: The drain trap and associated piping are PVC plastic.

WARN **84:** The drain trap connections were leaking. We recommend that it be repaired or replaced.



Drain trap, water leakage observed

**PLUMBING SINK**
**85:** TYPE: The sink is metal.

**ELECTRICAL RECEPTACLES**
**86:** INSTALLATION: The receptacles appear to be properly installed and were operational.

**87:** GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

**ELECTRICAL SWITCHES**
**88:** Satisfactory

**ELECTRICAL LIGHTS**
**89:** Satisfactory

**HEATING EQUIPMENT HEAT OUTLET**
**90:** OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

**SURFACES WALLS**
**91:** The wall surfaces appear to be properly installed and in good condition.

**SURFACES CEILING**
**92:** The ceiling surfaces appear to be properly installed and in good condition.

**SURFACES FLOOR**
**93:** The laminate flooring is in serviceable condition. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We recommend these areas be coated every two to three years as preventive maintenance.

**SURFACES CABINETS**
**94:** Satisfactory

**SURFACES COUNTERTOPS**
**95:** MATERIAL: The countertop is tile.

**DOORS & WINDOWS WINDOWS**
**96:** Functioning as intended

**VENTILATION**
RECO **97:** There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

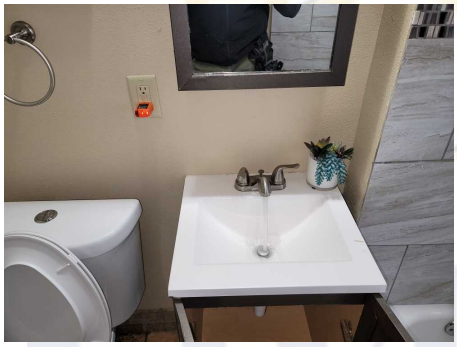
# Bathroom

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

## Bathroom

**BASIC INFORMATION**
**98:** TOILET: Toilet: Ceramic unit with a porcelain finish
**99:** WASH BASIN: Wash basin: Ceramic unit with a porcelain finish
**100:** BATHTUB: Bathtub: Molded fiberglass
**101:** SHOWER WALLS: Shower walls: Mortar set ceramic tile

**PLUMBING FIXTURES**
**102:** Satisfactory


Bathroom sink

**PLUMBING DRAIN TRAP**
**103:** TRAP MATERIAL: The drain trap and associated piping are PVC plastic.


Bathroom sink underneath

**PLUMBING TOILET**
**104:** The toilet was flushed and appeared to be functioning properly.

**PLUMBING WATER BASIN**
**105:** The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

**PLUMBING BATHTUB**
**106:** The bathtub appears to be properly installed and in serviceable condition.


Bathroom shower over the tub

**ELECTRICAL RECEPTACLES**
**107:** INSTALLATION: The receptacle appears to be properly installed and was operational.

**108:** GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

**ELECTRICAL SWITCHES**
**109:** Satisfactory

**ELECTRICAL LIGHTS**
**110:** Satisfactory

**HEATING EQUIPMENT HEAT OUTLET**
**111:** OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

**SURFACES INTERIOR WALLS**
**112:** The wall surfaces appear to be properly installed and in good condition.

**SURFACES SHOWER WALLS**
**113:** The shower walls appear to be properly installed and in serviceable condition.

**SURFACES BATHROOM FLOOR**
**114:** The floor appears to be properly installed and is in serviceable condition.

**SURFACES BATHROOM CEILING**
**115:** The ceiling surfaces appear to be properly installed and in good condition.

**SURFACES CABINETS**
**116:** Satisfactory

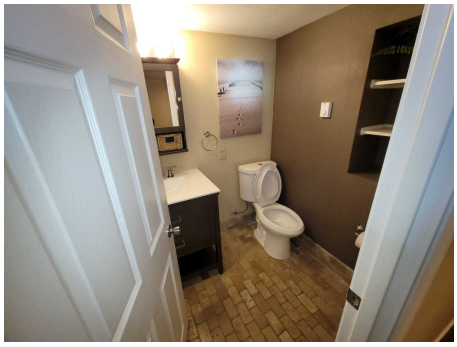
**DOORS & WINDOWS DOORS**
**117:** Satisfactory

**DOORS & WINDOWS WINDOWS**
**118:** Satisfactory

**VENTILATION**
**119:** Ventilation in this bathroom is adequate.

## Bathroom

**BASIC INFORMATION**
**120:** TOILET: Toilet: Ceramic unit with a porcelain finish


Basement bathroom

**121:** WASH BASIN: Wash basin: Ceramic unit with a porcelain finish

**PLUMBING FIXTURES**
**122:** Satisfactory


Basement bathroom sink

**PLUMBING DRAIN TRAP**
**123:** TRAP MATERIAL: The drain trap and associated piping are PVC plastic.


Bathroom sink underneath

**PLUMBING TOILET**
**124:** The toilet was flushed and appeared to be functioning properly.

**PLUMBING BATHTUB**
**125:** The bathtub appears to be properly installed and in serviceable condition.

**ELECTRICAL RECEPTACLES**
**126:** INSTALLATION: The receptacle appears to be properly installed and was operational.

**127:** GFCI PROTECTION: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

**ELECTRICAL SWITCHES**
**128:** Satisfactory

**ELECTRICAL LIGHTS**
**129:** Satisfactory

**HEATING EQUIPMENT HEAT OUTLET**
**130:** OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

**SURFACES INTERIOR WALLS**
**131:** The wall surfaces appear to be properly installed and in good condition.

**SURFACES SHOWER WALLS**
**132:** The shower walls appear to be properly installed and in serviceable condition.

**SURFACES BATHROOM FLOOR**
**133:** The finish floor in this bathroom is tile.

**SURFACES BATHROOM CEILING**
**134:** The ceiling surfaces appear to be properly installed and in good condition.

**SURFACES CABINETS**
**135:** Satisfactory

**DOORS & WINDOWS DOORS**
**136:** Satisfactory

**VENTILATION**
**137:** Ventilation in this bathroom is adequate.

# Bedroom

## Bedroom

**ELECTRICAL RECEPTACLES**
**138:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**ELECTRICAL SWITCHES**
**139:** Functioning as intended

**ELECTRICAL LIGHTS / FAN**
**140:** Functioning as intended
**141:** No fan ventilation installed

**HEATING EQUIPMENT HEAT OUTLET**
**142:** OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

**SURFACES WALLS**
**143:** The wall surfaces appear to be properly installed and in good condition.

**SURFACES CEILING**
**144:** The ceiling surfaces appear to be properly installed and in good condition.

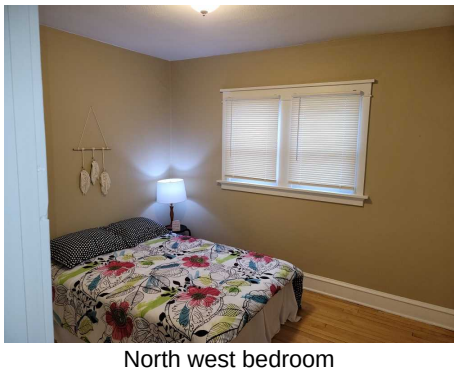
**SURFACES FLOOR**
**145:** The floor surfaces appear to be properly installed and in good condition.

**DOORS & WINDOWS DOORS**
**146:** Functioning as intended

**DOORS & WINDOWS WINDOWS**
**147:** Functioning as intended

**SAFETY FEATURES SMOKE DETECTOR**
**148:** The smoke detector alarm was activated when the test button was depressed.

**GENERAL COMMENT**
**149:** Bedroom conditions



North west bedroom

## Bedroom

**ELECTRICAL RECEPTACLES**
**150:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**ELECTRICAL SWITCHES**
**151:** Functioning as intended

**ELECTRICAL LIGHTS / FAN**
**152:** Functioning as intended
**153:** No fan ventilation installed

**HEATING EQUIPMENT HEAT OUTLET**
**154:** OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

**SURFACES WALLS**
**155:** The wall surfaces appear to be properly installed and in good condition.

**SURFACES CEILING**
**156:** The ceiling surfaces appear to be properly installed and in good condition.

**SURFACES FLOOR**
RECO **157:** WOOD: The wood flooring is worn at the more heavily travelled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.

**DOORS & WINDOWS DOORS**
**158:** Functioning as intended

**DOORS & WINDOWS WINDOWS**
**159:** Functioning as intended

**SAFETY FEATURES SMOKE DETECTOR**
**160:** The smoke detector alarm was activated when the test button was depressed.

**GENERAL COMMENT**
**161:** Bedroom conditions


South west bedroom

## Bedroom

**ELECTRICAL RECEPTACLES**
**162:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**ELECTRICAL SWITCHES**
**163:** Functioning as intended

**ELECTRICAL LIGHTS / FAN**
**164:** Functioning as intended
**165:** No fan ventilation installed

**HEATING EQUIPMENT HEAT OUTLET**
**166:** OUTLET: The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

**SURFACES WALLS**
**167:** The wall surfaces appear to be properly installed and in good condition.

**SURFACES CEILING**
**168:** The ceiling surfaces appear to be properly installed and in good condition.

**SURFACES FLOOR**
**169:** CARPET: The floors are covered with wall-to-wall carpet. No attempt was made to determine the type or condition of the material under the carpet.

**DOORS & WINDOWS DOORS**
**170:** Functioning as intended

**DOORS & WINDOWS WINDOWS**
**171:** Functioning as intended

**SAFETY FEATURES SMOKE DETECTOR**
**172:** The smoke detector alarm was activated when the test button was depressed.

**GENERAL COMMENT**
**173:** Bedroom conditions


Attic bedroom

# Attic

*The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.*

**ACCESS/ENTRY**

UPG **174:** LIMITATIONS: This home has an attic space, however, it has no access opening. For future maintenance and inspection, we recommend the installation of an approved opening.

**ROOF STRUCTURE RAFTERS**

**175:** The attic was inaccessible and we were unable to inspect the rafters. Finished attic observed.

**ELECTRICAL RECEPTACLES**

**176:** The receptacles were found to be properly installed and in serviceable condition.

# Electrical System

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

**BASIC INFORMATION**

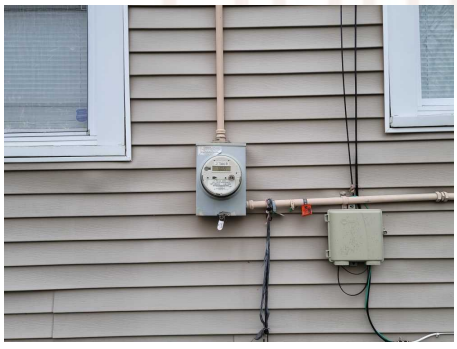
**177:** SERVICE ENTRY: Service entry into building: Overhead service drop

Overhead entrance

**178:** VOLTAGE: Voltage supplied by utility: 120/240 volts
**179:** AMPERAGE: Capacity (available amperage): 100 amperes
**180:** GROUND: System grounding source: Water supply piping
**181:** PROTECTION: Branch circuit protection: Circuit breakers
**182:** CONDUCTORS: Wiring material: Copper wiring where seen
**183:** WIRING METHOD: Wiring method: Rigid conduit

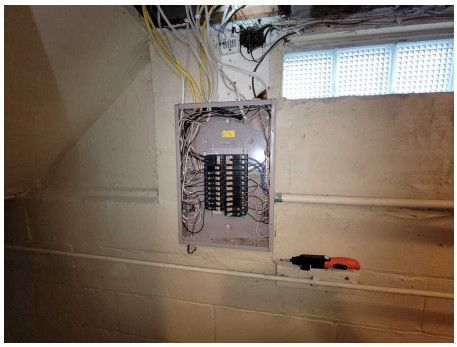
**ELECTRIC LOCATIONS ELECTRIC METER**

**184:** The electric meter is outside on the rear of the building.



Meter

**ELECTRIC LOCATIONS MAIN SERVICE**
**185:** The main electrical service panel is in the basement.


Main service

**ELECTRIC LOCATIONS MAIN DISCONNECT**
**186:** The main disconnect is incorporated into the electrical service panel.

**SERVICE MAIN SERVICE DROP**
**187:** The service drop appears to be properly installed and in good condition.

**SERVICE MAIN CB MAIN PANEL**
**188:** GENERAL: The main service panel is in good condition with circuitry installed and fused correctly.

**SERVICE MAIN SERVICE CAPACITY**
**189:** The service entrance conductors appear to be #4 Copper providing an ampacity of 100.

**SERVICE MAIN SERVICE GROUNDING**
**190:** The system and equipment grounding appears to be correct.

**BRANCH WIRING BRANCH CIRCUITRY**
**191:** The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

**CONDUCTORS CONDUCTOR MATERIAL**
**192:** The accessible branch circuit wiring in this building is copper.

**CONVENIENCE OUTLETS RECEPTACLES: OVERALL**
**193:** Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

**CONVENIENCE OUTLETS SWITCHES: OVERALL**
**194:** We checked a representative number of switches and found they were operating and in serviceable condition.

**CONVENIENCE OUTLETS LIGHTS: OVERALL**
**195:** The light fixtures in this building are generally in serviceable condition.

**CONVENIENCE OUTLETS GFI PROTECTION**
**196:** GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

# Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

**BASIC INFORMATION**
**197:** DOMESTIC WATER: Domestic water source: Public supply
**198:** MAIN WATER LINE: Main water line: Copper
**199:** WASTE DISPOSAL: Waste disposal: Municipal
**200:** WASTE PIPING: Waste piping: Plastic where seen

**WATER SUPPLY WATER SHUTOFF LOCATION**
**201:** The domestic water supply main shut-off valve is on the front wall in the basement.


Water meter

**WATER SUPPLY WATER SHUTOFF COMMENTS**
**202:** The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

**WATER SUPPLY INTERIOR SUPPLY**
**203:** The exposed and accessible supply piping generally appears to be properly installed and in good condition.

**DRAIN/WASTE/VENT DRAIN LINES**
**204:** The visible drain piping appears to be properly installed and in serviceable condition.

**DRAIN/WASTE/VENT SEWER CLEANOUT**
**205:** The sewer cleanout is located in the basement.

Sewer cleanout

**DRAIN/WASTE/VENT VENT LINES**
**206:** The vent piping for the waste system appears to be properly installed and in good condition.

**GAS SYSTEM GAS PIPING**
**207:** Good Conditions

**GAS SYSTEM GAS METER LOCATION**
**208:** The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Gas meter

# Water Heater

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

**BASIC INFORMATION**

**209:** LOCATION: Location: In the basement


Water heater

**210:** ENERGY SOURCE: Energy source: Natural gas
**211:** CAPACITY: Capacity: 40 gallons
**212:** Age: Estimated to be 4 years old


Water heater MFG label

**213:** UNIT TYPE: Unit type: Free standing tank
**214:** TEMPERATURE SETTING: Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding
**215:** Manufacturer: Richmond
**216:** Model: 6G40-36F3

**T/P RELEASE VALVE**

**217:** The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

**GAS SUPPLY**

**218:** GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

**VENTING**

**219:** The water heater vent is properly installed and appears in serviceable condition.

**GENERAL COMMENT**

**220:** This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

# Basement

*The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which the belong.*

**BASIC INFORMATION**
**221:** FOUNDATION: Foundation type: Basement
**222:** MATERIAL: Foundation material: Concrete block
**223:** SILL: Mudsill: Inaccessible, unknown if bolted, nailed or strapped
**224:** WALL SYSTEM: Wall system: Concrete block walls

**FOUNDATION ACCESS**
**225:** The basement is accessible from an interior stair.

**FOUNDATION BASE FOUNDATION**
**226:** CONCRETE/BLOCK: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

**FLOORS/WALL WALLS**
RECO **227:** The basement walls are concealed by finished surfaces. No outward indications of problems were noted, but reportable conditions could be concealed in this situation. Further investigation is optional and would require destructive testing.

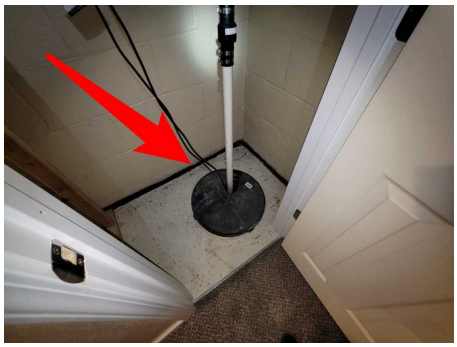
**FLOORS/WALL FLOOR**
**228:** The basement floor observed is a concrete slab. Minor cracks are visible. These cracks are considered cosmetic in nature and are not structurally significant. No action is indicated.

**229:** The basement floor was concealed by a finished surface and could not be visually inspected. No deficiencies in the surface itself were noted.

**MOISTURE/VENTILATION/PEST MOISTURE**
**230:** The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

**MOISTURE/VENTILATION/PEST SUMP PUMP**

**231:** A sump pump has been installed to remove occasional water from the sump. The pump was not tested under normal working conditions, but the motor was found to be in working condition.



Sump pump

**PLUMBING HOT WATER SHUTOFF**

**232:** The domestic water supply main shut-off valve is on the front wall in the basement.

**PLUMBING DRAIN LINES**

**233:** The visible drain piping appears to be properly installed and in serviceable condition.

**PLUMBING SEWER CLEANOUT**

**234:** The sewer cleanout is located in the basement.

**ELECTRICAL OTHER RECEPTACLES**

**235:** INSTALLATION: The receptacles appear to be properly installed and were operational.

**ELECTRICAL SWITCHES**

**236:** Basement switches were found functioning as intended.

**ELECTRICAL INTERIOR LIGHTING**

**237:** Basement lights were found functioning as intended.

**HEATING EQUIPMENT DUCTS**

**238:** The ducts appear to be properly installed and are in serviceable condition.

# Heat

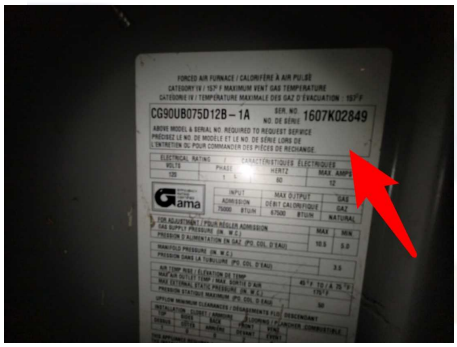
*A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

## Forced Hot Air

**BASIC INFORMATION**
**239:** Manufacturer: Concord

Furnace view

**240:** Model: CG90VB075D12B-1A
**241:** Age: 15 years old



Furnace MFG label

**242:** LOCATION: Furnace location: Basement
**243:** ENERGY SOURCE: Energy source: Natural gas
**244:** BTU RATING: Furnace btu input rating: 75,000 btu's
**245:** FILTER SIZE: Filter size: 16 x 25 x 1 inch


Furnace air filter

**EQUIPMENT SYSTEM NOTES**
**246:** Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

**EQUIPMENT GAS SUPPLY**
**247:** GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

**EQUIPMENT PLENUM**
**248:** The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.

**EQUIPMENT AIR FILTERS**
**249:** The air filter for the heating unit is a conventional, disposable filter.

**EQUIPMENT CLEARANCE**
RECO **250:** There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

**VENTING/COMBUSTION VENT**
**251:** The heating system vent is properly installed and appears in serviceable condition where seen. The unit installation observed was the Non-Direct Vent.

**DISTRIBUTION DUCTS**
**252:** The ducts appear to be properly installed and are in serviceable condition.

**CONTROLS THERMOSTAT**
**253:** The thermostat appears to be properly installed and the unit responded to the user controls.

**GENERAL COMMENT**
UPG **254:** The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.

# Insulation/Energy

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.*

**GENERAL COMMENT**

RECO **255:** The areas normally accessible were concealed by finished surfaces and could not be inspected. We are unable to evaluate the presence or degree of insulation and/or energy efficiency.

RECO **256:** We recommend you retain a qualified energy conservation professional to evaluate this structure and identify the most effective manner to increase energy efficiency.

# Garage

*Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.*

## STRUCTURE WALL FRAMING

WARN **257:** The wall framing in the garage at the bottom damaged areas observed. Changes in use or other conditions could lead to additional damage or failure. We recommend the framing be repaired or replaced in accordance with present standards.

Damaged areas observed

## ELECTRICAL RECEPTACLES

UPG **258:** GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

Missing faceplate

## ELECTRICAL GARAGE DOOR OPENER

WARN **259:** The garage door opener failed to respond to normal operating controls. We recommend the opener and/or the controls be repaired or replaced.

Failed to respond

**SURFACES FLOOR**

**260:** The floor is a concrete slab.

**261:** There are cracks in the floor slab with minor vertical displacement of the slab toward the middle of the garage. This is not a reflection on the condition of the rest of the building. No action is indicated.

RECO **262:** There are large cracks in the floor slab. These are basically cosmetic considerations and action is considered optional. However, this condition does indicate movement in the soil and additional floor movement can be expected in the future.

Concrete slab

Garage slab

**DOORS & WINDOWS GARAGE DOORS**

**263:** The garage door is a single tilt up design.

**GENERAL COMMENT**

UPG **264:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

North side garage view

South side garage view

West side garage view

# Locations of Emergency Controls

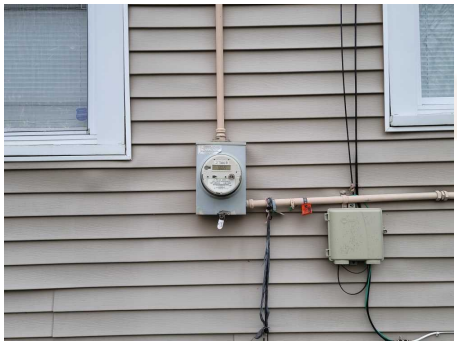
In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

**WATER SUPPLY SEWER CLEANOUT**
EXTERIOR/SITE/GROUND
**1:** The sewer cleanout is located in the basement.

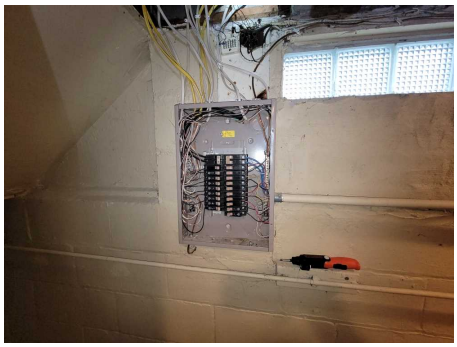
**GAS SYSTEM GAS METER LOCATION**
EXTERIOR/SITE/GROUND
**2:** The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.


Gas meter

**ELECTRIC LOCATIONS ELECTRIC METER**
ELECTRICAL SYSTEM
**3:** The electric meter is outside on the rear of the building.


Meter

**ELECTRIC LOCATIONS MAIN SERVICE**
ELECTRICAL SYSTEM
**4:** The main electrical service panel is in the basement.


Main service

**ELECTRIC LOCATIONS MAIN DISCONNECT**
ELECTRICAL SYSTEM
**5:** The main disconnect is incorporated into the electrical service panel.

**WATER SUPPLY WATER SHUTOFF LOCATION**
PLUMBING
**6:** The domestic water supply main shut-off valve is on the front wall in the basement.


Water meter

**DRAIN/WASTE/VENT SEWER CLEANOUT**
PLUMBING
**7:** The sewer cleanout is located in the basement.


Sewer cleanout

**GAS SYSTEM GAS METER LOCATION**
PLUMBING
**8:** The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.


Gas meter

**PLUMBING HOT WATER SHUTOFF**
BASEMENT
**9:** The domestic water supply main shut-off valve is on the front wall in the basement.

**PLUMBING SEWER CLEANOUT**
BASEMENT
**10:** The sewer cleanout is located in the basement.

# Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

# Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### EXTERIOR/SITE/GROUND ELECTRICAL SWITCHES

WARN **s-23:** GENERAL: There are several broken switches. We recommend they be replaced.

### EXTERIOR/SITE/GROUND GRADING & DRAINAGE DOWNSPOUTS

WARN **s-30:** One or more of the downspouts is missing. The water coming from the scuppers will splash and damage exterior siding and finishes. Downspouts are also necessary to channel runoff away from the building. We recommend missing downspouts be replaced.

### EXTERIOR/SITE/GROUND OTHER FEATURES FASCIA

WARN **s-37:** Sections of the fascia at the north side are damaged. We recommend they be repaired or replaced.

### INTERIOR STEPS/STAIRS/BALCONY RAILINGS

DNGR **s-66:** There are no railings where needed at the stairs going to the basement. As a safety measure, we recommend that railings be installed.

### KITCHEN PLUMBING DRAIN TRAPS

WARN **s-84:** The drain trap connections were leaking. We recommend that it be repaired or replaced.

### GARAGE ELECTRICAL GARAGE DOOR OPENER

WARN **s-259:** The garage door opener failed to respond to normal operating controls. We recommend the opener and/or the controls be repaired or replaced.