



Lots and Grounds

A M D U N A

1. ☒ ☐ ☐ ☐ ☐ Driveway: Concrete
2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete
3. ☐ ☒ ☐ ☐ ☐ Steps/Stoops: Concrete, Brick // Repair brick/joints on stoop



4. ☐ ☐ ☐ ☐ ☒ Porch:
5. ☒ ☐ ☐ ☐ ☐ Grading: Flat
6. ☒ ☐ ☐ ☐ ☐ Vegetation: Shrubs
7. ☒ ☐ ☐ ☐ ☐ Window Wells: Open
8. ☐ ☐ ☐ ☐ ☒ Patio:
9. ☐ ☐ ☐ ☐ ☒ Deck:
10. ☐ ☐ ☐ ☐ ☒ Balcony:
11. ☐ ☐ ☐ ☐ ☒ Retaining Walls:
12. ☐ ☐ ☐ ☐ ☒ Walkout:
13. ☐ ☐ ☐ ☐ ☒ Fences:

Exterior

A M D U N A

All Exteriors Exterior Surface

1. ☐ ☒ ☐ ☐ ☐ Type: Brick veneer, Stucco // Stucco siding is like a concrete exterior. Maintain and seal cracks to reduce water related damages to surface.
2. ☐ ☐ ☐ ☐ ☒ Flashing:
3. ☒ ☐ ☐ ☐ ☐ Fascia: Aluminum
4. ☒ ☐ ☐ ☐ ☐ Soffits: Aluminum
5. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount
6. ☒ ☐ ☐ ☐ ☐ Exterior Outlets: 110 VAC GFCI
7. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal, Screen door
8. ☒ ☐ ☐ ☐ ☐ Door Bell: Hard wired
9. ☐ ☐ ☐ ☐ ☒ Patio Door:
10. ☒ ☐ ☐ ☐ ☐ Exterior Windows: Vinyl clad, Cladded trim // Suggest caulking/repairing trim





Exterior (Continued)

11. ☒☒☐☐☐ Storm Windows/Screens: Screens part of windows // missing on front window



12. ☒☒☐☐☐ Basement Windows: Wood // Older wood windows show signs of deterioration, rot, peeling paint, and/or loose glazing, budget to replace if proper repairs can't be made. Storms installed.
13. ☐☐☐☒☐ Exposed Foundation: Concealed
14. ☒☐☐☐☐ Hose Bibs: Rotary, Anti-siphon
15. ☒☐☐☐☐ Electrical Service: Overhead
16. ☒☐☐☐☐ Gas Meter: Front of house
17. ☐☐☐☐☒

Roof

A M D U N A

House, Garage Roof Surface

1. Method of Inspection: Ground level
2. ☐☐☒☐☐ Roof Condition: Fiberglass shingle // **Roof exceeding past typical life expectancy. Signs of curling or cupping. Suggest evaluation by a roofing contractor.**



3. ☐☐☐☐☒ Unable to Inspect: N/A
4. Style of roof: Gable Layers of roofing: 1
5. Approximate Age: 20+
6. ☒☐☐☐☐ Gutters: Aluminum // Periodically clean debris from gutters.
7. ☒☐☐☐☐ Downspouts: Aluminum
8. ☒☐☐☐☐ Leader/Extension: Aluminum
9. ☒☐☐☐☐ Flashing: Roof edging
10. ☒☐☐☐☐ Valleys: Preformed metal
11. ☐☐☐☐☒ Skylights:
12. ☐☐☐☐☒ Antenna/Dish:
13. ☒☐☐☐☐ Plumbing Vents: Cast Iron

Through roof Chimney

14. ☒☒☐☐☐ Chimney: Brick // Recommend tuck point and/or sealing cracks to reduce deterioration.
15. ☒☒☐☐☐ Flue/Flue Cap: clay flue with metal insert, Mortar cap // seal/maintain cracks



Roof (Continued)

16. ☐ ☒ ☐ ☐ ☐ Chimney Flashing: Tar covered // maintain sealant on flashing

Garage/Carport

A M D U N A

Detached Garage

1. ☒ ☐ ☐ ☐ ☐ Number of Stalls: 1
2. ☒ ☐ ☐ ☐ ☐ Overhead Door: Hardboard
3. ☐ ☒ ☐ ☐ ☐ Door Operation: Mechanized // Spring stretched, advise replacement



4. ☒ ☐ ☐ ☐ ☐ Door Opener: Chain Drive
5. ☒ ☐ ☐ ☐ ☐ Service Doors: Wood
6. ☐ ☒ ☐ ☐ ☐ Exterior Surface (Detached): Wood siding, wood fascia // Peeling paint noted, Deterioration. garage in need of some maintenance



7. ☐ ☒ ☐ ☐ ☐ Floor/Foundation: Poured concrete // Cracked with displacement
8. ☒ ☐ ☐ ☐ ☐ Walls: Wood/Paneling
9. ☒ ☐ ☐ ☐ ☐ Windows: Wood
10. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
11. ☐ ☒ ☐ ☐ ☐ Electrical: Lights, Outlets 110 VAC // Recommend replacing outlets with GFCI receptacles to meet today's standards.
12. ☐ ☐ ☐ ☐ ☒ Heating:
13. ☐ ☐ ☐ ☐ ☒ Plumbing:
14. ☐ ☐ ☐ ☐ ☒ Basement Stairwell:



Attic

A M D U NA

Side attics spaces Attic

1. Method of Inspection: In the attic
2. ☐☐☐☒☐ Unable to Inspect:
3. ☒☐☐☐☐ Roof Framing: Rafter
4. ☒☐☐☐☐ Sheathing: Boards
5. ☐☒☐☐☐ Moisture Penetration: Previous water penetration noted // Past and/or preset leakage around chimney



6. ☒☐☐☐☐ Wiring/Lighting: concealed
7. ☐☒☐☐☐ Insulation: Batts, Fiberglass // repair loose/missing insulation



8. ☒☐☐☐☐ Insulation Depth: 4", 10"
9. ☐☐☐☒☐ Ventilation: None // roof vents on upper portion
10. ☐☐☐☐☒ Exhaust Venting: None

Kitchen

A M D U NA

1st Floor Kitchen

1. ☒☐☐☐☐ Floor: Vinyl floor covering
2. ☒☐☐☐☐ Walls: Drywall /Plaster
3. ☒☐☐☐☐ Ceiling: Drywall / Plaster
4. ☒☐☐☐☐ Windows: Vinyl double/single hung -insulated
5. ☒☐☐☐☐ Doors: Hinged
6. ☒☐☐☐☐ Counter Tops: Laminate
7. ☒☐☐☐☐ Cabinets: Wood
8. ☐☐☐☐☒ Pantry:
9. ☒☐☐☐☐ Fixture / Supply Lines: Faucet and sprayer



Kitchen (Continued)

10. ☐ ☒ ☐ ☐ ☐ Trap: PVC // An "S" trap type drain noted. S traps should be replaced/vented properly, as they are subject to siphoning problems due to lack of venting and design. Fixtures should be monitored for sewer odor.



11. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
 12. ☒ ☐ ☐ ☐ ☐ Disposal: N/A
 13. ☐ ☒ ☐ ☐ ☐ Electrical: Lights, Outlets 110 VAC // Recommend replacing outlets with GFCI receptacles to meet today's standards.
 14. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Gas
 15. ☒ ☐ ☐ ☐ ☐ Exhaust Hood: Vents to exterior
 16. ☒ ☐ ☐ ☐ ☐ Microwave: General Electric
 17. ☐ ☐ ☐ ☐ ☒ Dishwasher:
 18. ☐ ☐ ☐ ☐ ☒ Dishwasher Drain:
 19. ☒ ☐ ☐ ☐ ☐ Refrigerator: Kenmore
 20. ☐ ☐ ☐ ☐ ☒ Trash Compactor:
 21. ☒ ☐ ☐ ☐ ☐ HVAC Source: Register

Living Space

A M D U N A

Living Room Living Space

1. ☒ ☐ ☐ ☐ ☐ Floor: Laminate
 2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall /Plaster
 3. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall / Plaster
 4. ☒ ☐ ☐ ☐ ☐ Doors: Hinged, Exterior door
 5. ☐ ☐ ☐ ☐ ☒ Closet:
 6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl slider -insulated
 7. ☒ ☐ ☐ ☐ ☐ Electrical: Lights, Outlets 110 VAC
 8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Register

Hallway/Foyer Living Space

9. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
 10. ☒ ☐ ☐ ☐ ☐ Walls: Drywall /Plaster
 11. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall / Plaster
 12. ☒ ☐ ☐ ☐ ☐ Stairs (2 story/split levels): wood railing, wood steps
 13. ☐ ☐ ☐ ☐ ☒ Closet:
 14. ☐ ☐ ☐ ☐ ☒ Windows:
 15. ☒ ☐ ☐ ☐ ☐ Electrical: Lights
 16. ☐ ☐ ☐ ☐ ☒ HVAC Source:
 17. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated



Fireplace/Wood Stove

A M D U NA

Living Room Fireplace

1. Type: Gas log
2. ☒ ☐ ☐ ☐ ☐ Fireplace Construction: Metal
3. ☒ ☐ ☐ ☐ ☐ Fireplace Surround: Tile
4. ☒ ☐ ☐ ☐ ☐ Front: Glass doors
5. ☐ ☐ ☐ ☐ ☒ Hearth: No hearth
6. ☐ ☐ ☐ ☒ ☐ Smoke Chamber: Metal
7. ☒ ☐ ☐ ☐ ☐ Damper: Metal
8. ☐ ☐ ☐ ☒ ☐ Flue: Metal

Bathroom

A M D U NA

1st floor main Bathroom

1. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall /Plaster
3. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall / Plaster
4. ☒ ☐ ☐ ☐ ☐ Doors: Hinged
5. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double/single hung -insulated
6. ☐ ☐ ☐ ☐ ☒ Linen:
7. ☒ ☐ ☐ ☐ ☐ Electrical: Lights, GFCI receptacles
8. ☐ ☐ ☐ ☐ ☒ Counter/Cabinet:
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain, Pedestal
10. ☒ ☐ ☐ ☐ ☐ Fixtures: Faucet and Tub/Shower Fixtures
11. ☒ ☐ ☐ ☐ ☐ Trap: Chrome trap
12. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and no surround
13. ☐ ☐ ☐ ☐ ☒ Shower/Surround:
14. ☐ ☐ ☐ ☐ ☒ Jet/Whirlpool Tub:
15. ☒ ☐ ☐ ☐ ☐ Toilets: Standard
16. ☒ ☐ ☐ ☐ ☐ HVAC Source: Register
17. ☐ ☒ ☐ ☐ ☐ Ventilation: No ventilation // Recommend installing exhaust fan that vents to exterior.

Basement Bathroom

18. ☒ ☐ ☐ ☐ ☐ Floor: Tile
19. ☐ ☒ ☐ ☐ ☐ Walls: Drywall /Plaster // mildew on wall behind toilet, could be from tank sweating



20. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall / Plaster



Bathroom (Continued)

21. ☒ ☐ ☐ ☐ ☐ Doors: Hinged
 22. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl Awning
 23. ☐ ☐ ☐ ☐ ☒ Linen:
 24. ☒ ☐ ☐ ☐ ☐ Electrical: Lights, GFCI receptacles
 25. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Cabinet-Wood, Counter-solid surface
 26. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl
 27. ☒ ☐ ☐ ☐ ☐ Fixtures: Faucet and Tub/Shower Fixtures
 28. ☒ ☐ ☐ ☐ ☐ Trap: PVC
 29. ☐ ☐ ☐ ☐ ☒ Tub/Surround:
 30. ☐ ☒ ☐ ☐ ☐ Shower/Surround: Tiled // Mildew noted on caulk/tile. Evidence of leakage from shower door, seal



31. ☐ ☐ ☐ ☐ ☒ Jet/Whirlpool Tub:
 32. ☒ ☐ ☐ ☐ ☐ Toilets: Standard
 33. ☐ ☐ ☐ ☐ ☒ HVAC Source: space heater/ ceiling fan
 34. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Bedroom

A M D U N A

SE Bedroom

1. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
 2. ☒ ☐ ☐ ☐ ☐ Walls: Drywall /Plaster
 3. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall / Plaster
 4. ☐ ☐ ☐ ☐ ☒ Doors: Missing
 5. ☒ ☐ ☐ ☐ ☐ Closet: Hinged door
 6. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double/single hung -insulated
 7. ☐ ☐ ☒ ☐ ☐ Electrical: Lights, Switched Outlets // **Open ground, Suggest repairing for safety.**



8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Register
 9. ☐ ☒ ☐ ☐ ☐ Smoke Detector: None // Recommend installing smoke alarm to meet today's standards

SW Bedroom

10. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
 11. ☒ ☐ ☐ ☐ ☐ Walls: Drywall /Plaster // Cracks present
 12. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall / Plaster



Bedroom (Continued)

13. ☒ ☐ ☐ ☐ ☐ Doors: Hinged
 14. ☒ ☐ ☐ ☐ ☐ Closet: Hinged door
 15. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double/single hung -insulated
 16. ☒ ☐ ☐ ☐ ☐ Electrical: Lights, Outlets 110 VAC
 17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Register
 18. ☐ ☒ ☐ ☐ ☐ Smoke Detector: None // Recommend installing smoke alarm to meet today's standards

upper area Bedroom

19. ☒ ☐ ☐ ☐ ☐ Floor: Carpet, Vinyl floor covering
 20. ☒ ☐ ☐ ☐ ☐ Walls: Wood/Paneling
 21. ☒ ☐ ☐ ☐ ☐ Ceiling: Drywall / Plaster
 22. ☐ ☐ ☐ ☐ ☒ Doors: Hinged, Missing
 23. ☒ ☐ ☐ ☐ ☐ Closet: Hinged door
 24. ☒ ☐ ☐ ☐ ☐ Windows: Wood double/single hung -insulated
 25. ☒ ☐ ☐ ☐ ☐ Electrical: Lights, 2 prong ungrounded outlets
 26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Register
 27. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

Laundry-Mud Room

A M D U NA

Basement Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Gate valves
 2. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain
 3. ☐ ☒ ☐ ☐ ☐ Dryer Type: Electric // Repair loose outlet



4. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal
 5. ☐ ☐ ☐ ☐ ☒ Laundry Tub:
 6. ☐ ☐ ☐ ☐ ☒ Laundry Tub Drain:

Structure, Floor and Foundation

A M D U NA

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood Framed



Structure, Floor and Foundation (Continued)

2. ☐ ☒ ☐ ☐ ☐ Foundation Walls: Poured Concrete // Horizontal Cracks and wall has some deflection. Wall has deflected under 1". Monitor. Rectify if movement continues.



3. ☐ ☐ ☐ ☒ ☐ Floor/Slab: Concrete
 4. ☒ ☐ ☐ ☐ ☐ Piers/Posts: Steel posts
 5. ☐ ☐ ☐ ☐ ☒ Bearing Walls:
 6. ☒ ☐ ☐ ☐ ☐ Beams: Wood
 7. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x8, Wood x-bracing
 8. ☒ ☐ ☐ ☐ ☐ Subfloor: Boards

Basement

A M D U N A

Main Basement

1. ☐ ☐ ☐ ☒ ☐ Unable to Inspect: 25%, Foundation walls // Covered walls, Storage shelves
 2. ☒ ☐ ☐ ☐ ☐ Basement Stairs/Railings: Carpet covered stairs with wood rail
 3. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering // some missing
 4. ☒ ☐ ☐ ☐ ☐ Floor Drain: Surface drain
 5. ☒ ☐ ☐ ☐ ☐ Walls: Block
 6. ☐ ☒ ☐ ☐ ☐ Moisture Location: None at this time // Evidence indicates past/present seepage



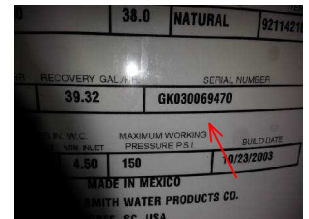
7. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
 8. ☒ ☐ ☐ ☐ ☐ Insulation: Spray Foam
 9. ☒ ☐ ☐ ☐ ☐ Doors: Hinged
 10. ☒ ☐ ☐ ☐ ☐ Windows: Awning window
 11. ☐ ☒ ☐ ☐ ☐ Electrical: Lights, Outlets 110 VAC // Replace light ceramic pull fixture
 12. ☒ ☐ ☐ ☐ ☐ HVAC Source: Register
 13. ☐ ☐ ☒ ☐ ☐ Smoke Detector: None // Recommend installing smoke alarm to meet today's standards



Plumbing

A M D U NA

1. ☒ ☐ ☐ ☐ ☐ Main Water Location: Basement
 2. ☒ ☐ ☐ ☐ ☐ Water Main Type: Copper
 3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
 4. ☐ ☒ ☐ ☐ ☐ Drain Pipes: Galvanized // Galvanized drainpipe present. This piping corrodes from the inside eventually causing drainage problems/leaks. Budget to replace.
 5. ☒ ☐ ☐ ☐ ☐ Cleanouts: Accessible
 6. ☒ ☐ ☐ ☐ ☐ Stack Piping: Cast iron
 7. ☐ ☐ ☐ ☐ ☒ Ejector Pit (if applicable): N/A
 8. ☒ ☐ ☐ ☐ ☐ Back Flow Protection: Palmer or check valve on main sewer line
 9. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Black iron pipe
 10. ☒ ☐ ☐ ☐ ☐ Sump Pump: Submersible
 11. ☐ ☐ ☐ ☐ ☒ Radon System: N/A
- Basement Water Heater _____
12. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate



13. Manufacturer: A.O. Smith
14. Type: Natural gas Capacity: 40 Gal.
15. Approximate Age: 2003 Area Served: Whole building
16. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall
17. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: CPVC

Electrical

A M D U NA

North wall Electric Panel _____

1. ☒ ☐ ☐ ☐ ☐ Manufacturer/ Panel Condition: Square D
2. Max Capacity: 200 amp Room for expansion: Yes
3. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps
4. ☒ ☐ ☐ ☐ ☐ Service Entrance/Wires: Aluminum
5. ☒ ☐ ☐ ☐ ☐ Breakers/Wiring: Breakers
6. ☐ ☐ ☐ ☐ ☒ GFCI Breakers:
7. ☐ ☐ ☐ ☐ ☒ AFCI Breakers :
8. ☒ ☐ ☐ ☐ ☐ Panel Ground: Plumbing ground
9. ☒ ☐ ☐ ☐ ☐ Jumper At Meter: Yes
10. ☒ ☐ ☐ ☐ ☐ Water Line Bonding: Yes
11. ☒ ☐ ☐ ☐ ☐ Gas Line Bonding: Yes



Heating System

A M D U NA

Main Heating System

1. ☒☐☐☐☐ Heating System Operation: Adequate // System has been maintained/serviced regularly. Recommend annual preventative maintenance.
2. Manufacturer: Bryant
3. Serial Number: 1200A18919
4. Type: Forced air Capacity: 66,000
5. Area Served: Whole building Approximate Age: 2000
6. Fuel Type: Natural gas
7. Unable to Inspect: We cannot inspect internal furnace components.
8. ☒☐☐☐☐ Blower Fan/Filter: Direct drive with disposable filter
9. ☒☐☐☐☐ Flue Pipe: Single wall
10. ☒☐☐☐☐ Controls: Limit switch
11. ☒☐☐☐☐ Condensation Line: Rubber tubing
12. ☒☐☐☐☐ Exposed Ductwork: Metal
13. ☐☐☐☐☒ Circulator(Boiler):
14. ☐☐☐☐☒ Devices(Boiler):
15. ☐☐☐☐☒ Distribution Piping(Boiler):
16. ☐☒☐☐☐ Humidifier: April-Aire // Replace water panel, Recommend turning off water to unit, turn settings off and not using. Remove water panel. This pumps moisture into the home that in most cases is not needed.
17. ☐☐☐☐☒ Air Exchanger:
18. Fresh air intake? ☐ Yes ☒ No
19. ☒☐☐☐☐ Thermostats: Standard
20. ☐☐☒☐☐ CO Detectors None // A law passed in February 2011, Recommends a CO detector on each level of home

Air Conditioning

A M D U NA

Exterior AC System

1. ☒☐☐☐☐ A/C System Operation: Functional
2. ☐☒☐☐☐ Exterior Unit: Pad mounted // Keep landscaping clear of unit
3. Manufacturer: Armstrong



4. Area Served: Whole building Approximate Age: 2009
5. Fuel Type: 220 VAC Temperature Differential:



Air Conditioning (Continued)

6. Type: Central A/C Capacity: 1.5 Ton
7. ☒ ☐ ☐ ☐ ☐ Visible Coil: Aluminum fins, copper/alum. tubing
8. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Low pressure and high pressure
9. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Pull out
10. ☐ ☐ ☐ ☐ ☒ Blower unit(if applicable):

Final Comments

This inspection report performed by MK & Associates, Inc (MK) was conducted in accordance of the Wisconsin state standards and practices. It is intended to identify deficiencies, issues, normal wear and also provide suggestions. Not all deficiencies or problems will be identified. Unexpected repairs should still be anticipated.

A home inspection is an evaluation of the property, base on an opinion and is not meant to just be a list of "repairs". The report provided should help you make any informal decisions about the property and give you better overall understand about the condition of the home. It may help reduce some risk, but does not make the purchase of the real estate 100% risk free. MK strives to perform a competent and diligent inspection on your behalf.

The inspection is a "snap shot" in time, during our short period of time performing the inspection. Testing equipment and visual observations are made at that time. MK cannot control future issues. MK does not imply any sort of warranty or guarantee if any kind. MK is not an insurance company nor intends to be one. The report is not intended to make any representation regarding latent or concealed defects that may exist. There are warranty programs that can be purchased separately to further help you reduce unforeseen risk. Again, we strive to provide you with as much information as possible about the home.

Remember, marginal and/or defective items are all deficiencies to some degree. Please evaluate all the issues. Further review or involve additional professionals as needed.

Please be sure that you read and understand your inspection report and all supplied verbiage. Not all deficiencies will be in the inspection report, once moved in and you spend time in the home, you may come across an issue. If you feel it's a serious issue, give us a call to consult about corrective measures.

If repairs are made to the Real Estate due to the inspection report and client wishes to request a re-inspect of the corrected issues, MK can perform a follow up inspection, additional fees will apply.

Please give us a call with any questions or concerns. We greatly appreciate your business,
MK



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

1. Steps/Stoops: Concrete, Brick // Repair brick/joints on stoop



Exterior

2. All Exteriors Exterior Surface Type: Brick veneer, Stucco // Stucco siding is like a concrete exterior. Maintain and seal cracks to reduce water related damages to surface.
3. Storm Windows/Screens: Screens part of windows // missing on front window



4. Basement Windows: Wood // Older wood windows show signs of deterioration, rot, peeling paint, and/or loose glazing, budget to replace if proper repairs can't be made. Storms installed.

Roof

5. Through roof Chimney Chimney: Brick // Recommend tuck point and/or sealing cracks to reduce deterioration.
6. Through roof Chimney Flue/Flue Cap: clay flue with metal insert, Mortar cap // seal/maintain cracks
7. Through roof Chimney Chimney Flashing: Tar covered // maintain sealant on flashing

Garage/Carport

8. Detached Garage Door Operation: Mechanized // Spring stretched, advise replacement



9. Detached Garage Exterior Surface (Detached): Wood siding, wood fascia // Peeling paint noted, Deterioration. garage in need of some maintenance



Garage/Carport (Continued)

Exterior Surface (Detached): (continued)



10. Detached Garage Floor/Foundation: Poured concrete // Cracked with displacement
11. Detached Garage Electrical: Lights, Outlets 110 VAC // Recommend replacing outlets with GFCI receptacles to meet today's standards.

Attic

12. Side attics spaces Attic Moisture Penetration: Previous water penetration noted // Past and/or preset leakage around chimney



13. Side attics spaces Attic Insulation: Batts, Fiberglass // repair loose/missing insulation



Kitchen

14. 1st Floor Kitchen Trap: PVC // An "S" trap type drain noted. S traps should be replaced/vented properly, as they are subject to siphoning problems due to lack of venting and design. Fixtures should be monitored for sewer odor.



15. 1st Floor Kitchen Electrical: Lights, Outlets 110 VAC // Recommend replacing outlets with GFCI receptacles to meet today's standards.

Bathroom

16. 1st floor main Bathroom Ventilation: No ventilation // Recommend installing exhaust fan that vents to exterior.
17. Basement Bathroom Walls: Drywall /Plaster // mildew on wall behind toilet, could be from tank sweating





Marginal Summary (Continued)

18. Basement Bathroom Shower/Surround: Tiled // Mildew noted on caulk/tile. Evidence of leakage from shower door, seal



Bedroom

19. SE Bedroom Smoke Detector: None // Recommend installing smoke alarm to meet today's standards
20. SW Bedroom Smoke Detector: None // Recommend installing smoke alarm to meet today's standards

Laundry-Mud Room

21. Basement Laundry Room/Area Dryer Type: Electric // Repair loose outlet



Structure, Floor and Foundation

22. Foundation Walls: Poured Concrete // Horizontal Cracks and wall has some deflection. Wall has deflected under 1". Monitor. Rectify if movement continues.



Basement

23. Main Basement Moisture Location: None at this time // Evidence indicates past/present seepage



24. Main Basement Electrical: Lights, Outlets 110 VAC // Replace light ceramic pull fixture

Plumbing

25. Drain Pipes: Galvanized // Galvanized drainpipe present. This piping corrodes from the inside eventually causing drainage problems/leaks. Budget to replace.



Marginal Summary (Continued)

Heating System

26. Main Heating System Humidifier: April-Aire // Replace water panel, Recommend turning off water to unit, turn settings off and not using. Remove water panel. This pumps moisture into the home that in most cases is not needed.

Air Conditioning

27. Exterior AC System Exterior Unit: Pad mounted // Keep landscaping clear of unit

Sample Report



Defective 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.

Roof

1. House, Garage Roof Surface Roof Condition: Fiberglass shingle // Roof exceeding past typical life expectancy. Signs of curling or cupping. Suggest evaluation by a roofing contractor.



Bedroom

2. SE Bedroom Electrical: Lights, Switched Outlets // Open ground, Suggest repairing for safety.



Basement

3. Main Basement Smoke Detector: None // Recommend installing smoke alarm to meet today's standards
4. CO Detectors None // A law passed in February 2011, Recommends a CO detector on each level of home