Property Inspection Report

N5598 170th Ellsworth

Inspection Prepared For: Ethan Sandstrom

Year Built: 1890 Size: 3895

Date of Inspection: 6/2/2026 Weather: Sunny 75°

Best Choice Home Inspections

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.

Marginal – Indicates the component will probably require repair or replacement anytime within five years.

Poor – Indicates the component will need repair or replacement now or in the very near future.

Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.

Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Defects and Safety Concerns		
Kitchen		
Page 17 Item: 8	Appliances	• There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
Kitchen in Mother-in-law suite		
Page 18 Item: 7	Appliances	• There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
Bathroom 1		
Page 21 Item: 12	Receptacles	• Bathroom 1 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)
Bathroom 2		
Page 23 Item: 10	Receptacles	• Bathroom 2 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)
Bathroom in Mother-in-law suite		
Page 24 Item: 10	Receptacles	• GFCI receptacles are not installed within six feet of water in bathroom 3, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
Bedroom 5		
Page 30 Item: 6	Bedroom Egress	• The bedroom egress is restricted in bedroom 5, which is a safety concern. Recommend a licensed contractor repair.
Bedroom 6		
Page 31 Item: 7	Bedroom Egress	• The bedroom egress is restricted in bedroom 5, which is a safety concern. Recommend adding egress ladder
Water Heater in the Mother-in-law suite		
Page 40 Item: 5	Relief Valve	• The temperature-pressure relief valve extension was improper on the water heater. The extension should be installed to be 4"-6" off of the floor - this is a Safety Concern. Recommend a licensed plumber repair.
Electric - Sub Panel		
Page 45 Item: 1	Location	• Some openings in the sub electrical panel exist, which is a safety concern. Recommend a licensed electrician install covers.

Needs Repair		
Roof		
Page 10 Item: 7	Condition of Roof Covering	• There are exposed nail heads on the roof. Exposed nail heads may allow water to seep through and damage the sheathing over time. Recommend a licensed roofer caulk the exposed nail heads.
Exterior		
Page 11 Item: 2	Siding	• The siding was loose in one or more areas. Recommend a licensed contractor to repair the siding.
Page 12 Item: 7	Caulking	• Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.
Basement		
Page 35 Item: 2	Basement Floor	• The basement floor was damage near the steps. Repair/replace as needed.

Further Evaluation		
Heating System in Mother-in-law suite		
Page 43 Item: 7	Flue Piping	• The flu piping was too close to a window and did not extend out away from the house. Recommend HVAC person further review.

Maintainance		
Grounds		
Page 8 Item: 4	Landscape Affecting Foundation	• There is a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.
Exterior		
Page 11 Item: 3	Trim	• The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.

Monitor or Deferred Costs		
Grounds		
Page 8 Item: 4	Landscape Affecting Foundation	• Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers.

Exterior		
Page 12 Item: 6	Flashing	• The exterior flashing needed repair in one or more areas. Recommend a licensed contractor repair to prevent additional damage.
Garage/Carport		
Page 15 Item: 11	Electrical Receptacles	• GFCI receptacles are not installed in the garage. This is a safety concern; however, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

Overview

1. Scope of Inspection

- Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.
A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.
Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

Definitions
The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection.
•Functional or Satisfactory - Performing its function and its condition is appropriate for its age and/or use.
•Defect or Potential Safety Hazard- A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
•Further Evaluation - Item is not functioning as intended, needs further evaluation by a qualified contractor.
•Needs Repair The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.

•Monitor or Deferred Cost - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
•Maintenance - Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.
•Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.
•Not Present - Item not present or not found at time of inspection.

2. Main Entrance Faces

- For the purpose of this inspection, this house faces north.

3. State of Occupancy

- Occupied

4. Weather Conditions

- Sunny

5. Recent Rain/Snow

- No

Overview (continued)

6. Ground Cover

• Dry

7. Approximate Age

• 1890

Grounds

1. Driveway/Parking

Materials:
• Gravel/Dirt
Condition:
• Pitched toward garage

2. Front Decks

Materials:
• Wood
• Composite
• Treated
• Painted/Stained

3. Back Decks

Condition:
• Wood
• Composite
• Painted/Stained
• Treated

4. Landscape Affecting Foundation

• Negative grade: North
Observations:
• Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers.
• There is a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.

Roof

1. Roof View

Satisfactory






2. Roof General: Visibility

Visibility:
- All

Inspected From:
- Roof

3. Roof Style: Type/Style

Type/Style:
- Asphalt Shingle
- EPDM
- Gable

Layers/Age/Location:
- Layers 1+
- Age: 10-15+
- Location: House

4. Ventilation System

Satisfactory

Type:
- Soffit
- Ridge

Roof (continued)

5. Flashing

Satisfactory

Materials:
• Galv/Alum

6. Valleys

Satisfactory

Materials:
• Asphalt

7. Condition of Roof Covering

Satisfactory

Condition:
• Granules missing
Observations:
• There are exposed nail heads on the roof. Exposed nail heads may allow water to seep through and damage the sheathing over time. Recommend a licensed roofer caulk the exposed nail heads.

8. Vents

Satisfactory

Exterior

1. Gutters

Satisfactory

Materials:
• Galvanized/Aluminum

Exterior (continued)

2. Siding

Marginal

Materials:
• Fiber-cement
Condition:
• Loose
Observations:
• The siding was loose in one or more areas. Recommend a licensed contractor to repair the siding.

3. Trim

Satisfactory

Materials:
• Wood
• Fiberboard cement
Observations:
• The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.

4. Soffit

Satisfactory

Materials:
• Aluminum/Steel

5. Fascia

Satisfactory

Materials:
• Aluminum/Steel

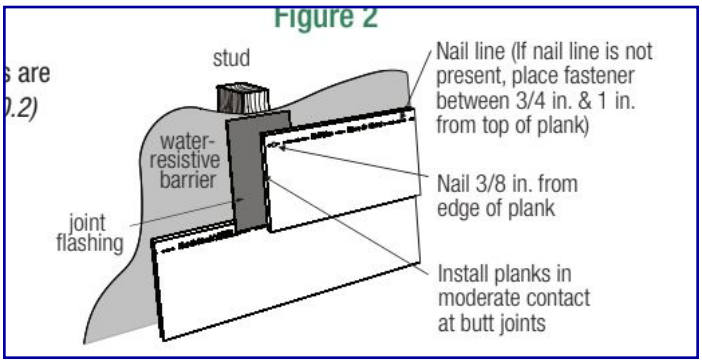
Exterior (continued)

6. Flashing

Poor

Observations:

• The exterior flashing needed repair in one or more areas. Recommend a licensed contractor repair to prevent additional damage.



7. Caulking

Poor

Condition:

• Caulking needed

Observations:

• Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

8. Windows/Screens

Satisfactory

Materials:

• Metal

9. Service Entry

Satisfactory

Location:

• Overhead

10. Exterior Receptacles

Satisfactory

Receptacles/Condition:

• GFCI present: Yes

• GFCI, operable: Yes

11. Exterior Doors

Satisfactory

• Main entrance door condition: Satisfactory

• Main entrance door weatherstripping: Satisfactory

• Basement door condition: Satisfactory

• Basement door weatherstripping: Satisfactory

• Rear door condition: Satisfactory

• Rear door weatherstripping: Satisfactory

Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1

- Location: North
- Brand: Goodman
- Approximate Age: 5-10+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No

Exterior A/C - Heat Pump 2

1. Exterior A/C - Heat Pump 2

- Location: South
- Brand: Daikin
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): Yes

Garage/Carport

1. Type

Type:
- 2-Car

Garage/Carport (continued)

2. Automatic Opener

Satisfactory

Operation:
• Operable

3. Safety Reverse

Satisfactory

Operation:
• Operable
• Photo eyes and pressure reverse tested

4. Roofing

Satisfactory

Materials:
• Asphalt shingle
• Age: 10-15+ years
• Layers: 1+

5. Siding

Satisfactory

Materials:
• Wood

6. Trim

Satisfactory

Materials:
• Wood

7. Window

Satisfactory

Materials:
• Wood

8. Floor

Satisfactory

Materials:
• Concrete

9. Overhead Door(s)

Satisfactory

Materials:
• Metal

10. Exterior Service Door

Satisfactory

Garage/Carport (continued)

11. Electrical Receptacles

• GFCI present: No
• Recommend GFCI receptacles

Condition:
• Open ground/Reverse polarity: No

Observations:
• GFCI receptacles are not installed in the garage. This is a safety concern; however, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

Living Room

1. Location

Location:
• First floor

2. Walls & Ceiling

3. Floor

4. Ceiling Fan

5. Electrical

• Switches: Yes
• Switches, operable: Yes
• Receptacles: Yes
• Receptacles, operable: Yes

6. Heating Source

• Heating source present: Yes

Living Room (continued)

7. Doors

Satisfactory

8. Windows

Satisfactory

Kitchen

1. Countertops

Satisfactory

2. Cabinets

Satisfactory

3. Plumbing

Satisfactory

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Kitchen (continued)

4. Walls & Ceiling

Satisfactory

5. Windows

Satisfactory

6. Heating/Cooling Source

- Heating source: Yes

Satisfactory

7. Floor

Satisfactory

8. Appliances

Safety

Appliances:
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: No
- GFCI Installed: No
- Recommend GFCI receptacles: Yes
- Open ground/Reverse polarity: No

Observations:
- There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Kitchen in Mother-in-law suite

1. Countertops

Satisfactory

Kitchen in Mother-in-law suite (continued)

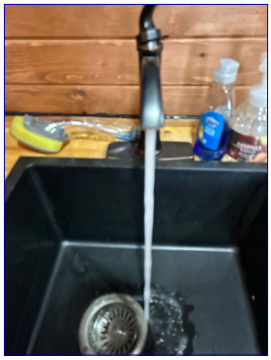
2. Cabinets

Satisfactory

3. Plumbing

Satisfactory

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory



4. Walls & Ceiling

Satisfactory

5. Heating/Cooling Source

- Heating source: Yes

Satisfactory

6. Floor

Satisfactory

7. Appliances

Satisfactory

Appliances:
- Oven, operable: Yes
- Range, operable: Yes
- Microwave, operable: Yes
- GFCI Installed: No
- Recommend GFCI receptacles: Yes
- Open ground/Reverse polarity: No

Observations:
- There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Laundry Room

1. Doors/Walls/Ceiling

Satisfactory

2. Dryer Vented

Satisfactory

Dryer Vented:
• Wall

3. Appliances

Satisfactory

Appliances:
• Washing machine
• Dryer

4. Washer Hook-up Lines

Satisfactory

Washer Hook-up Lines:
• Satisfactory

Bathroom 1

1. Location

Satisfactory

Location:
• First floor bath

2. Walls & Ceiling

Satisfactory

Bathroom 1 (continued)

3. Sinks

Satisfactory

- Faucet leaks: No
- Pipes leak: No

4. Toilet

Satisfactory

- Bowl loose: No
- Operable: Yes

5. Whirlpool

Satisfactory

- Whirlpool, operable: Not tested

6. Shower/Bathtub Area

Satisfactory

Shower/Bathtub Area:
- Fiberglass
- Caulk/Grout needed: Yes

7. Drainage

Satisfactory

8. Water Flow

Satisfactory

9. Moisture Stains Present

Satisfactory

Moisture Stains:
- No

Bathroom 1 (continued)

10. Doors

Satisfactory

11. Window

Satisfactory

12. Receptacles

Safety

- GFCI present: No
- Recommend GFCI
- Open ground/reverse polarity: No

Observations:

- Bathroom 1 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)

13. Heat Source Present

Satisfactory

Heat Source:

- Yes

14. Exhaust Fan

Satisfactory

Exhaust Fan:

- Yes

Bathroom 2

1. Location

Satisfactory

Location:

- Basement bath

2. Walls & Ceiling

Satisfactory

Bathroom 2 (continued)

3. Sinks

Satisfactory

- Faucet leaks: No
- Pipes leak: No

4. Toilet

Satisfactory

- Bowl loose: No
- Operable: Yes

5. Shower/Bathtub Area

Satisfactory

Shower/Bathtub Area:
- Fiberglass
- Caulk/Grout needed: No

6. Drainage

Satisfactory

7. Water Flow

Satisfactory

8. Moisture Stains Present

Satisfactory

Moisture Stains:
- No

9. Doors

Satisfactory

Bathroom 2 (continued)

10. Receptacles

Safety

• GFCI present: No
• Recommend GFCI
• Open ground/reverse polarity: No

Observations:

• Bathroom 2 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)

11. Exhaust Fan

Satisfactory

Exhaust Fan:
• Yes
• Operable: Yes

Bathroom in Mother-in-law suite

1. Location

Satisfactory

Location:
• Second floor bath

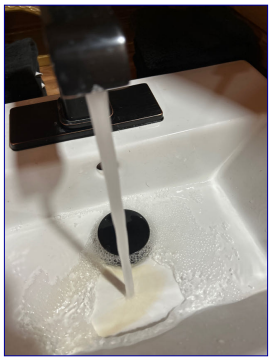
2. Walls & Ceiling

Satisfactory

3. Sinks

Satisfactory

• Faucet leaks: No
• Pipes leak: No



Bathroom in Mother-in-law suite (continued)

4. Showers

Satisfactory

Showers:
- Faucet leaks: No
- Pipes leak: Not visible

5. Toilet

Satisfactory

- Bowl loose: No
- Operable: Yes

6. Drainage

Satisfactory

7. Water Flow

Satisfactory

8. Moisture Stains Present

Satisfactory

Moisture Stains:
- No

9. Doors

Satisfactory

10. Receptacles

Safety

- GFCI present: No
- Recommend GFCI
- Open ground/reverse polarity: No

Observations:
- GFCI receptacles are not installed within six feet of water in bathroom 3, which is a safety concern. However, at the time the home was built, installing GFCI receptacles were not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

11. Exhaust Fan

Satisfactory

Exhaust Fan:
- Yes
- Operable: Yes

Bedroom 1

1. Location

Satisfactory

Location:
• First floor

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes

6. Heating Source Present

Satisfactory

Heating Source:
• Yes

7. Bedroom Egress

Satisfactory

Egress:
• Egress restricted: No

Bedroom 1 (continued)

8. Door

Satisfactory

9. Window(s)

Satisfactory

Bedroom 2

1. Location

Satisfactory

Location:
• Second floor

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

Bedroom 2 (continued)

6. Heating Source Present

Satisfactory

Heating Source:
- Yes

7. Bedroom Egress

Satisfactory

Egress:
- Egress restricted: No

8. Door

Satisfactory

9. Window(s)

Satisfactory

Bedroom 3

1. Location

Satisfactory

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

Bedroom 3 (continued)

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

Satisfactory

Heating Source:
- Yes

7. Bedroom Egress

Satisfactory

Egress:
- Egress restricted: No

8. Door

Satisfactory

9. Window(s)

Satisfactory

Bedroom 4

1. Location

Satisfactory

Location:
- Second floor

Bedroom 4 (continued)

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

Satisfactory

Heating Source:
- Yes

7. Bedroom Egress

Satisfactory

Egress:
- Egress restricted: No

8. Door

Satisfactory

9. Window(s)

Satisfactory

Bedroom 5

1. Location

Satisfactory

Location:
• Basement

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Electrical

Satisfactory

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

5. Heating Source Present

Satisfactory

Heating Source:
• Yes

6. Bedroom Egress

Satisfactory

Egress:
• Egress restricted: Yes
Observations:
• The bedroom egress is restricted in bedroom 5, which is a safety concern. Recommend a licensed contractor repair.

7. Door

Satisfactory

8. Window(s)

Satisfactory

Bedroom 6

1. Location

Satisfactory

Location:
• Basement

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

6. Heating Source Present

Satisfactory

Heating Source:
• Yes

7. Bedroom Egress

Satisfactory

Egress:
• Egress restricted: Yes
Observations:
• The bedroom egress is restricted in bedroom 5, which is a safety concern. Recommend adding egress ladder

8. Door

Satisfactory

9. Window(s)

Satisfactory

Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Satisfactory

Stairs, Steps, Hallways:
- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Satisfactory

Materials:
- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- Carbon monoxide detectors are operable

Observations:
- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Satisfactory

Access Inspected From:
- Access: Scuttle hole/Hatch

2. Flooring

Flooring:
- None

Attic/Structure/Framing/Insulation (continued)

3. Insulation

Satisfactory

Insulation:
- Cellulose
- Fiberglass
- Batts
- Loose
- Approximate depth: 14-18inches

4. Insulation Installed In

Satisfactory

Insulation Installed In:
- Between ceiling joists
- Underside of roof deck

5. Vapor Barriers

Satisfactory

Vapor Barrier:
- Plastic sheeting

6. Ventilation

Satisfactory

Ventilation:
- Ventilation appears adequate

7. Fans exhaust to

Satisfactory

Fans Exhaust To:
- Fans exhaust to the attic: No
- Fans exhaust outside: Yes

8. HVAC Duct

Satisfactory

Attic/Structure/Framing/Insulation (continued)

9. Structural problems observed

Satisfactory

Structural Problems:
- No

10. Roof Structure

Satisfactory

Roof Structure:
- Rafters
- Trusses
- Wood

11. Sheathing

Satisfactory

Sheathing:
- OSB

12. Evidence of condensation/moisture/leaking

Satisfactory

Condensation/Moisture/Leaking:
- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

13. Electrical

Satisfactory

Electrical:
- No apparent defects

Basement

1. Foundation

Satisfactory

Materials:
- Concrete block
- Stone masonry
- Poured concrete

Condition:
- Covered walls: North, South, East, West
- Indication of moisture: No

2. Basement Floor

Satisfactory

Materials:
- Concrete

Observations:
- Basement floor was covered in one or more areas and was not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.
- The basement floor was damage near the steps. Repair/replace as needed.

This was at the bottom of the steps. Repair and replace as needed.

3. Window(s)

Satisfactory

4. Drainage

Satisfactory

Sump pump, Floor drains:
- Sump Pump: Yes
- Sump Pump: Working
- Floor drains: Yes
- Floor drains: Drains not tested

Observations:
- The sump pump as seen in the basement or crawlspace could not be fully evaluated. The motor run test is for informational purposes, on the day of the inspection only, and does not guarantee that the sump pump is adequately sized or operating as designed. A qualified licensed contractor should be consulted for maintenance or operational concerns.

5. Girders/Beams

Materials:
- Not visible

6. Columns

Materials:
- Not visible

Basement (continued)

7. Joists

Materials:
• 2x10

8. Electrical

9. Laundry Sink

• Faucet leaks: No
• Pipes leak: No
• Cross connections: No

Crawl Space

1. The Crawl Space

2. Access

Materials:
• Conditioned: No

3. Foundation Walls

Condition:
• Not visible

4. Floor

Materials:
• Other

5. Ventilation

Crawl Space (continued)

6. Girders/Beams/Columns

7. Joists

Materials:
- Wood
- 2x10

8. Subfloor

9. Electrical

10. Insulation

Materials:
- Foam

11. Vapor Barrier

Vapor Barrior:
- Present: Yes

Plumbing

1. Main Shut-off Location

Location:
- In the basement
- In the utility room

Plumbing (continued)

2. Water Entry Piping

Satisfactory

Type:
• Polyethylene

3. Visible Water Distribution Piping

Satisfactory

Materials:
• Copper
• PEX Plastic

4. Flow

Satisfactory

5. Pipes Supply/Drain

Satisfactory

Supply/Drain:
• Cross connection: No

6. Drain/Waste/Vent Pipe

Satisfactory

Materials:
• PVC

7. Traps - Proper P-Type/Drainage

Satisfactory

Conndition:
• Yes
• Drainage: Satisfactory

8. Main Fuel Shut-off Location

Satisfactory

Materials:
• In the utility room

Plumbing (continued)

9. Well Pump

Satisfactory

Type:
• Submersible
Condition:
• Pressure gauge, operable: Yes
• Well pressure: 40
Observations:
• Well Water Testing; According to the U.S. Environmental Protection Agency and Centers for Disease Control, it is recommended to check your well every spring to ensure no mechanical problems exist. At least once each year, the well water should be tested for water quality. Recommend a professional contractor water test for added safety. For more information, see **https://www.cdc.gov/healthywater/drinking/private/wells/testing.html**
• Please note; the well water pump and distribution system are not visible. The pressure gauge is a visual indicator only and does not replace a well water pressure and flow test. A pressure flow test is approximately 2 two hours of continuous monitoring and is not part of the home inspection. A qualified well specialist will use specific tools to perform an accurate evaluation. Consult a professional contractor as needed.

10. Sump Pump

Satisfactory

Sump Pump:
• Operable: Yes
• Sealed crock: No
• Check valve: Yes
• Shut-off valve: Yes

11. Water Softener

Satisfactory

Water Softner:
• The bypass loop was installed
• The plumbing was hooked up

Water Heater in the Mother-in-law suite

1. Brand Name

Satisfactory

Brand Name::
• Brand: Richmond

2. Approximate Age

Satisfactory

Materials:
• 1-5+

3. Capacity

Satisfactory

Capacity
• 50 gallons

Water Heater in the Mother-in-law suite (continued)

4. Fuel

Fuel:
• Electric

5. Relief Valve

Relief Vave:
• Relief valve installed
• Extension proper: No
Observations:
• The temperature-pressure relief valve extension was improper on the water heater. The extension should be installed to be 4"-6" off of the floor - this is a Safety Concern. Recommend a licensed plumber repair.

Water Heater

1. Brand Name

Brand Name::
• Brand: Bradford White

2. Approximate Age

Materials:
• 1-5+

3. Capacity

Capacity
• 48 gallons

4. Fuel

Fuel:
• Liquid petroleum

5. Combustion Air Venting Present

Combustion Venting:
• Yes

Water Heater (continued)

6. Relief Valve

Relief Vave:
- Relief valve installed
- Extension proper: Yes

7. Vent Pipe

Vent Pipe:
- Satisfactory

Heating System

1. Brand

Brand:
- Brand: Goodman

2. Approximate Age

Materials:
- 1-10+ years

3. Energy Source/Warm Air System

- Liquid petroleum

4. Combustion Air Venting Present

Combustion Air Venting:
- Yes

5. Safety Controls

Safety Controls:
- Disconnect: Yes
- Normal operating and safety controls observed
- Gas shut off valve: Yes

Heating System (continued)

6. Distribution

Distribution:
- Metal duct
- Cold air returns

7. Flue Piping

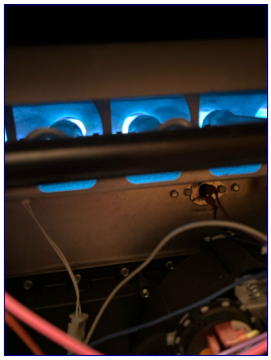
Flue Piping:
- Properly installed

8. Filter

Filter:
- Standard

9. When Turned On By Thermostat

When Turned On:
- Fired
- Proper operation: Yes



Heating System in Mother-in-law suite

1. Brand

Brand:
- Brand: Goodman

Heating System in Mother-in-law suite (continued)

2. Approximate Age

Satisfactory

Materials:
• 1-10+ years

3. Energy Source/Warm Air System

Satisfactory

• Liquid petroleum

4. Combustion Air Venting Present

Satisfactory

Combustion Air Venting:
• Yes

5. Safety Controls

Satisfactory

Safety Controls:
• Disconnect: Yes
• Normal operating and safety controls observed
• Gas shut off valve: Yes

6. Distribution

Satisfactory

Distribution:
• Metal duct
• Cold air returns

7. Flue Piping

Observations:
• The flu piping was too close to a window and did not extend out away from the house. Recommend HVAC person further review.

8. Filter

Satisfactory

Filter:
• Standard

9. When Turned On By Thermostat

Satisfactory

When Turned On:
• Fired
• Proper operation: Yes

Electric - Main Panel

1. Main Panel General

Satisfactory

2. Location

Satisfactory

Location:
- Basement

3. Adequate Clearance To Panel

Satisfactory

- Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Satisfactory

Amperage/Voltage:
- 200a
- 120/240a

5. Breakers/Fuses

Satisfactory

- Breakers/Fuses: Breakers

6. Appears Grounded

Satisfactory

- Appears Grounded: Yes

7. Main Wire

Satisfactory

Main Wire:
- Copper

Electric - Main Panel (continued)

8. Branch Wire

Type:
- Copper
- Romex

Electric - Sub Panel

1. Location

Location:
- Garage

Observations:
- Some openings in the sub electrical panel exist, which is a safety concern. Recommend a licensed electrician install covers.

2. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

3. Breakers/Fuses

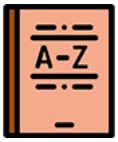
Breakers/Fuses:
- Breakers

4. Appears Grounded

- Appears Grounded: Yes

5. Branch Wire

Type:
- Copper
- Romex



Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.