

# Pre-Inspection Report



E9623 Church St.  
New London, WI

Prepared for: Wanda Van Grinsven

Prepared by: Professional Inspections  
PO Box 321  
DePere, WI 54115  
Certified Inspector #1909-106

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# Professional Inspections

18:20 August 31, 2009

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	An item listed marginal requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

A NP NI M D

Inspector reserves the right to make changes or update this home inspection report within the first 24 hrs.

### Property Information

Property Address E9623 Church St.  
City Clintonville State WI Zip  
Contact Name Erica Watry - Coldwell Banker

### Client Information

Client Name Wanda Van Grinsven  
Client Address E9623 Church St.  
City Clintonville State WI Zip  
Phone 920-378-2608  
E-Mail wanda@vsmidwest.com

### Inspection Company

Inspector Name Bob Lynett  
Company Name Professional Inspections  
Company Address PO Box 321  
City DePere State WI Zip 54115  
Phone 920-544-1541 Fax 920-347-2210  
E-Mail proinspections@new.rr.com

### Conditions

Others Present None Property Occupied Vacant  
Estimated Age 10 years  
Inspection Date 08/31/2009  
Start Time 10:00 AM  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature Around 50 degrees  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Detached  
Sewage Disposal Septic How Verified Visual Inspection  
Water Source well How Verified Visual Inspection  
Additions/Modifications N/A  
Radon Test  Yes  No

## Roof

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

### A NP NI M D

#### Main Roof Surface

1. Method of Inspection: Walked roof
2.      Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: 10 years
5. Typical Design Life 20 - 25 years

#### Garage Roof Surface

6. Method of Inspection: Walked roof
7.      Material: Asphalt shingle
8. Type: Gable
9. Approximate Age: 5 - 10 years
10.      Flashing: Metal
11.      Valleys: Asphalt shingle closed weave
12.      Skylights: Insulated glass, Two - Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. Some staining noted at corners, although dry at the time of the inspection.



13.      Ventilation Covers: Ridge and soffit vents
14.      Plumbing Vents: Plastic
15.      Electrical Mast: Underground utilities
16.      Gutters: Aluminum
17.      Downspouts: Aluminum
18.      Extensions: Metal, Plastic

#### Center Chimney

19.      Chimney: Metal pipe
20.      Chimney Flashing: Metal, Tar covered
21.      Flue Cap Metal

## Exterior Surface and Components

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; elements concealed from view by any means cannot be inspected. Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

A NP NI M D

Entire house Exterior Surface

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1.      Type: Vinyl siding
2.      Fascia: Aluminum

## Exterior Surface and Components (Continued)

- |     |                                     |                          |                          |                          |                          |   |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soffits: Aluminum   |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Door Bell: Hard wired   |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry Doors: Metal  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete  |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Concrete   |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation Surface Poured   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Double hung  |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Lighting: Surface mount  |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Electric Outlets: GFCI protected outlet - At rear of home, resets at the main bath outlet. |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Faucets: Anti-Siphon   |
| 13. | Special Limitations NA              |                          |                          |                          |                          |   |

## Lots and Grounds(Site)

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

A NP NI M D

- |    |                                     |                          |                          |                                     |                          |   |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Driveway: Gravel, Concrete                |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Walks: Concrete                           |
| 3. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Patio: Concrete - Typical cracking noted. |



- |    |                                     |                          |                          |                          |                          |                            |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------|
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: Minor slope, Flat |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Surface Drain:    |
| 6. | Special Limitations N/A             |                          |                          |                          |                          |                            |

## Garage/Carport

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

A NP NI M D

Rear Garage

1. Type of Structure: Detached Car Spaces: 3
2.      Garage Doors: Aluminum
3.      Door Operation: Mechanized
4.      Door Opener: Genie
5.      Exterior Surface: Vinyl siding
6.      Roof Structure: Truss
7.      Service Doors: Metal
8.      Exposed framing: Studs, OSB
9.      Windows: Slider
10.      Floor/Foundation: Poured slab
11.      Electrical/GFCI: Grounded outlets noted - Recommend adding GFCI protection for safety.
12. Special Limitations Storage/Belongings

## Attic

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

A NP NI M D

Above entire home Attic

1. Method of Inspection: Not inspected
2.      Unable to Inspect: 100% - No access or entry
3.      Roof Framing: Not accessible
4.      Sheathing: Not accessible
5.      Insulation: Not accessible
6.      Insulation Depth: Not accessible
7.      Bathroom Fan Venting: Electric fans - Fans vent out through the roof.

## Bathroom

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM

### A NP NI M D

#### Master Bathroom

- 1.      Sink/Basin: Double bowls
- 2.      Toilets: Cisa - The toilet is loose at floor at the bath. Recommend tightening to prevent damage to the wax ring.



- 3.      Walls/Ceiling: Plaster, Sheetrock, Panel
- 4.      Flooring: Wood frame
- 5.      Electric/GFCI: GFCI protected outlet noted - Resets at the outlet.
- 6.      Plumbing/Fixtures: Plastic trap
- 7.      Tub/Surround: Fiberglass - Loose hardware noted, tighten as necessary.



- 8.      Shower/Surround: Fiberglass
- 9.      HVAC Source: Incoming register
- 10.      Ventilation: Electric ventilation fan
- 11.      Counter/Cabinet: Laminate and wood, Tile

#### Main Bathroom

- 12.      Sink/Basin: Single bowl
- 13.      Toilets: Cisa
- 14.      Walls/Ceiling: Plaster, Sheetrock, Panel
- 15.      Flooring: Wood frame
- 16.      Electric/GFCI: GFCI protected outlet noted - Resets at the outlet.
- 17.      Plumbing/Fixtures: Plastic trap - Hot and cold are reversed at shower.
- 18.      Shower/Surround: Fiberglass
- 19.      HVAC Source: Incoming register
- 20.      Ventilation: Electric ventilation fan
- 21.      Counter/Cabinet: Laminate and wood, Tile



## Kitchen

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

A NP NI M D

### Main level Kitchen

1.      Cooking Appliances: Kenmore
2.      Ventilator: Direct vent outside
3.      Disposal: Unknown - Inspection of garbage disposals is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste is made. Disposals are high maintenance items.
4.      Dishwasher: Magic Chef - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.
5. Air Gap Present?  Yes  No High loop present.
6.      Refrigerator: Magic Chef
7.      Electric/GFCI Grounded outlets noted
8.      Plumbing/Sink: Plastic
9.      Counter Tops: Laminate, Tile
10.      Cabinetry: Wood
11.      Walls/Ceiling: Drywall
12.      Flooring: Wood frame
13.      HVAC Source: Incoming register

## Interior Elements

Inspection of the house interior is limited to readily accessible and visible elements as listed here. Elements and areas that are inaccessible or concealed from view by any means cannot be inspected. Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the BASEMENT AND STRUCTURE sectionS and the major house systems.

A NP NI M D

### All remaining living space in the home. Living Space

1.      Closet:
2.      Ceilings: Plaster, Sheet rock
3.      Walls: Panel
4.      Flooring: Wood frame
5.      Room Doors: Wood
6.      Ceiling Fan(s): Miscellaneous
7.      Windows:
8.      HVAC Source: Incoming register
9.      Smoke Detectors: Battery operated

## Interior Elements (Continued)

- 10. Detector Locations: Kitchen, Living room
- 11. Special Limitations N/A
- 12. Interior Elements covers all remaining room in the home.
- 13. Carbon Monoxide present  Yes  No

## Foundation/Sub-Structure

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed here. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified. Neither the inspection nor report includes geological surveys, soil studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Additional information related to the house structure may be found under many other headings in this report.

Report comments are based on conditions observable at the time of inspection; it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.

A NP NI M D

- 1.      Floor Structure Type: Metal frame
- 2.      Foundation Walls: Poured
- 3.      Differential Movement: Lateral cracks patched - Cracks have been professional repaired by Sure dry basement systems. Rating due to previous repairs with possible ongoing movement and slight water seepage at south rear wall.



- 4.      Main Beam: Steel I-Beam, Bonded wood - Main beam is not properly installed in the beam pocket, or hole, cut in the concrete. The beam's bottom flange should be resting on treated wood shims.



- 5.      Piers/Posts: Steel posts
- 6.      Basement Floor/Slab: Poured slab
- 7.      Subfloor: Not visible
- 8.      Insulation: Batting

## Foundation/Sub-Structure (Continued)

9.      Stairs/Handrails: Wood stairs with no handrails -  
Handrails missing recommend adding for safety.



10.      Moisture Location: South wall



11.      Sump Pump: Submerged  
12. Special Limitations Storage/belongings

## Air Conditioning

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

A N P N I M D

Side of house AC System

1.      A/C System Operation: Functional
2. Typical Design Life 10 - 15 years
3.      Condensate Removal: Tubing - Tubing is crimped and need to be cleaned out for proper function.
4.      Exterior Unit: Concrete mounted
5.      Electrical Disconnect: Fused
6. Special Limitations NA
7. Manufacturer: Unknown - label is missing
8. General Distribution Ducted/Registers
9. Area Served: Entire house Approximate Age: 8 years
10. System Type: Electric Central Air Conditioning Temperature Differential: Approx 12 degrees
11.      Exposed Ductwork: Metal
12.      Blower Fan/Filters: Direct drive with disposable filter
13.      Thermostats: Individual

## Heating System

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection. Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

### A N P N I M D

#### Basement Heating System

1.      Heating System Operation: Adequate
2. Typical Design Life 15 - 20 years
3. Manufacturer: Intertherm
4. System Type: Gas Forced Air
5. Area Served: Entire house Approximate Age: 10 years
6. Fuel Type: Propane gas
7.      Heat Exchanger: Number of burners unknown - Heat exchangers are not inspected as part of a standard home inspection due to visibility and accessibility, recommend inspection by a qualified heating specialist.
8.      Condensate Removal: Tubing - Areas noted where tubing was crimped. Lines are full of condensation and should be cleaned for proper function.



9.      Blower Fan/Filter: Direct drive with disposable filter
10.      Distribution: Unknown - Not visible due to covering at basement.
11.      Draft Control: Manual
12.      Flue Pipe: Metal
13.      Thermostats: Individual
14.      Fuel Tank: Propane tank
15. Tank Location: Side yard
16. Suspected Asbestos: No

## Plumbing

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present. A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private on-site water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, back-flow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOM and KITCHEN sections.

- A NP NI M D
1.      Water Piping: Copper, Plastic
  2.      Water Flow at Fixtures Adequate
  3.      Main Water Shutoff Location: At tank
  4.      Drain/Waste Pipes: Plastic
  5.      Gas Piping: Cast iron
  6. Gas Shut-off Location At Meter

### Basement Water Heater

7.      Water Heater Operation: Adequate
8. Typical Design Life 10 - 15 years electric
9. Manufacturer: Rheem
10. Type: Natural gas Capacity: 40 Gal.
11. Approximate Age: 10 years Area Served: Entire house
12.      TPRV and Drain Tube: Plastic
13. Water Treatment System  Yes  No Periodic water analyses are recommended to determine if water filtration and treatment systems are needed, or, if a unit is present, to determine if it is operating properly. Obtain information on conditions, usage and maintenance from the owner, installer or service company.

## Electrical

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCI,s) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

- A NP NI M D
1.      Service Entrance line: Aluminum
  2.      Main Disconnect Single Main
  3.      Household (120 Volt) Circuits: Copper - Covers missing from boxes at bedroom and basement at stairway, cover as necessary.

## Electrical (Continued)

### Household (120 Volt) Circuits: (continued)



- 4.      Major Appliance (240 Volt) Circuit(s): Copper
- 5.      Ground: Rod in ground only
- 6.      Dryer power source 220 electric

### Hall entry Electric Panel

- 7.      Manufacturer/Panel: Seimens
- 8.      Sub Panel:
- 9. Maximum Capacity: 100 Amps
- 10.      Main Breaker Size: 100 Amps
- 11.      Breakers Copper
- 12.      GFCI: Exterior, kitchen, bathrooms



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds(Site)

1. Patio: Concrete - Typical cracking noted.



### Bathroom

2. Master Bathroom Toilets: Cisa - The toilet is loose at floor at the bath. Recommend tightening to prevent damage to the wax ring.



3. Master Bathroom Tub/Surround: Fiberglass - Loose hardware noted, tighten as necessary.



4. Main Bathroom Plumbing/Fixtures: Plastic trap - Hot and cold are reversed at shower.

### Foundation/Sub-Structure

5. Main Beam: Steel I-Beam, Bonded wood - Main beam is not properly installed in the beam pocket, or hole, cut in the concrete. The beam's bottom flange should be resting on treated wood shims.



## Marginal Summary (Continued)

6. Stairs/Handrails: Wood stairs with no handrails - [Handrails missing recommend adding for safety.](#)



7. Moisture Location: South wall



### Air Conditioning

8. Side of house AC System Condensate Removal: Tubing - [Tubing is crimped and need to be cleaned out for proper function.](#)

### Heating System

9. Basement Heating System Condensate Removal: Tubing - [Areas noted where tubing was crimped. Lines are full of condensation and should be cleaned for proper function.](#)



### Electrical

10. Household (120 Volt) Circuits: Copper - [Covers missing from boxes at bedroom and basement at stairway, cover as necessary.](#)

