

**DISCLAIMER**

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 3095 Bay Settlement Road  
IN THE Town  
(CITY) (VILLAGE) (TOWN) OF Scott, 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) \_\_\_\_\_ (DAY), \_\_\_\_\_ (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.

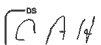
**CAUTION:** The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

**B. STRUCTURAL AND MECHANICAL**

- |   | YES                      | NO                                  | N/A                                 |
|---|--------------------------|-------------------------------------|-------------------------------------|
| B1. Are you aware of defects in the roof?<br>Roof defects may include items such as leakage or significant problems with gutters or eaves.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B2. Are you aware of defects in the electrical system?<br>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 checked="" 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)?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?<br>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 checked="" 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?<br>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 checked="" 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?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B8. Are you aware of defects in any structure on the property?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?<br>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 checked="" 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 <i>or water treatment system</i> , or other items affixed to or closely associated with the property?<br><i>Such items may include reverse osmosis systems, iron filters, or other filters.</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| B12. Explanation of "yes" responses _____<br>_____<br>_____<br>_____  |                          |                                     |                                     |

**C. ENVIRONMENTAL**

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold?  | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| D2. Are you aware of a joint well serving the property?   | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property?   | <input type="checkbox"/> | <input checked="" 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?<br>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 checked="" 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 checked="" 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?<br>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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses <u>The entire exterior of our house was redone 6 years ago. Initially it was stucco that was incorrectly applied without a drainage plane, causing it to fail. De Leers construction did the exterior remodel and at that time applied a new finish to the window trim. This has resulted in the windows sticking when trying to open them. This has improved after use.</u>			

**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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 <a href="https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx">https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx</a> 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 checked="" 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 checked="" 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 checked="" 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.<br>Visit <a href="https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx">https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx</a> for more information.  | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" 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?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware there is not legal access to the property?   | <input type="checkbox"/> | <input checked="" 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 checked="" 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 <a href="http://dnr.wi.gov/topic/waterways">http://dnr.wi.gov/topic/waterways</a> for more information.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F18. Are you aware of a written agreement affecting riparian rights related to the property?  | <input type="checkbox"/> | <input checked="" 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?<br>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 checked="" 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 <a href="http://www.wihist.org/burial-information">www.wihist.org/burial-information</a> ).   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F21. Explanation of "yes" responses _____<br>_____<br>_____   |                          |                                     |                          |

**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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2a. Does the property currently have internet service?<br>If so, who is your provider? <u>spectrum</u>  | <input checked="" 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?<br>Is the system or station affixed to the property?         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see <a href="https://www.wra.org/Disabilities/">https://www.wra.org/Disabilities/</a> ). | <input type="checkbox"/>            | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

CA 14

YES	NO	N/A
<input type="checkbox"/>	<input checked="" 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 14 years.
- G7. The owner has lived in the property for 14 years.
- G8. Explanation of "yes" responses kitchen tile floor has started cracking. we initially thought it may be due to blasting that was done when putting in the new road. we filed a claim but it was denied we were informed that the subfloor was not thick enough to support the large tile that we used.

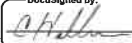
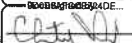
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections 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 	Date	9/5/2023   1:44 PM PDT
Owner 	Date	9/6/2023   5:39 AM PDT
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.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

**Basten Home Inspection, Inc.**  
4560 Algonquin Trl  
Green Bay, WI 54313  
(920)434-8908

# BUILDING ANALYSIS REPORT



**Client:** *Carrie Hellman*  
*Chris Sack*

**Property Location:** *3095 Bay Settlement Rd*  
*Green Bay, WI*

**Date of Inspection:** *8/16/2023*

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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:

The house appears to be structurally sound, quality built and without any major structural defects. A few areas are defective though and need attention:

1. **Windows:** About half of the windows I operated bind or do not open. Some of the window hardware is loose. The window at the front stairs shows some water damage and would not open. The windows should be repaired and maintained to operate correctly.
2. **Porches:** The front porches appear to have loose tile. These should be further evaluated. The tile may need to be relayed.
3. **Electrical:** The lower level wet bar sink area is missing a GFI protected outlet. A GFI outlet should be added here. A missing outlet cover was noted in the garage and one damaged outlet cover was noted in the third level bonus room. These should be replaced.
4. **Plumbing:** The master bathroom steam shower does not function and needs repair or replacement to function.

See Condition Report

Repaired

Being repaired.

Minor repairs during the first year of occupancy are estimated to be between \$1,500.00 and \$3,000.00. 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
Budget for 2 water heaters. Possibly replace a few cracked tile in front of the living room fireplace. — Per seller from a log being dropped on it. Change the furnace filters. Fill in low spot at NE grade. Adjust lower level bedroom patio door to open at left side.	

### Remarks

Smoke detectors are required in each bedroom and on each floor level. CO detectors are required on each level. These may be included in the security system and should be verified.

The cracked floor tile in the kitchen appears to be cracked at the sub floor seams. The sub floor or framing may be undersized. This cracking appears to be more cosmetic, although the tile should not crack in this manner.

This was also DELEERS opinion.

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"/> 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 type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Not visible  Floor structure: <span style="border: 1px solid black; padding: 2px;"><i>Floor trusses</i></span>  Wall structure: <span style="border: 1px solid black; padding: 2px;"><i>2x6 walls</i></span>  Roof structure: <span style="border: 1px solid black; padding: 2px;"><i>Roof trusses</i></span>  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 structurally sound, with no signs of structural 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 type="checkbox"/> Open <input checked="" type="checkbox"/> Closed   Ceiling: <input type="checkbox"/> Open <input checked="" type="checkbox"/> Closed <input checked="" type="checkbox"/> 85% covered <input type="checkbox"/> Limited visibility due to extensive basement storage
FLOOR	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input type="checkbox"/> Carpeting <span style="float: right;"><input type="checkbox"/> N/A</span>
FLOOR DRAIN	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> Water observed in trap <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> French drain <span style="float: right;"><input type="checkbox"/> N/A</span>
SUMP PUMP	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in crock <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> <i>Pit was dry</i> <span style="float: right;"><input type="checkbox"/> N/A</span>
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 <span style="float: right;"><input type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Conditions inspected <input type="checkbox"/> Method: <span style="float: right;"><input checked="" type="checkbox"/> N/A</span> Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <span style="float: right;"><input type="checkbox"/> Wood to earth contact</span> 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
Remarks	<i>The basement walls appear to be in sound condition, with no signs of structural movement noted.</i> <i>The sump pump appears to function. The pit is dry indicating good drainage.</i> <i>There were no signs of any past water leakage stains into the basement noted.</i>

## 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: 100,000 BTU                      Age: 14Yrs. No. 2 Capacity: 75,000 BTU                      Age: 14Yrs. No. 3 Capacity: 60,000 BTU                      Age: 9Yrs. 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: <b>Next to furnaces</b>					
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 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: 50%;">Location</td> <td style="width: 50%;">Type</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Location	Type			<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
Location	Type					
Remarks	<p><i>Gas forced air furnaces will tend to last 15-20 years.                  Carbon monoxide was tested for in the flues, with no elevated levels noted. All furnaces appear to burn properly.                  The exposed gas lines were tested, with no leaks noted.                  The filters are dirty and should be changed.</i></p>					
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 type="checkbox"/> Gas Chiller <input checked="" type="checkbox"/> Air Filter <input type="checkbox"/> Air Handler <input type="checkbox"/> Thermostat No. 1 Condensing Unit Capacity: ? tons                      Age: 14Yrs. No. 2 Condensing Unit Capacity: 3 tons                      Age: 14Yrs. No. 3 Condensing Unit Capacity:                              Age: Yrs. <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not Tested (see page 11) <input type="checkbox"/> Ductwork <input type="checkbox"/> Window units not tested	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A				
Remarks	<p><i>Both AC units appear to cool properly and to be in working order.                  AC units will tend to last 15-20 years.</i></p>					

## PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	<b>Water Supply:</b> <input checked="" type="checkbox"/> Public <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Not tested (see page 12)
DRAIN/WASTE/VENT	Drain/Waste/Vent Pipes: <input checked="" 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 heaters</i> Capacity: <i>50-2</i> Gal. Ample for: <i>6 - 7</i> people   Age: <i>14</i> Yrs. <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Pressure relief valve <input checked="" type="checkbox"/> Extension
Remarks:	<i>All plumbing was run, with no leaks noted.                  Water heaters will tend to last 8-12 years.</i>

BATHROOM NO. 1    Location: <i>Basement</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 checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> <i>Marble</i> 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 checked="" type="checkbox"/> Satisfactory</div>	BATHROOM NO. 2    Location: <i>1st floor half</i> <input 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 checked="" type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input checked="" type="checkbox"/> Fan <input type="checkbox"/> Window Shower wall: <input 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 checked="" type="checkbox"/> Satisfactory</div>
BATHROOM NO. 3    Location: <i>Master bedroom</i> <input checked="" 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 <input checked="" type="checkbox"/> <i>Stone</i> 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. 4    Location: <i>Upper south</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 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 checked="" type="checkbox"/> Satisfactory</div>
BATHROOM NO. 5    Location: <i>Upper north</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 checked="" type="checkbox"/> Satisfactory</div>	BATHROOM NO. 6    Location: <i>Stairs half</i> <input 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 checked="" type="checkbox"/> Lavatory <input 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 checked="" type="checkbox"/> Satisfactory</div>

Remarks:	<i>The master steam shower does not function and needs repair per owner.                  All bathroom outlets appear to be GFCI protected.                  All bathroom plumbing was run, with no leaks noted.</i>
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## ELECTRICAL AND KITCHEN

SERVICE ENTRANCE CABLE	Capacity: <b>400Amps, 120/240</b> Volts <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> Service line entrance: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/> Raceway Conductor material: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum
MAIN PANEL BOX	Location: <b>Basement</b> <input checked="" type="checkbox"/> Grounded <input checked="" type="checkbox"/> Bonded <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <b>200 Amps</b> <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <span style="float: right;"><input type="checkbox"/> N/A</span> <input checked="" type="checkbox"/> Subpanel Location: <b>Basement &amp; above garage</b> Capacity of Main Current Disconnect: <b>200Amps</b>
CIRCUITS AND CONDUCTORS	Quantity: <input checked="" type="checkbox"/> Ample Branch Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> 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 <b>All</b> Bathroom(s)
OUTLETS, FIXTURES AND SWITCHES	<input checked="" type="checkbox"/> Random testing <input type="checkbox"/> Reversed polarity <input type="checkbox"/> Open ground <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Smoke detectors absent
Remarks	<i>The lower level wet bar sink area is missing a GFI protected outlet. A GFI outlet should be added here.</i>
CABINETS AND COUNTER TOP	<input checked="" type="checkbox"/> Satisfactory
SINK	Plumbing Leaks: <input type="checkbox"/> Some signs: <input checked="" type="checkbox"/> None observed <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> Disposal: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: <b>14Yrs.</b>
DISHWASHER	<input type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: <b>2Yrs.</b> <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Air gap or high loop <span style="float: right;"><input type="checkbox"/> N/A</span>
RANGE/ OVEN	<input checked="" type="checkbox"/> Range <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric Age: <b>14Yrs.</b> <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Wall oven <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: <b>Yrs.</b> <span style="float: right;"><input type="checkbox"/> N/A</span> <input type="checkbox"/> Cooktop <input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: <b>Yrs.</b>
REFRIGERATOR	#1 <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Ice maker Age: <b>14Yrs.</b> <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> #2 <input type="checkbox"/> Operating <input type="checkbox"/> Frost free <input type="checkbox"/> Ice maker Age: <b>Yrs.</b> <span style="float: right;"><input type="checkbox"/> N/A</span>
OTHER APPLIANCES	<b>Microwave</b> <input checked="" type="checkbox"/> Operating Age: <b>14Yrs.</b> <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Operating Age: <b>Yrs.</b> <span style="float: right;"><input type="checkbox"/> N/A</span>
FLOOR COVERING	<input type="checkbox"/> Resilient tile <input type="checkbox"/> Sheet goods <input checked="" type="checkbox"/> Ceramic <input type="checkbox"/> Wood <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Laminate
VENTILATION	<input checked="" type="checkbox"/> Exhaust fan <input type="checkbox"/> Ductless <input checked="" type="checkbox"/> Vented to outside <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input checked="" type="checkbox"/> Filter <input checked="" type="checkbox"/> Light <span style="float: right;"><input type="checkbox"/> N/A</span>
CLOTHES WASHER	<input type="checkbox"/> Operating Age: <b>Yrs.</b> <span style="float: right;"><input type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Not tested <span style="float: right;"><input checked="" type="checkbox"/> N/A</span>
CLOTHES DRYER	<input type="checkbox"/> Operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: <b>Yrs.</b> <input type="checkbox"/> Not tested <span style="float: right;"><input type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Vented To: <span style="float: right;"><input checked="" type="checkbox"/> N/A</span>
Remarks	<i>The tile floor shows some cracking. The tile appear to be cracking on the plywood seams. This may be from an undersized sub floor or from past road blasing.          No major defects were noted in the kitchen.          The dishwasher was run, with no leaks noted.</i>

## INTERIOR AND ATTIC

FLOOR	<input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Softwood <input type="checkbox"/> Plywood <input checked="" type="checkbox"/> Wall-to-Wall Carpet <input type="checkbox"/> Resilient <input type="checkbox"/> Laminate <input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Satisfactory
WALLS	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood <input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Satisfactory
CEILING	<input checked="" type="checkbox"/> Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Satisfactory
STAIRS / RAILINGS	<input type="checkbox"/> Balcony <input type="checkbox"/> Stairs <input checked="" type="checkbox"/> Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FIREPLACE	<input checked="" type="checkbox"/> Flue liner <input type="checkbox"/> Partially observed <input checked="" 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 type="checkbox"/> Gas <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Clean chimney before use	<input checked="" 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 type="checkbox"/> Fixed <input checked="" 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	<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 1.2em; font-weight: bold; margin-right: 10px;">See Condition Report</div> <div> <p><i>Windows: About half of the windows I operated bind or do not open. Some of the window hardware is loose. The windows should be repaired to operate correctly.</i></p> <p><i>No major defects were noted with the fireplaces. The gas fireplace was lit in the master. No defects noted.</i></p> <p><i>One failed window pane was noted in the garage.</i></p> </div> </div>	
ACCESS	How Inspected: <i>walked through</i> <input type="checkbox"/> Not inspected <input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input checked="" type="checkbox"/> Scuttlehole <input type="checkbox"/> No access	<input checked="" 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 checked="" type="checkbox"/> Not floored <input type="checkbox"/> No storage	
INSULATION	Type: <i>Blown fiberglass</i> Avg. Inches: <i>16-18</i> Installed in: <input type="checkbox"/> Rafters <input type="checkbox"/> Floor   Approx. R Rating: <i>38+</i> <input 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	<p><i>No moisture problems were noted in the attics.</i></p> <p><i>The attic appears to be well insulated and well ventilated.</i></p> <p><i>I could not enter the second floor south attic above the bedrooms. The shelving obstructs access.</i></p>	

## ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location <i>House</i> <i>Front porch</i> <i>Back porch</i>	Materials <i>Fiberglass shingles</i> <i>Rubber membrane</i> <i>Copper roof</i>	Age 14Yrs. 14Yrs. 14Yrs. Yrs.	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
How inspected: <i>Walked on flat roofs</i> 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 checked="" 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	<p><i>Fiberglass shingles of this quality will tend to last 20-25 years. The shingles appear to be in desirable condition. Additional roof life is expected.</i></p> <p><i>Metal roofing will tend to last 50+ years.</i></p> <p><i>Rubber roofing will tend to last 20-30 years.</i></p> <p><i>No signs of any leakage were noted with all roofs.</i></p>			
EXTERIOR DOORS				<input checked="" type="checkbox"/> Satisfactory
WINDOWS AND SKYLIGHTS				<input checked="" type="checkbox"/> Satisfactory
EXTERIOR WALL COVERING	Location <i>House and Garage</i>  <i>Garage</i>	Materials <i>Thin stone veneer</i> <i>Brick</i> <i>Cedar shake</i> <i>Cedar shake</i>		<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Satisfactory <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Satisfactory <input 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 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:	<p><i>The exterior appears to be maintained and to be in satisfactory condition. The stone, brick and wood siding show good detail and appear to have been installed correctly. <del>DEL</del> DID THIS WORK.</i></p> <p><i>The front porches appear to have loose tile. These should be further evaluated. The tile may need to be relayed. — Repaired.</i></p> <p><i>The glass in the garage back door is fogged and has failed.</i></p>			

## 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 checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
SIDEWALK AND WALKWAY	<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DRIVEWAY	<input type="checkbox"/> Concrete <input checked="" 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 checked="" type="checkbox"/> Stone <input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Satisfactory <input 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>Proper grade should be maintained to slope 1" per foot, 8 feet away from the foundation.</i></p>	
DECK/ BALCONY	<input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> On grade <input checked="" type="checkbox"/> Raised <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Handrail	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PATIO, TERRACE	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
STEPS TO BUILDING	Landing: <input type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood Steps: <input 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	<div style="border: 1px solid black; height: 150px; width: 100%;"></div>	



# 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.