



WISCO INSPECTIONS, LLC

(608)-642-1112

phil@wiscoinspections.com

<http://www.wiscoinspections.com>



WISCO RESIDENTIAL REPORT

1234 Main St.
Cambridge Wisconsin 53523

Buyer Name

10/16/2018 9:00AM



Inspector

Phillip Jackson

InterNACHI CPI & WI Licensed

(608)-642-1112

phil@wiscoinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	6
1: INSPECTION DETAILS	7
2: EXTERIOR	8
3: AIR CONDITIONING	11
4: ROOFING	12
5: KITCHEN	14
6: GARAGE	16
7: BATHROOM(S)	17
8: INTERIORS	19
9: ATTIC SPACE	20
10: FIREPLACES AND FUEL-BURNING APPLIANCES	21
11: PLUMBING	22
12: ELECTRICAL	24
13: HEATING	25
14: STRUCTURAL COMPONENTS	26
15: DEFERRED COST ITEMS	27
16: RWS APPLIANCE INFO	28

As a Property Inspector, I am trained to identify problem areas in a property that are not concealed. The purpose of a property inspection is to inform my clients about potential repair issues in the properties that I inspect. Not all improvements and or defects may be identified during the visual only limited inspection. You will encounter repairs not noted in the home inspection and general home maintenance. Unexpected repairs should still be anticipated as changes can occur between the inspection and closing. Wisco Inspections is providing a snapshot visual, limited, non technically invasive inspection of this property as it exists today. Some items may not be inspected or were not visible at time of inspection. I cannot guarantee the property against defects. I will identify and point out areas of concern and provide information about potential problems, property maintenance issues, and inform you when to call in an expert with specialized knowledge. The decision to hire a specialist is worth careful consideration. You should pay special attention to the summary pages and those sections in the report where I recommend further evaluation, inspection, or testing by an expert or qualified specialist. Please read this report in its entirety. Please ask questions if anything is unclear. I care about you and the significance of this large transaction you are undertaking. I take my responsibility very seriously.

The visual only limited inspection should not be considered a guarantee or warranty of any kind. Property sellers may have lived in a house for many years, through wet and dry seasons and have done remodeling or painting that may conceal problems. I have done my best to identify these issues but sometimes they are not readily apparent. The more information you can get from the seller, the better you will understand any potential issues with the home. It is highly recommended the buyer obtain a copy of the seller's condition report as well as any prior condition reports and or home inspections performed prior to the home inspection and or closing. It is recommended that the seller provide all permits obtained for any repairs made to the home during occupancy. It is the buyers responsibility to obtain permits and falls out of the scope of the home inspection. Wisco Inspections makes no representation of any defects the seller left off the condition report or failed to disclose prior to inspection or for non-permitted work performed on the home. Wisco Inspections is a limited liability company. All agents of Wisco Inspections are operating under the LLC status of the company. Wisco Inspections adheres to Wisconsin 440.975. Please note, cosmetic defects, low voltage wiring, sprinkler systems, well systems, septic systems, pools, spas, out buildings, and non attached garage spaces are not considered part of the home inspection and absolutely no representation of any kind written or verbally expressed is made of these areas unless otherwise noted. No past, present, or future representation can be made of these areas by your inspector. WISCO Inspections, LLC reserves the right to inspect these areas for an additional fee. Any additional services offered by WISCO Inspections are done so strictly as a courtesy and are not bound by the Wisconsin Statutes Chapter 440.

This Property Inspection was performed in accordance with the Standards of Practice outlined in Wisconsin Statutes Chapter 440. All systems and components required to be inspected under this statute have been inspected unless inaccessible or not existing. They appear to be performing their intended function unless otherwise

noted in the report. Conditions noted in the report, and photos taken of various systems or components represent a sample of the current condition of the property, and may or may not be indicative of the condition of all similar components. For example- a comment regarding a improperly grounded electrical outlet does not necessarily indicate that all of the electrical outlets are wired improperly. Since it is beyond the scope of this inspection to test every electrical outlet, I may advise further evaluation of the outlets in the residence by an electrician.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

If you feel that a defect, material adverse fact, or major issue was overlooked, please inform me as soon as possible, prior to making any changes or improvements. We will review and discuss the condition. By accepting, paying for and/or using the inspection report, you acknowledge and agree to be bound by the terms and conditions of the Inspection Agreement and further agree that the Inspection Agreement will form part of the Inspection Report.

Thank you for choosing me as your inspector!

WARRANTY INFORMATION:

Warranties (90 day, Recall Check, Roof, Sewer Guard, Etc.) are offered through Residential Warranty Services (RWS) Inspectors Services Group 800.544.8156. Not all homes inspected by Wisco Inspections qualify for RWS protection. To activate your RWS warranty, please call 800.544.8156 prior to closing. Failure to activate these warranties may void the policy. Please note, a deductible and terms and conditions apply to all RWS services which are paid for by the client. Wisco Inspections, LLC is not responsible for deductibles incurred with RWS services. All claims must be submitted to RWS directly as Wisco Inspections cannot process claims and makes no representation of the terms and conditions of RWS services. All terms and conditions are subject to change. Please contact RWS prior to close to obtain terms and conditions as it applies to you directly. RWS services are not a guarantee of any kind prior to or following the home inspection performed by Wisco Inspections, LLC.

INSPECTION DEFINITIONS:

Please note the home inspection is a visual only non technical inspection of the home.

DEFINITIONS USED IN THIS REPORT:

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration. The term satisfactory is a general term used to state the item is operational and in reasonable condition at time of inspection.

MARGINAL - Indicates the component will probably require repair or replacement

anytime within five years. This is a general estimate. Items will show normal wear and tear. The marking of marginal within the report is at the discretion of the inspector as different items have different recommend manufacture lifespans.

POOR - Indicates the component will need repair or replacement now or in the very near future. It is highly advised that these items be addressed in the near future.

RECOMMENDATIONS - A system or component that is considered significantly deficient or is unsafe and or in need of repair.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention. It is advised that safety concerns be evaluated and repaired as required.

Please note, the home inspection is a visual only snapshot of the homes current condition. No past, current, or future representation can be made of items that could not be inspected at time of inspection or were not visible (attic/foundation/grading/etc). It is very important that you read the entire home inspection report to know the condition of the inspected property and areas that were not inspected. Please do not hesitate to contact WISCo Inspections anytime (608.642.1112) if you have any questions or concerns prior to closing. It is highly encouraged that the buyer perform a walk through of the property prior to closing. The home inspection performed by WISCo Inspections is not a warranty or guarantee of any kind against items that were not inspected at time of inspection as the home inspection is in nature a limited visible inspection. We simply can not take an entire house apart and put it back together which greatly limits areas and items from being inspected.

SUMMARY









ITEMS INSPECTED



RECOMMENDATIONS



SAFETY HAZARD

-  2.8.1 Exterior - Siding, Flashing & Trim: Vinyl Damage
-  4.1.1 Roofing - Coverings: Splitting
-  5.2.1 Kitchen - Plumbing: Drain Lines Leaking
-  6.2.1 Garage - Garage Door: Auto Reverse Sensor Not Present / Functioning
-  8.7.1 Interiors - Smoke Detectors: Missing
-  12.1.1 Electrical - Main Panel: Improper Double Tap at Circuit Breaker

1: INSPECTION DETAILS

Information

General: Weather Conditions

Clear, Dry

General: In Attendance

Client, Home Inspector, Client's Agent

General: Occupancy

Furnished, Occupied

General: Type of Building

Single Family

General: Main Entrance Faces

North

General: Temperature in Degrees Fahrenheit (Approximate)

75 Fahrenheit (F)

2: EXTERIOR

		IN	NI	NP	R
2.1	Driveway	X			
2.2	Walkway	X			
2.3	Roof Drainage Systems	X			
2.4	Stoop / Steps	X			
2.5	Exterior Doors	X			
2.6	Vegetation, Grading, & Drainage	X			
2.7	Hose Bibs	X			
2.8	Siding, Flashing & Trim	X			X
2.9	Eaves, Soffits & Fascia	X			
2.10	Exterior Windows	X			
2.11	Electrical	X			
2.12	Fuel Storage & Distribution Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Driveway: Driveway Material

Concrete

Driveway: Driveway Condition

Satisfactory

Walkway: Walkway Material

Brick

Walkway: Walkway Condition

Satisfactory

Roof Drainage Systems: Material

Aluminum

Roof Drainage Systems: Condition

Satisfactory

Roof Drainage Systems: Recommend Cleaning Gutters/Downspouts

Recommend cleaning gutters and downspouts.

Stoop / Steps: Material

Concrete

Stoop / Steps: Condition

Satisfactory

Exterior Doors: Exterior Entry Door

Steel, Wood

Exterior Doors: Weatherstripping

Satisfactory

Exterior Doors: Condition

Satisfactory

Siding, Flashing & Trim: Siding Material

Vinyl

Siding, Flashing & Trim: Siding Condition

Marginal

Siding, Flashing & Trim: Trim/Flashing Material

Vinyl

Siding, Flashing & Trim: Trim/Flashing Condition

Satisfactory

Eaves, Soffits & Fascia: Material

Aluminum/Steel

Exterior Windows: Window Material

Vinyl

Exterior Windows: Window Condition

Satisfactory

Exterior Windows: Caulking Condition

Satisfactory

Exterior Windows: Torn Screens Noted

Some screens are torn. Recommend repair or replacing.

Fuel Storage & Distribution**Systems: Main Fuel Shut-Off****(Location)**

Basement

Inspection Limitations

Please note the inspection is limited to structural and safety and is a visible only inspection. Normal wear and tear as well as cosmetic deficiencies that do not impact the direct structure or pose a safety concern are not documented in the home inspection report. No representation is made by the home inspector of these items.

Roof Drainage Systems: Recommend Extending Downspouts

Recommend extending downspouts 6-8 feet away from the homes foundation to prevent water entry/damage.

Vegetation, Grading, & Drainage: Satisfactory (Unless Noted)

Proper grading was established for your home at settlement to properly absorb water and direct it away from your foundation. It is extremely important to maintain this established grading to prevent water entry into the basement which can cause structural defects. Watering flowering beds next to the house may cause wet basement walls. Please note, plants, trees, snow, ice, decking, and other obstacles can prevent the homes grading from being 100% inspected. Please continue checking the grading of your home over the course of home ownership.

Vegetation, Grading, & Drainage: Recommend Trimming Shrubs Away From House

Recommend trimming all bushes, shrubs and plants a minimum of 6 inches away from the home.

Hose Bibs: Hose Bibs

Operates

Remove hoses before winter, to prevent freezing.

Turn off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Eaves, Soffits & Fascia: Condition

Satisfactory

Please Note: Areas were only visibly inspected from the ground and at the eaves.

Electrical: Electrical Service Entry

Below Ground, Not visible

Recommended contacting the local servicing electrical company to verify the homes amperage. The amperage recorded in the report is based directly off the main breaker rating located in the main breaker panel. It is entirely possible the main electrical breaker is improperly sized for the incoming electrical service, which cannot be determined at time of inspection. The local electrical company can properly verify the homes amperage. Failure to verify amperage prior to sale can result in insurance denial if the homes electrical is below an amperage specified by the insurance company.

Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present And Operative

GFCI outlets were present on exterior and a representative amount of outlets were checked for proper operation. For more information on GFCI outlets see:

<https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe>

Recommendations

2.8.1 Siding, Flashing & Trim

VINYL DAMAGE

One or more areas of vinyl siding was damaged. Recommend repairing to prevent water intrusion.

Recommendation

Contact a qualified siding specialist.



3: AIR CONDITIONING

		IN	NI	NP	R
3.1	Cooling Equipment	X			
3.2	Distribution System	X			X
3.3	Was Unit Tested?	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cooling Equipment: Brand

General Electric

Cooling Equipment: Energy

Source / Type

Electric

Cooling Equipment: Location

Exterior East

Distribution System:

Configuration

Central

Was Unit Tested?: Yes.

See notes above.

4: ROOFING

		IN	NI	NP	R
4.1	Coverings	X			X
4.2	Ventilation System	X			X
4.3	Valleys	X			
4.4	Flashings	X			
4.5	Plumbing Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Roof

Roof Type / Style

Gable, Combination, Hip

Roof Pitch

Medium

Coverings: Material

Fiberglass

Coverings: Estimated Layers

1 Layer

Coverings: Approximate Age of Coverings (Years)

1-5+

Ventilation System: Type

Ridge Vents, Soffit Vents

Ventilation System: Attic

Ventilation Appears Adequate

Valleys: Material

Copper

Valleys: Condition

Satisfactory

Flashings: Material

Aluminum

Flashings: Condition

Satisfactory, Not 100% Visible

Plumbing Vents: Condition

Satisfactory

Coverings: Roof Condition

Marginal

Condition / Explanations

Satisfactory: The visible roof appears to be in satisfactory condition.

Marginal: The visible roof appears to be in marginal condition. The roof may need replacement or repair in the next 5+ years.

Poor: The visible roof appears to be leaking or in need of replacement soon. Recommend a roofer evaluate and make necessary repairs.

Recommend inspecting roof every few months for signs of abnormal wear or damage.

NOTE: Conditions reported above reflect visible portion only

Recommendations

4.1.1 Coverings

SPLITTING

The asphalt composition shingle roof had torn or split shingles which could lead to moisture intrusion. Recommend a qualified roofing contractor repair. You should also inquire to the seller regarding shingle manufacturer information to see if roof qualifies for a warranty claim.

Recommendation

Contact a qualified roofing professional.



5: KITCHEN

		IN	NI	NP	R
5.1	Countertops & Cabinets	X			
5.2	Plumbing	X			X
5.3	Electrical	X			
5.4	Dishwasher	X			
5.5	Refrigerator	X			
5.6	Range / Oven / Cooktop	X			
5.7	Garbage Disposal	X			
5.8	Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Countertops & Cabinets:

Countertop Material

Quartz

Countertops & Cabinets:

Countertop Condition

Satisfactory

Countertops & Cabinets: Cabinet

Material

Wood

Countertops & Cabinets: Cabinet Condition

Satisfactory

Plumbing: Faucet Satisfactory

Faucet was functioning properly and not leaking at the time of inspection.

Plumbing: Sink Satisfactory

Sink was in satisfactory condition at the time of inspection.

Dishwasher: Brand

LG

Refrigerator: Brand

LG

Range / Oven / Cooktop: Range / Oven Energy Source

Gas

Range / Oven / Cooktop: Range / Oven Brand

LG

Range / Oven / Cooktop: Exhaust Hood Type

Re-Circulate

Garbage Disposal: Garbage Disposal

Garbage disposal tested and operational.

Microwave: Name

LG

Microwave: Operational

Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present and Operable

GFCI outlets were present in kitchen and a representative amount of outlets were checked for proper operation. For more information on GFCI outlets see:

<https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe>

Recommendations

5.2.1 Plumbing

DRAIN LINES LEAKING

Drain lines are leaking. Recommend plumber evaluate and make repairs

Recommendation

Contact a qualified plumbing contractor.



6: GARAGE

		IN	NI	NP	R
6.1	Garage Foundation	X			
6.2	Garage Door	X			X
6.3	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Type

Attached, 2 - Car

Garage Foundation: Floor

Material

Concrete

Garage Foundation: Floor

Condition

Satisfactory

Garage Foundation: Sill Plates

Elevated

Garage Door: Material

Aluminum

Garage Door: Condition

Satisfactory

Garage Door: Service Door

Condition

Satisfactory

Electrical: Electrical Tested

The accessible electrical was tested and in satisfactory condition.

Garage Foundation: Cracking Noted

Cracking noted in the garage foundation floor. The cracking does not appear to hinder the use of the garage for vehicle storage. Recommend monitoring cracks for future movement and sealing as needed.

Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present and Operable

GFCI outlets were present in garage and a representative amount of outlets were checked for proper operation. For more information on GFCI outlets see:

<https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe>

Recommendations

6.2.1 Garage Door

AUTO REVERSE SENSOR NOT PRESENT / FUNCTIONING



The auto reverse sensor was not present and/or functioning at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

7: BATHROOM(S)

		IN	NI	NP	R
7.1	Cabinet(s) / Countertop(s)	X			
7.2	Fixture(s) / Faucet(s)	X			
7.3	Tub / Shower Area	X			
7.4	Electrical	X			
7.5	Toilets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cabinet(s) / Countertop(s):

Condition

Satisfactory

Tub / Shower Area: Material

Ceramic / Plastic

Tub / Shower Area: Condition

Satisfactory

Tub / Shower Area: Exhaust Fans

Fan With Light



Fixture(s) / Faucet(s): Plumbing Fixtures Condition

Satisfactory

Water run at several sources at one time during the inspection. Water run in sinks, showers, tubs, and toilets being flushed.

Fixture(s) / Faucet(s): Drainage Satisfactory

Functional drainage was satisfactory. No signs of active leaks at the time of inspection.

Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present and Operable

GFCI outlets were present in bathroom and a representative amount of outlets were checked for proper operation. For more information on GFCI outlets see:

<https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe>

8: INTERIORS

		IN	NI	NP	R
8.1	Walls	X			
8.2	Ceilings	X			
8.3	Floors	X			
8.4	Steps, Stairways & Railings	X			
8.5	Doors	X			
8.6	Windows	X			
8.7	Smoke Detectors	X			X
8.8	Carbon Monoxide Detectors			X	
8.9	Lighting & Outlets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Carpet, Vinyl, Tile

Steps, Stairways & Railings: Satisfactory Condition

Satisfactory condition.

Windows: Window Type

Double-Hung

Windows: Window Manufacturer

Andersen

Doors: Doors in Satisfactory Condition

A representative number of doors were opened. Doors inspected were in satisfactory condition. Please note, some doors may not have been physically opened and closed. A representative number of doors in the home were tested.

Lighting & Outlets: Tested Fixtures Condition

Satisfactory

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested.

Recommendations

8.7.1 Smoke Detectors

MISSING

Smoke detectors missing. Add smoke detectors to each bedroom and common area

Recommendation

Recommended DIY Project



9: ATTIC SPACE

		IN	NI	NP	R
9.1	Insulation	X			
9.2	Structure	X			
9.3	Vapor Barriers	X			
9.4	Ventilation / Exhaust	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Access Type

Scuttlehole / Hatch

Access Location

Hallway

Inspected From

In the Attic

Flooring

None

Insulation: Insulation Type

Not 100% Visible, Blown

Structure: Roof Structure

Trusses

Structure: Ceiling Joists

Wood

Structure: Roof Sheathing

Plywood

Structure: Chimney Chase

Satisfactory

Vapor Barriers: Material

Plastic

Ventilation / Exhaust:

Ventilation Appears Adequate

Attic ventilation appeared adequate where visible.

Insulation: R-Value

35

The insulation R-Value is not able to be exactly determined during a home inspection. Because the inspection is a visual inspection, insulation is not lifted or displaced during the home inspection.

<https://www.todayshomeowner.com/how-to-determine-the-r-value-of-insulation/>

10: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	R
10.1	Fireplaces, Stoves & Inserts			X	
10.2	Chimney & Vent Systems			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Type

None

11: PLUMBING

		IN	NI	NP	R
11.1	Water Distribution	X			
11.2	Drain, Waste, & Vent Systems	X			
11.3	Water Heater	X			
11.4	Vents, Flues, & Chimneys	X			
11.5	Sump Pumps / Sewage Ejectors	X			
11.6	Gas Line	X			
11.7	Main Water Meter	X			
11.8	Well Pump		X		

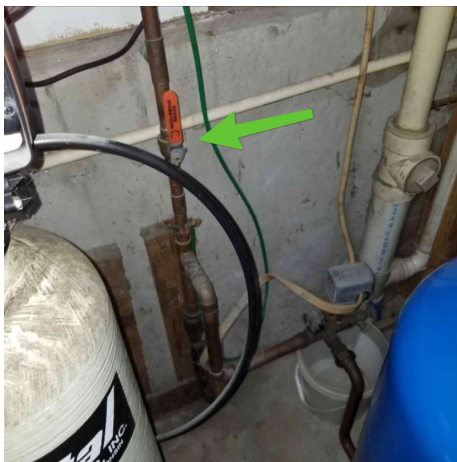
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Main Water Shut-Off Device (Location)
Basement

Source
Well (Not Confirmed)

Water Distribution: Material
Copper



Water Distribution: Condition
Satisfactory

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Condition
Satisfactory

Drain, Waste, & Vent Systems: Functional Drainage is Adequate

Water Heater: Manufacturer
Rheem

Water Heater: Power Source
Electric

There were no signs of leaks, clogs or backups at the time of inspection.

Water Heater: Capacity
50 Gallons

Water Heater: Location
Basement

Sump Pumps / Sewage Ejectors: Sump Pump Operational

Sump pump tested and is operational.

Gas Line: Material
Not 100% Visible, Black Iron

Main Water Meter: Main Water Meter

Located in the basement.

Filters / Reverse Osmosis / Water Softeners

Water Softner (Not Tested), Sediment Filter

Please note filter systems and water softeners are not tested during the home inspection as they would require testing outside of the scope of the home inspection. No representation can be made of these systems.

Material - Water Supply Into Home

Copper

Visible section of water supply going into the home. No representation can be made of the material piping not visible between the street and the house if water is supplied by a municipality.

Water Distribution: Functional Flow is Adequate

Several fixtures were run at the same time and the functional water flow was adequate.

Limitations

Well Pump

WELL PUMP NOT INSPECTED

Well Pumps/Septic are not inspected by the home inspector. Recommend a separate well and septic test be performed by a third party prior to close. No representation of the well/septic is made by the home inspector.

12: ELECTRICAL

		IN	NI	NP	R
12.1	Main Panel	X			X
12.2	Branch Wiring	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Main Panel Location

Basement

Sub Panel Location(s)

Garage

Adequate Clearance To Panel(s)

Main Panel: Capacity

100 AMP

Main Panel: Main Wire

Copper

Main Panel: Manufacturer

Square D

Main Panel: Type

Circuit Breaker

Main Panel: Appears Grounded

Main panel appears to be properly grounded.

Branch Wiring: Material

Copper

Branch Wiring: Wiring Method

Romex

Recommendations

12.1.1 Main Panel

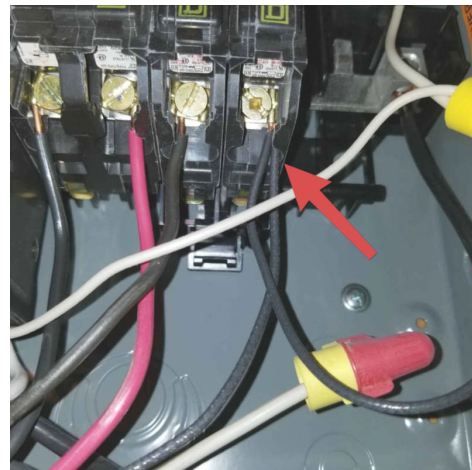
IMPROPER DOUBLE TAP AT CIRCUIT BREAKER



Although this breaker allows for double tapped connections, the wires are not properly installed at the breaker. A breaker that allows for double tapping has a channel on either side of the screw for each wire to terminate. This breaker has both wires terminated under 1 side of the breaker. This should be evaluated and corrected by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



13: HEATING

		IN	NI	NP	R
13.1	Heating Equipment	X			
13.2	Distribution Systems	X			
13.3	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating Equipment: Brand

Rheem

Heating Equipment: Energy Source

Electric

Heating Equipment: Filter Size

16x16x1

Heating Equipment: Filter Type

Disposable

Heating Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-Insulated

14: STRUCTURAL COMPONENTS

		IN	NI	NP	R
14.1	Foundation, Basement & Crawlspace	X			
14.2	Basement / Crawl Structure	X			
14.3	Wall Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Basement

Foundation, Basement &

Crawlspace: Material

Concrete

Basement / Crawl Structure:

Material

Concrete

Basement / Crawl Structure:

Sub-Floor

Plywood

Basement / Crawl Structure:

Basement / Crawlspace Floor

Concrete

Basement / Crawl Structure: Covered Flooring

The basement floor was in satisfactory condition where visible. Some shrinkage cracking noted. No water staining noted.

Wall Structure: Material

Concrete, Not 100% Visible

Due to drywall, paneling, etc, the entire wall/floor/ceiling of the structure was not 100% visible limiting the inspection. Because we cannot inspect areas we can not see, we can not make any past, current, or future representation of the covered structure or areas not visible at time of inspection.

