

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1853 Swan Road
IN THE Town
(CITY) (VILLAGE) (TOWN) OF Ledgeview, COUNTY OF Brown
STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF _____ (MONTH) July (DAY), 27th (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|--------------------------|
| B1. Are you aware of defects in the roof?
Roof defects may include items such as leakage or significant problems with gutters or eaves. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B2. Are you aware of defects in the electrical system?
Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?
Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?
Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?
Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?
NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?
Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B8. Are you aware of defects in any structure on the property?
Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?
Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property?
<i>Such items may include reverse osmosis systems, iron filters, or other filters.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B12. Explanation of "yes" responses _____

_____ | | | |

C. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C8. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|--------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware of a joint well serving the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of a defect related to a joint well serving the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D9. Are you aware of defects in an "LP" tank on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D10. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware that remodeling was done that may increase the property's assessed value? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E3. Are you aware of pending special assessments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E8. Explanation of "yes" responses _____ | | | |

F. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F3. Are you aware of any zoning code violations with respect to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F7. Are you aware of restrictive covenants or deed restrictions on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|--------------------------|
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.
Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware there is not legal access to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F21. Explanation of "yes" responses _____

_____ | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2a. Does the property currently have internet service?
If so, who is your provider? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.
- G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.
- G6. The owner has owned the property for _____ years.
- G7. The owner has lived in the property for _____ years.
- G8. Explanation of "yes" responses

YES	NO	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Estate Sale. Trustees have never lived in the home.
Please see attached Auction Report.*

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner <i>Mitch Wise</i>	DocuSigned by:	Date
<small>26A56ECA8FD941E</small>	<i>Shirley L. Wise</i>	7/28/2023 12:47 PM PT
Owner _____	<small>AA3C3B39337D490...</small>	Date 7/28/2023 12:39 PM PT
Owner _____		Date _____
Owner _____		Date _____
Owner _____		Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____	Items _____	Date _____
Person _____	Items _____	Date _____
Person _____	Items _____	Date _____

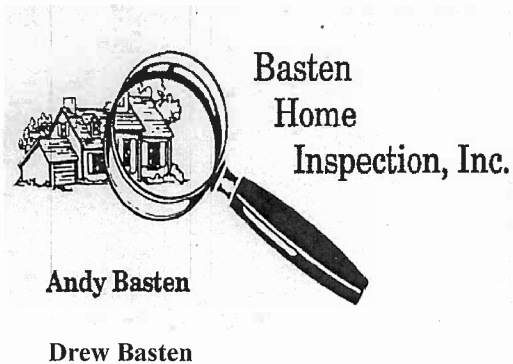
BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.



4560 Algonquin Trl.
Green Bay, WI 54313

Date: July 26, 2023

Client Name: Sherry Wise

Inspector Name: Drew Basten

Location: 1853 Swan Rd.

The results from this survey indicate that the radon concentration for all sampling locations in the indicated building is **less** than 4 pico Curies per liter.

Enclosed is a Booklet: Radon Reduction. You may want to review this for further information.

The current E.P.A. guidelines indicate that action should be considered when Radon levels reach an annual level of 4 pico Curies per liter or more for any livable area location.

All procedures used for generating this report are in complete accordance with the E.P.A. protocols for the analysis of Radon gas in dwellings.

RADON LEVEL **1.8** pCi/L

Sincerely,

Drew Basten

Pouwels Basement Specialists LLC

4298 Pouwels Ct. De Pere, Wi. 54115

Web Site : www.pouwelsbasements.com

E- Mail : jfpouwels@gmail.com

Cell : 920-371-4741

Established in 1975

MEMBER OF THE BROWN COUNTY HOMEBUILDERS ASS.

MEMBER OF THE BETTER BUSINESS BUREAU

Bid Date :	Submitted to: Sherry Wise	Job Order
Description	address 1853 Swan Rd.	7-24-23
7-24-23	City, State, Zip De Pere, Wi. 54115	
	Home Phone: 715-499-5513	Invoice Date
	E-Mail wiseone48@ymail.com	7-26-23
	Job Site:	

Description	Qty.	Price	Amount
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Custom Wall Panels	2	Ft.	\$1,450.00
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A 3% charge will be added if credit card is used **\$43.50**

TTL Amount **\$1,450.00**

We propose to hereby furnish materials and labor complete in accordance with above specifications, for the sum
 Of _____ \$1,450.00

This proposal, unless detailed in the specifications, excludes painting of the system, any finished carpentry, replacement or repair of floor coverings removed to accommodate the system.

Agent Signature _____ *Date :* _____

Acceptance of Proposal : *The above prices, terms, specifications and conditions are satisfactory and hereby accepted.*
Company is authorized to do the work specified. Payment will be made upon completion unless otherwise specified.

Customer Signature **Date of Acceptance**

20 Yr. Transferable Warranty

Simply Put : If this crack repair fails due to our negligence, We will at no charge to you the homeowner make the necessary repair. This warranty excludes leaks caused by restricted drain tile, abuse or disaster. And excludes repair or replacement of real or personal property. This warranty is transferrable to whomever from the date of repair. Authorized signature must be signed as proof of payment to activate warranty.

This warranty will cover cracks repaired with the Channel Pro System.
All other repairs have a 20 yr. Transferrable Warranty with signature unless otherwise stated.
Warranty begins at date of repair, but only activates when full payment is made.

Authorized Signature Required for Warranty **Date of Repair 7-26-23**
James F. Pouwels

BUILDING ANALYSIS REPORT



Client: *Sherry Wise*

Property Location: *1853 Swan Rd.
Green Bay, WI*

Date of Inspection: *7/21/2023*

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MESSAGE TO THE HOME BUYER

The Building Inspection

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

Your Inspection Report

Throughout your report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When an item in the report is checked "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Problems with the Building

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel the report did not give you sufficient warning of, call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.

The Building Analysis Report (B.A.R.)

This report form was first developed in 1984 at the request of home inspectors who needed to present a concise but complete summary of the results of their inspections free from the sort of technical language which many home buyers would find bewildering. It is used today by hundreds of leading home inspection companies throughout the United States and Canada, including members of such respected professional organizations as the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI), and the California Real Estate Inspection Association (CREIA).

Many improvements and revisions in this report form have been made through the years from suggestions by home inspectors and home buyers. We welcome any suggestions and criticisms which will assist us in improving it in the future.

BUILDING ANALYSIS REPORT

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SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

Defective Items Noted:

1. **Past Leak at Basement Vertical Wall Crack:** A vertical crack at the basement NW corner shows past water entry. -Professionally waterproof
2. **Grade:** The front grade is flat or negative at areas near the house foundation. The grade is touching the composite siding at the garage. The composite siding should have proper manufactures clearance (1-6"). These grading items should be corrected.
3. **Plumbing:** The master bath double vanity sink drain and supply lines appear incorrectly installed (draining to the same trap and using the same supply lines). - Correct
4. **Sump Pump & Sump Pump GFCI Outlet:** The sump pump GFCI outlet was noted tripped out and the sump pump does not appear to function. -Correct

→ Repaired.
SEE Receipt.

↓
Installed.

Minor repairs during the first year of occupancy are estimated to be between \$500.00 and \$1,000.00 This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
Adjust the NW bedroom door. Service hose bibs to function (may be winterized). Adjust the dryer venting.	

Remarks

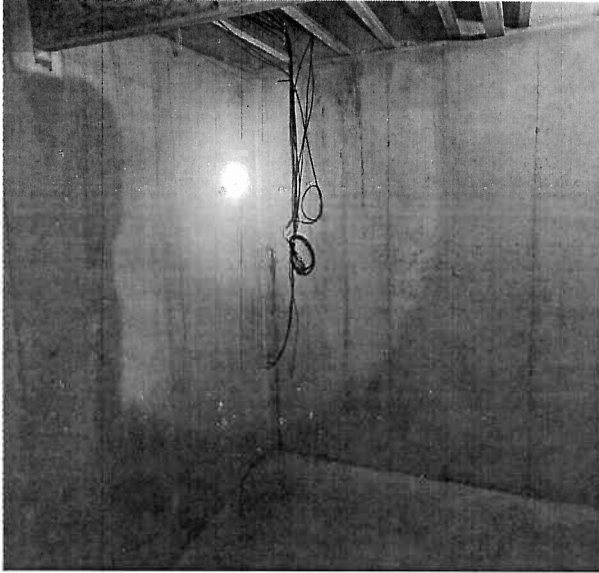
The fireplace remote batteries appear dead (unable to test the gas fireplace). - Recommend insuring the fireplace functions prior to closing

The following pages cover in greater detail the items which are a part of this inspection. Additional recommendations may also be found on the following pages.

STRUCTURAL AND BASEMENT

TYPE OF BUILDING	<input checked="" type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Rowhouse / Townhouse <input type="checkbox"/> Multi-Unit <input checked="" type="checkbox"/> <i>Zero Lot Line</i> <input checked="" type="checkbox"/> Gable Roof <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Flat		
STRUCTURE	Foundation Wall: <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Brick and Block Posts/Columns: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible Floor structure: <i>Truss joists</i> Wall structure: <i>2 x 6 walls</i> Roof structure: <i>Roof trusses</i> Water damage: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed Signs of abnormal condensation: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input checked="" type="checkbox"/> No major structural defects noted -- in normal condition for its age		
Remarks	<i>The house foundation appears to be in sound condition, with no signs of any movement noted.</i>		
BASEMENT	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on grade Walls: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed Ceiling: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> <input type="checkbox"/> Limited visibility due to extensive basement storage		
FLOOR	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Carpeting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
FLOOR DRAIN	<input type="checkbox"/> Tested <input checked="" type="checkbox"/> Not tested <input checked="" type="checkbox"/> Water observed in trap <input type="checkbox"/> French drain	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
SUMP PUMP	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> Water observed in crock Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A	
BASEMENT DAMPNESS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> Past <input type="checkbox"/> Present <input type="checkbox"/> Not known <input checked="" type="checkbox"/> None observed		
CRAWL SPACE	<input type="checkbox"/> Readily accessible <input type="checkbox"/> Not readily accessible <input type="checkbox"/> Not inspected <input type="checkbox"/> Conditions inspected <input type="checkbox"/> Method: Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt Dampness: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Vapor barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Wood to earth contact	
Remarks	<i>The basement appears to be sound and dry. The sump pump does not appear to function. the outlet was also noted tripped out. -Correct</i>		

STRUCTURAL AND BASEMENT PHOTOS



IMG_8288.JPG

A vertical crack at the basement NW corner shows past water entry. -Professionally waterproof



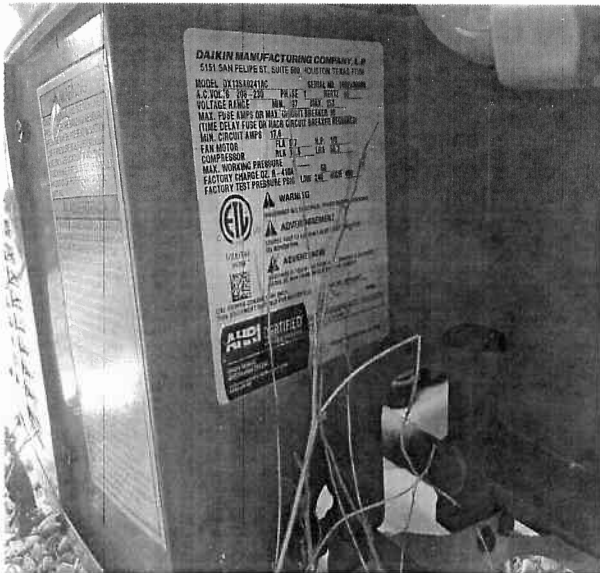
IMG_8291.JPG

The sump pump does not appear to function. -Correct

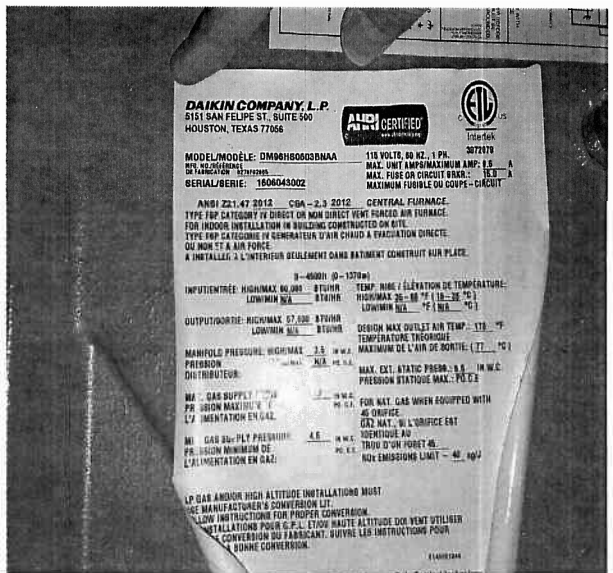
HEATING AND COOLING

HEATING SYSTEM	Fuel: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Forced Air Furnace (see page 11) <input type="checkbox"/> Gravity hot water <input type="checkbox"/> Forced Hot Water Boiler <input type="checkbox"/> Steam Boiler <input type="checkbox"/> <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Electric Baseboard <input type="checkbox"/> Heat Pump (see page 11) No. 1 Capacity: 60,000 BTU Age: 6Yrs. No. 2 Capacity: Age: Yrs. No. 3 Capacity: Age: Yrs. When turned on by thermostat: <input checked="" type="checkbox"/> Fired <input type="checkbox"/> Did not fire	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A												
FUEL SUPPLY	<input type="checkbox"/> Oil tank in basement <input type="checkbox"/> Buried <input checked="" type="checkbox"/> Public gas supply <input type="checkbox"/> Tank <input type="checkbox"/> Electricity <input type="checkbox"/> Fuel supply shutoff location: <i>by furnace</i>													
HEAT EXCHANGER	<input type="checkbox"/> Partially observed <input checked="" type="checkbox"/> Not visible; enclosed combustion <input type="checkbox"/> Have condition checked before settlement (see page 11)	<input type="checkbox"/> N/A												
HEAT DISTRIBUTION	<input type="checkbox"/> Radiators <input type="checkbox"/> Convectors <input type="checkbox"/> Baseboard Convectors <input type="checkbox"/> Radiant Pipes: <input checked="" type="checkbox"/> Galvanized pipes <input type="checkbox"/> Copper <input type="checkbox"/> Black iron <input type="checkbox"/> Pipes not visible <input checked="" type="checkbox"/> Ductwork Heat source in each room: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A												
HUMIDIFIER	<input type="checkbox"/> Atomizer <input type="checkbox"/> Evaporator <input type="checkbox"/> Steam <input type="checkbox"/> Not Functioning <input checked="" type="checkbox"/> Not Tested	<input type="checkbox"/> N/A												
FILTER	<input type="checkbox"/> Washable <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> Electrostatic	<input type="checkbox"/> N/A												
SUPPLEMENTARY HEAT	<table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Location</td> <td style="width: 40%;">Type</td> <td style="width: 20%;"></td> </tr> <tr> <td><i>Basement</i></td> <td><i>Electric baseboard</i></td> <td><input checked="" type="checkbox"/> Satisfactory</td> </tr> <tr> <td><i>Master Bath</i></td> <td><i>Electric wall heater</i></td> <td><input checked="" type="checkbox"/> Satisfactory</td> </tr> <tr> <td><i>Basement Bath</i></td> <td><i>Electric wall heater</i></td> <td><input checked="" type="checkbox"/> Satisfactory</td> </tr> </table>	Location	Type		<i>Basement</i>	<i>Electric baseboard</i>	<input checked="" type="checkbox"/> Satisfactory	<i>Master Bath</i>	<i>Electric wall heater</i>	<input checked="" type="checkbox"/> Satisfactory	<i>Basement Bath</i>	<i>Electric wall heater</i>	<input checked="" type="checkbox"/> Satisfactory	
Location	Type													
<i>Basement</i>	<i>Electric baseboard</i>	<input checked="" type="checkbox"/> Satisfactory												
<i>Master Bath</i>	<i>Electric wall heater</i>	<input checked="" type="checkbox"/> Satisfactory												
<i>Basement Bath</i>	<i>Electric wall heater</i>	<input checked="" type="checkbox"/> Satisfactory												
Remarks	<i>Gas forced air furnaces will tend to last 15-20 years. CO was tested in the flue, with no elevated levels of CO noted.</i>													
COOLING	<input checked="" type="checkbox"/> Cooling system integral with heating system <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heat Pump <input type="checkbox"/> Through Wall <input checked="" type="checkbox"/> Electric Compressor <input checked="" type="checkbox"/> Gas Chiller <input checked="" type="checkbox"/> Air Filter <input type="checkbox"/> Air Handler <input checked="" type="checkbox"/> Thermostat No. 1 Condensing Unit Capacity: 2 tons Age: 6Yrs. No. 2 Condensing Unit Capacity: Age: Yrs. No. 3 Condensing Unit Capacity: Age: Yrs. <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested (see page 11) <input checked="" type="checkbox"/> Ductwork <input type="checkbox"/> Window units not tested	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A												
Remarks	<i>AC units will tend to last 15-20 years. The AC unit appears to cool properly and to be in working order.</i>													

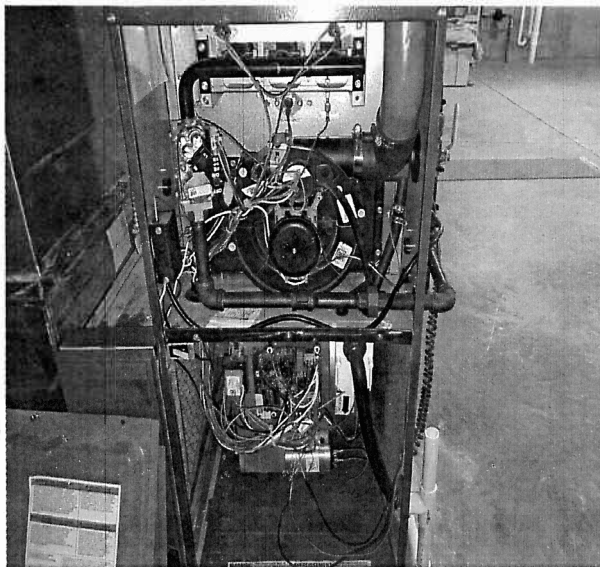
HEATING AND COOLING PHOTOS



IMG_8271.JPG
AC unit data tag



IMG_8293.JPG
Furnace data tag



IMG_8294.JPG

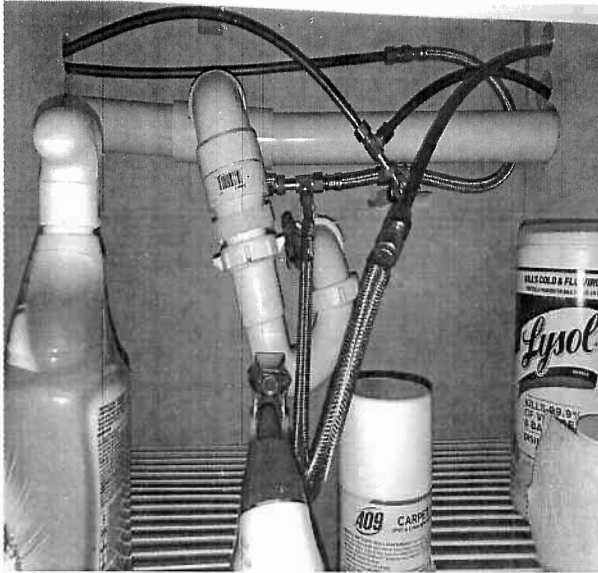
PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (see page 12) <input type="checkbox"/> Not known <input checked="" type="checkbox"/> Satisfactory Pipe: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> N/A <input type="checkbox"/> Lead <input type="checkbox"/> Unknown Main shutoff location: <i>Front wall basement</i>
PIPES	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Unknown <input type="checkbox"/> Satisfactory Water Flow: <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> N/A Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed Cross connections: <i>none noted</i> <input type="checkbox"/> None observed Hose bibbs: <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input checked="" type="checkbox"/> Not tested (see page 12)
DRAIN/WASTE/VENT	Drain/Waste/Vent Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Lead <input type="checkbox"/> Cast Iron <input type="checkbox"/> Unknown <input type="checkbox"/> Slow drain <input type="checkbox"/> Leaks <input checked="" type="checkbox"/> None observed Waste disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (see page 12) <input type="checkbox"/> Not known
WATER HEATER	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Tankless <input type="checkbox"/> Integral with heating system <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> In line system: Fuel cutoff location: <i>By water heater</i> Capacity: 50Gal. Ample for: 4 - 5 people Age: 6Yrs. <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Pressure relief valve <input checked="" type="checkbox"/> Extension
Remarks:	All plumbing was run, with no leaks noted. Water heaters will tend to last 8-12 years.

BATHROOM NO. 1 Location: <i>Basement</i> <input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input checked="" type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input checked="" type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input checked="" type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input checked="" type="checkbox"/> Satisfactory</div>	BATHROOM NO. 2 Location: <i>1st floor master</i> <input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input checked="" type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>
BATHROOM NO. 3 Location: <i>1st floor full</i> <input checked="" type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input checked="" type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input checked="" type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input checked="" type="checkbox"/> Satisfactory</div>	BATHROOM NO. 4 Location: <input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>
BATHROOM NO. 5 Location: <input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>	BATHROOM NO. 6 Location: <input type="checkbox"/> Built in tub <input type="checkbox"/> Leg tub <input type="checkbox"/> Stall shower <input type="checkbox"/> Whirlpool <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass Room floor: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Resilient Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div>

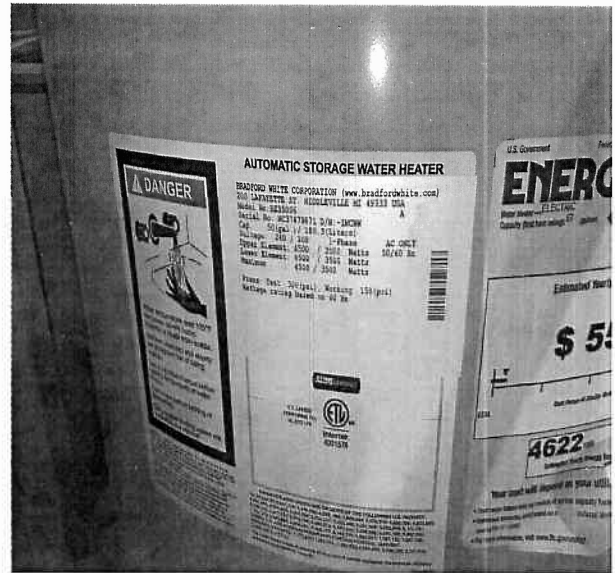
Remarks:	All bathroom plumbing was run, with no leaks noted. The master bath double vanity sink drain and supply lines appear incorrectly installed (draining to the same trap and using the same supply lines). - Correct
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PLUMBING AND BATHROOM PHOTOS



IMG_8283.JPG

The master bath double vanity sink drain and supply lines appear incorrectly installed (draining to the same trap and using the same supply lines). -Correct



IMG_8292.JPG

Water heater data tag

ELECTRICAL AND KITCHEN

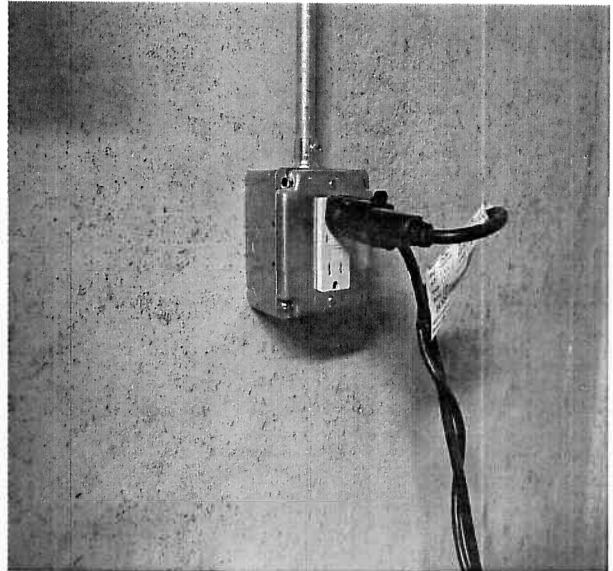
SERVICE ENTRANCE CABLE	Capacity: 200Amps, 120/240 Volts Service line entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Raceway Conductor material: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Satisfactory
MAIN PANEL BOX	Location: <i>Basement</i> <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Bonded 200 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Subpanel Location: Capacity of Main Current Disconnect: 200Amps	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
CIRCUITS AND CONDUCTORS	Quantity: <input checked="" type="checkbox"/> Ample Branch Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum Wiring method: <input checked="" type="checkbox"/> Romex <input type="checkbox"/> BX <input type="checkbox"/> Knob and Tube <input type="checkbox"/> Raceway <input type="checkbox"/> Conduit <input type="checkbox"/> Overfused circuit <input type="checkbox"/> Double tap breaker GFCI: <input checked="" type="checkbox"/> Exterior <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen 3 Bathroom(s)	<input checked="" type="checkbox"/> Satisfactory
OUTLETS, FIXTURES AND SWITCHES	<input checked="" type="checkbox"/> Random testing <input type="checkbox"/> Reversed polarity <input type="checkbox"/> Open ground <input type="checkbox"/> Smoke detectors absent	<input checked="" type="checkbox"/> Satisfactory
Remarks	<i>The sump pump GFCI outlet was noted tripped out and the sump pump does not appear to function. -Correct</i>	
CABINETS AND COUNTER TOP		<input checked="" type="checkbox"/> Satisfactory
SINK	Plumbing Leaks: <input type="checkbox"/> Some signs: <input checked="" type="checkbox"/> None observed Disposal: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: Yrs.	<input checked="" type="checkbox"/> Satisfactory
DISHWASHER	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: Yrs. <input checked="" type="checkbox"/> Air gap or high loop	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
RANGE/ OVEN	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> Wall oven <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> Cooktop <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs.	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
REFRIGERATOR	#1 <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Ice maker Age: Yrs. #2 <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Ice maker Age: Yrs.	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
OTHER APPLIANCES	<i>Microwave</i> <input checked="" type="checkbox"/> Operating Age: Yrs. <input type="checkbox"/> Operating Age: Yrs.	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FLOOR COVERING	<input checked="" type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Ceramic <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Laminate	<input checked="" type="checkbox"/> Satisfactory
VENTILATION	<input checked="" type="checkbox"/> Exhaust fan <input checked="" type="checkbox"/> Ductless <input type="checkbox"/> Vented to outside <input checked="" type="checkbox"/> Filter <input checked="" type="checkbox"/> Light	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
CLOTHES WASHER	<input type="checkbox"/> Operating Age: Yrs. <input type="checkbox"/> Not tested	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
CLOTHES DRYER	<input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> Not tested <input type="checkbox"/> Vented To:	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Remarks	<i>No major defects were noted in the kitchen.</i>	

ELECTRICAL AND KITCHEN PHOTOS



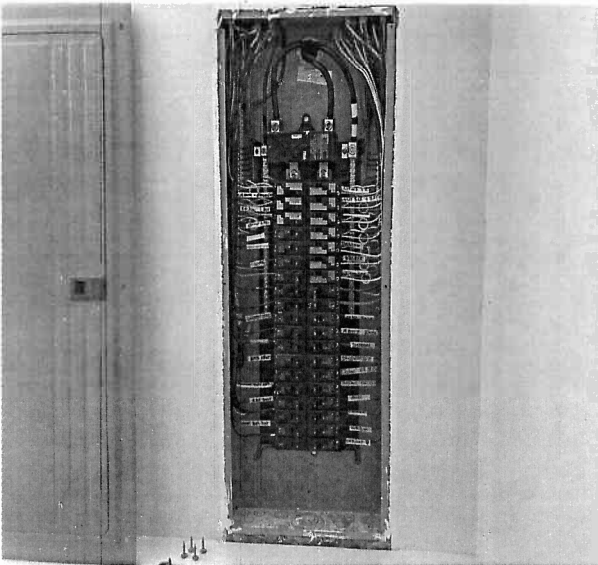
IMG_8280.JPG

The dryer venting makes a 180 degree turn. -Recommend improving the dryer venting



IMG_8290.JPG

The sump pump GFCI outlet was noted tripped out and the sump pump does not appear to function. -Correct

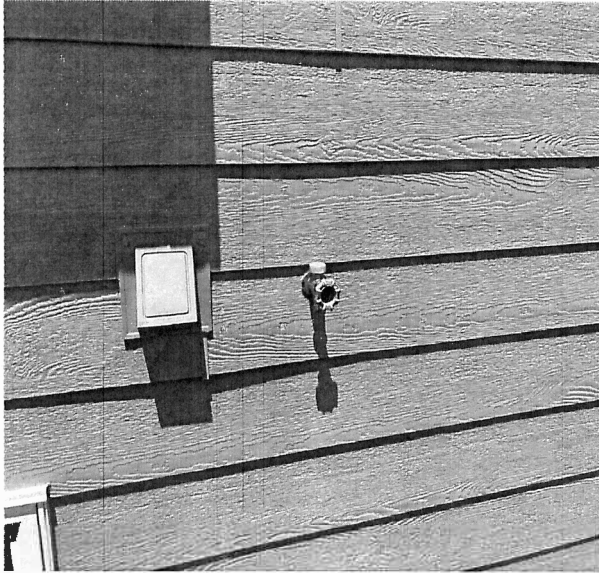


IMG_8295.JPG

INTERIOR AND ATTIC

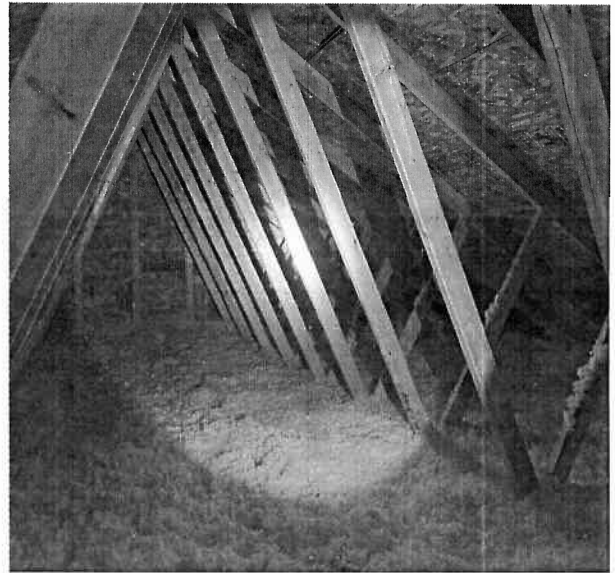
FLOOR	<input type="checkbox"/> Hardwood <input type="checkbox"/> Softwood <input type="checkbox"/> Plywood <input checked="" type="checkbox"/> Wall-to-Wall Carpet <input checked="" type="checkbox"/> Resilient <input type="checkbox"/> Laminate <input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Satisfactory
WALLS	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Satisfactory
CEILING	<input type="checkbox"/> Plaster <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Satisfactory
STAIRS / RAILINGS	<input type="checkbox"/> Balcony <input checked="" type="checkbox"/> Stairs <input checked="" type="checkbox"/> Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FIREPLACE	<input type="checkbox"/> Flue liner <input type="checkbox"/> Partially observed <input type="checkbox"/> Damper <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input checked="" type="checkbox"/> Metal pre-fab <input type="checkbox"/> Free-standing <input type="checkbox"/> Wood stove <input type="checkbox"/> Pellet stove <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Not operating <input type="checkbox"/> Clean chimney before use	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DOORS (INSIDE)		<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHT	<input type="checkbox"/> Double hung <input type="checkbox"/> Single hung <input checked="" type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliding <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl or aluminum clad wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input checked="" type="checkbox"/> Insulated Glass <input type="checkbox"/> Single pane glass <input type="checkbox"/> Roof windows and skylights <input type="checkbox"/> Moisture stains <input type="checkbox"/> Extensive	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<i>No major defects were noted on the interior.</i>	
ACCESS	How Inspected: <i>walked through</i> <input type="checkbox"/> Not inspected <input type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input checked="" type="checkbox"/> Scuttlehole <input type="checkbox"/> No access	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
MOISTURE STAINS	<input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input type="checkbox"/> Condensation	
STORAGE	<input type="checkbox"/> Heavy <input type="checkbox"/> Light <input type="checkbox"/> Floored <input type="checkbox"/> Not floored <input checked="" type="checkbox"/> No storage	
INSULATION	Type: <i>Blown in fiberwool</i> Avg. Inches: <i>12</i> Installed in: <input type="checkbox"/> Rafters <input checked="" type="checkbox"/> Floor Approx. R Rating: <i>38</i> <input checked="" type="checkbox"/> Vapor retarders	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
VENTILATION	<input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Turbine <input checked="" type="checkbox"/> Ridge Vent <input checked="" type="checkbox"/> Soffit Vent <input type="checkbox"/> Roof Vent(s) <input type="checkbox"/> Gable end louvers	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<i>No signs of any moisture problems were noted in the attic. The attic appears to be adequately insulated and ventilated.</i>	

INTERIOR AND ATTIC PHOTOS



IMG_8273.JPG

The rear hose bib did not function (may be winterized). - Service to function



IMG_8278.JPG



IMG_8279.JPG



IMG_8281.JPG

The fireplace remote batteries appear dead (unable to test the gas fireplace). -Recommend insuring the fireplace functions prior to closing

INTERIOR AND ATTIC PHOTOS



IMG_8285.JPG

The NW bedroom door does not stay open. -Adjust

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location All	Materials Fiberglass Shingles	Age 6Yrs. Yrs. Yrs. Yrs.	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
How inspected: Walked on roof Roof leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed				
FLASHING	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Rubberized membrane			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
GUTTERS AND DOWNSPOUTS	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood Extensions: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks	<i>Fiberglass shingles of this quality will tend to last 20-25 years. No shingle defects were noted.</i>			
EXTERIOR DOORS				<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHTS				<input checked="" type="checkbox"/> Satisfactory
EXTERIOR WALL COVERING	Location All	Materials Composite siding Thin Stone Veneer		<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
EXTERIOR TRIM	<input checked="" type="checkbox"/> Eaves <input checked="" type="checkbox"/> Fascia <input checked="" type="checkbox"/> Soffits <input checked="" type="checkbox"/> Rake <input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed			<input checked="" type="checkbox"/> Satisfactory
CHIMNEY	<input type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Flue liner partially observed <input type="checkbox"/> Clean before use		<input type="checkbox"/> In chase	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
GARAGE/ CARPORT	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Door Operator <input checked="" type="checkbox"/> Operating <input checked="" type="checkbox"/> Safety Reverse			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PORCH	Floor: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Railing / Guardrail			<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Remarks:	<i>The exterior appears to be in satisfactory condition.</i>			

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_8275.JPG



IMG_8277.JPG

GROUNDS

GRADING	General grading, slope and drainage (see pages 10 and 16) Grading and slope at house wall(within 5 feet from building)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
SIDEWALK AND WALKWAY	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DRIVEWAY	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Gravel <input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
WINDOW WELLS	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
RETAINING WALL	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Stone <input type="checkbox"/> Timber	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
TREES AND SHRUBBERY		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FENCING	<input type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Plastic	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Remarks	<p><i>The grade is flat or negative in areas. The grade should be maintained to slope away from the foundation.</i></p> <p><i>The grade is touching the composite siding. The composite siding should have proper manufactures clearance (1-6"). -Correct</i></p>	
DECK/ BALCONY	<input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input type="checkbox"/> On grade <input checked="" type="checkbox"/> Raised <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Handrail	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PATIO, TERRACE	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
STEPS TO BUILDING	Landing: <input checked="" type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood Steps: <input checked="" type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal Handrails: <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
OUTBUILDING	<input type="checkbox"/> Not inspected	
Remarks		

GROUNDS PHOTOS



IMG_8274.JPG

The grade is touching the composite siding. The composite siding should have proper manufactures clearance (1-6"). - Correct



IMG_8296.JPG

The front grade is flat or negative at areas near the house foundation. The grade should pitch water away from the house foundation. Past water entry noted at this area in the

FACTS ABOUT THIS HOME INSPECTION

Throughout this report where the age of appliances, roof, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When any item in the report is stated to be "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

STRUCTURAL AND BASEMENT

Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5 inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$10 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

HEATING AND COOLING

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible during a visual inspection to determine whether the humidifier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

PLUMBING AND BATHROOM

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought.

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tubs

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

ELECTRICAL AND KITCHEN

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFICs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bath-rooms and kitchen counter areas. GFICs should be tested monthly to insure they are functioning.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.

Power Usage of Appliances and Mechanical Equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in "as is" condition.

INTERIOR AND ATTIC

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing.

If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electromagnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic

If there are no attic stairs or pulldown, the attic may be inaccessible and therefore uninspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks.

ROOFING

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

"Satisfactory" Roof Covering

When the report indicates that a roof is "satisfactory," that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states, removal of asbestos cement shingles must be according to EPA standards.

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

EXTERIOR AND GROUNDS

Wood Siding

Western red cedar and redwood are excellent siding materials and should be kept painted or stained to preserve them from deterioration.

Cedar shingles or shakes may be painted, stained or left to weather.

Aluminum and Vinyl Siding

Aluminum siding has a factory finish and vinyl siding has solid color throughout each piece.

Upkeep on aluminum and vinyl sidings is minimal and they only need to be cleaned periodically with a sponge and water solution.

Stucco

It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Masonry

Solid brick, block or stone exterior walls require little maintenance, but it is necessary to inspect the walls regularly to detect signs of mortar deterioration.

At some point, masonry walls will always require tuckpointing of the mortar joints to prevent water penetration and wall damage.

Vines growing into the mortar joints of a masonry wall can also cause water penetration.

The brick walls of a brick veneer house are attached to the wall structure of the house and are not themselves structural. They should be cared for the same as a solid masonry wall, but cracks in the brick veneer wall do not necessarily indicate structural damage to the wall.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 16 for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.