Anderson Home Inspection

5712 W. Peninsula Rd.
Waterford, WI 53185
Ph#: (262) 534-5075

Doc #:	Sample Home Inspection Report	Inspector:	Donn Anderson
Date:	5/3/2011		
Dwelling Address:	1234 Main St Your Town, WI		
Client Name:	Mr & Mrs Homebuyer		

IMPORTANT: READ THIS REPORT CAREFULLY IN ITS ENTIRETY PRIOR TO THE END OF YOUR INSPECTION CONTINGENCY. IT MAY CONTAIN INFORMATION NOT DISCUSSED AT THE TIME OF THE INSPECTION. THE CONTENTS OF THIS REPORT WILL TAKE PRECEDENCE OVER A FUTURE MEMORY OF ANY DISCUSSIONS. IF YOU HAVE ANY QUESTIONS OR NEED CLARIFICATION, CONTACT US RIGHT AWAY. ALL ADVICE FOR "FURTHER EVALUATION" IS INTENDED TO MEAN: BY A QUALIFIED SPECIALIST OF YOUR CHOICE, "PRIOR TO WAIVING THE RIGHTS TO YOUR INSPECTION CONTINGENCY". CONTRACTING A QUALIFIED/ LICENSED SPECIALIST WILL MINIMIZE THE RISK OF QUESTIONABLE WORKMANSHIP.

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This Property Inspection Report is a supplement to the seller's condition report and was performed in accordance with the Standards of Practice of the Wisconsin Statutes Chapter 440 (attached pages 29 & 30 of the Maintenance Guidelines). All systems and components required to be inspected under these guidelines have been inspected unless inaccessible, not existing or omitted at the request of the client. They appear to be performing their intended function unless otherwise noted in the report. The intent of the inspection report is to document observable defects, not to highlight the positive features of the property.

Though cosmetic considerations are not within the scope of this inspection, some comments may be included to assist you in evaluating areas in need of attention. This inspection is not intended to reveal every condition you consider significant to ownership. It is meant to lower your risk not eliminate it. If you feel that a "Defect" or Material Adverse Fact was overlooked, please inform us as soon as possible, prior to making any changes, so that we may review and discuss the condition.

The Wisconsin Statutes Chapter 440 sets general guidelines and requirements for Property Inspections. Many of the conditions noted in the Inspection Report are maintenance concerns as opposed to defects as defined in your sales contract. Some systems or components may function at the time of inspection and may not function afterwards. Home Inspectors are not Specialists. We do not wish to represent ourselves as more knowledgeable than a qualified specialist. Therefore, recommendations for Further Evaluation may be noted. Remedial costs can vary extensively based on opinions as to what remedial actions should be taken, the quality of the workmanship, the materials being used, the contractor, and various other factors. If you are concerned about costs to address issues noted in this report, obtain proposals from one or more Qualified Specialists. A Qualified Specialist may identify additional defects or recommend upgrades or improvements that may be beyond the scope of this inspection which could affect your evaluation of the property.

Conditions noted in the report, and photos taken of various Systems or Components represent a sample of the current condition and are not meant to be indicative of the entire Component or System. i.e., a section of deteriorating trim does not necessarily indicate that all of the trim is deteriorating, nor does it necessarily indicate the only deteriorating trim. Maintenance issues, if not addressed in a timely manner may eventually become a Significant Defects.
Anderson Home Inspection, llc, requires an inspection agreement to be signed by Client/s prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement, you, by accepting, paying for and/ or using the inspection report, 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.

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DEFINITION OF TERMS

"Address as needed" - Address as advised by a qualified specialist, manufacturer's specifications or regulatory requirements.

UDC Comm xx.xx (x) x - Reference to the Uniform Dwelling Code Chapter, Section, Sub-section, etc.

DEFECT (Material Adverse Fact) - A condition significantly reducing the functionality or structural integrity of the identified system or component or posing a significant health or safety risk to the occupants. RL 131.02 (17) (a) (b) Contact a Qualified Specialist for Further Evaluation of the SYSTEM.

DRAIN TILE TESTING - If drain tile testing is recommended or warranted, and testing is limited solely to the interior drain tiles, there is a risk of continued water seepage if exterior drain tiles are compromised or if bleeders are blocked, or damaged. Fully discuss water control options, risks, and recommendations with your contractor.

FURTHER EVALUATION (F/E) - The condition "appears" to be a DEFECT or poses a high risk of being a DEFECT. Contact a Qualified Specialist to evaluate the referenced SYSTEM prior to the end of your inspection contingency. A Qualified Specialist may identify additional concerns or recommend improvements that could affect your evaluation of the property.

HEALTH/ SAFETY - A condition posing a significant health or safety risk. Contact a Qualified Specialist prior to the end of your inspection contingency for Further Evaluation of the SYSTEM or component.

INCONCLUSIVE - Not enough information is available to provide an adequate evaluation. Discuss the consequences with your inspector or a qualified specialist to determine the wisdom of a more in depth evaluation.

UNREMARKABLE - Performing its function. Its condition does not appear to significantly affect its intended use.

MAINTENANCE - Attention recommended. Address, correct, improve, service, repair, or replace.

NON-FUNCTIONAL - Not functioning properly with normal operating controls. It is recommended that this condition and the "related system/s" are further evaluated and addressed as needed by a qualified specialist prior to the end of your inspection contingency.

Advise corrective action - If not repaired, improved, serviced, corrected, or addressed its condition will have a significant adverse effect on the life expectancy of the identified item. - RL 134.04(1) (d)

NUMERIC VALUES

Separated with 2 dots, (i.e., 1.1.7), A diagram number; found in the Maintenance Guidelines.

Separated with one dot, (i.e., 12.2), A page and paragraph reference in the Maintenance Guidelines.

Sealants: Use of the terms: painted, stained or sealed in this report are only done as a descriptive courtesy. The actual composition of the seal coating is unknown and determination of such is beyond the scope of this inspection.

Property Inspection

GENERAL CONDITIONS

Overview	This report is for the exclusive use of our client with this transaction only. A home inspection does not include an inspection for code compliance. Regulatory or code requirements vary by municipality and are continuously revised. Some existing conditions which may have been acceptable at the time of construction do not comply with today's minimum standards but are not required to be updated. There may be recommendations for upgrading or updating certain conditions as a suggestion to help minimize health or safety risks. Some materials in this report may be described as "Painted". Determining the substrate of painted material is beyond the scope of this inspection. We have attempted to be conscientious in differentiating between our use of the words "recommended" and "required".
Property type	Single family.
Occupancy	Vacant.
Main Entry Faces	South.
Attendees	Client's agent.
Weather	Cloudy/ 41 ° F
Starting Time	10:00am.

ROOF

WI Standard of Practice for Home Inspectors, RL 134.04 (1) (d) requires that an inspector: Describe the condition that if not repaired, will have significant adverse effect on the life expectancy of the Roof & (e) "List any material adverse facts that a home inspector has knowledge of or has observed." A Wisconsin Home Inspector is not required to walk on the roof, observe attached accessories such as solar heating systems, antennae, lightning arrestors or internal gutter and downspout systems. The description of the roof and its components is for general information only. Determining the age, number of layers or compliance with manufacturer's installation requirements is beyond the scope of this inspection. Determining whether or not the roof has been exposed to hail damage is beyond the scope of this inspection. Normal roof maintenance includes: 1. Periodic caulking of flashing and exposed nail heads to prevent leaks, 2. Periodic evaluation and repair or replacement of flashing at roof penetrations, transitions, and terminations. (e.g.: chimneys, plumbing stacks, dormers, valleys, electrical mast head assembly, etc), 3. Occasional repair or replacement of damaged sections of roof covering. NOTE: Roofs often leak at the chimney flashing, sidewall flashing and other transitions, penetrations and terminations. Unless it is raining at the time of the inspection, roof leaks can be difficult to predict. Though the flashing around the chimney may appear to be unremarkable at the time of the inspection, water may enter a small gap at the chimney flashing during the first rain shower or first snow melt. Water infiltration at the chimney flashing is not a major defect; it is a maintenance issue that is the responsibility of all property owners. Winter freeze/ thaw conditions are unpredictable. Due to the negative consequences associated with "ice dams" during Wisconsin winters, we strongly encourage you to read: Ice damming: http://www.carsondunlop.com/pdf/re-thinking%20ice%20damming.pdf

For more information about Roofs, read the ROOF section of the Maintenance Guidelines. Unless documented otherwise in this report, the roof covering is shedding water as intended by design at the time of the inspection.

Property Inspection

Component	Comment
Method of Observation	Observed from a ladder.
Limitations	Steep Slope.
Roof Covering	 Laminate Shingle
Chimney	Metal flue pipe. The existence of a rain cap inhibits view of flue interior. Inspection of flue interiors is unknown and not within the scope of this inspection. Metal, wood, etc covering over chimney inhibits visual assessment.
Chimney #2	Brick. Masonry chimney with mortar crown and a clay flue. Mortar crowns deteriorate more rapidly than cast concrete. Annual inspection is recommended to determine maintenance requirements.

Property Inspection

Flashings & Roof Penetrations

Metal.

Woven valleys. Siding proximity inhibits visual assessment of flashing condition at roof/ sidewall junction. (1.2.3). Sidewall flashings at dormers deteriorate over time and require attention. Check all roof flashings as part of your normal maintenance routine to prevent water infiltration. Be sure to evaluate step flashing condition when new roof covering is installed.

Drainage System

Metal. Gutter guards are in place and limit the visual assessment. We make no representation as to the condition of components that are not visually accessible.

Ventilation

Ridge venting. Louvered soffit venting.

Skylights

Clad.

Special Attention

Algae were observed on the shingles. Clean as needed to preserve the life of the roof covering.

Property Inspection

EXTERIOR

The inspection of the exterior is limited to "readily accessible" observable conditions. Paint, stain, or other coatings often prevent an adequate evaluation of component composition and therefore, descriptions are based on observable appearance rather than substrate analysis. Though the presence or condition of storm and screen windows and doors is beyond the scope of this inspection we recommend using and maintaining storm windows to help lower energy costs. Periodic caulking around windows, doors etc, is a typical part of home maintenance to minimize risk of water infiltration and its consequences such as rot and mold. Finishes such as paint and stain should be maintained to prevent premature deterioration of trim and siding. Due to the high cost of foundation repairs proper slope of surfaces directly adjacent to foundation walls must be maintained. 1/2" per foot for a minimum of 10' or to the lot line, whichever is less. UDC Comm 21.12. The slope of the soils and surfaces adjacent to the house can change depending on factors such as rain, wind, snow, frost, and thaw. Neglect of proper drainage, including adequate pitch of walks, patios, stoops, and driveways contribute to foundation movement, failure, and water infiltration.

Component	Comment
Driveway	Concrete.
Stoops	Concrete.
Steps	Concrete. Wood. Worn finish. Maintenance required.

Property Inspection

Siding/ Cladding Wood. Brick.

Worn paint/ finish. Maintain as needed to retard accelerated deterioration.

Damaged siding in one or more areas. Repair, replace or address all damaged siding as needed.

Railings Wood. Worn paint/ finish. Maintain as needed to retard accelerated deterioration.

Trim Stained.

Worn finish. Maintain as needed to retard accelerated deterioration.

Property Inspection

Electric	One or more outlets were reset by a remote GFCI.
	One or more GFCI outlets are not tripping when tested. Address as needed for safety.

Missing proper cover. Repair, replace or address as needed.

Hose Bibb/s	Functional at time of inspection.
Vegetation	Maintenance Tip: Vegetation has been planted too close to foundation. Keep all plantings, bushes, shrubs, etc. at least 4' - 5' away from the foundation walls and trees at least 15' - 20' away to help minimize the risk and consequences of hydrostatic pressure and the likelihood of premature paint/ stain deterioration as wind blows branches against siding. Follow recommendations on page 12 (12.4 - 12.11) of the Maintenance Guidelines.
Height of Grade	Maintenance Tip: The soils and or finished surfaces on this property are too high. The IRC 404 & the Wisconsin UDC Comm 21.10(2) (d) & (e), requires that soil, concrete, asphalt, etc. adjacent to the foundation shall be 8" below sills and rim joists and a minimum of 6" lower than the siding material (2.2.6, 2.2.7) at all elevations to help prevent wall rot and subsequent damage including but not limited to microbial growth. Follow recommendations on page 12 (12.4 - 12.11) of the Maintenance Guidelines. Wood/ soil contact at siding, stairs, deck, columns, etc., encourages premature rot. Maintain a 6" - 8" distance to minimize rot and other consequences. 2.2.7.
Drainage	The condition below the grade is unknown. There are signs of a sub-surface drainage system. The condition has not been verified.

Property Inspection

Walks	Concrete. Pavers.

Settling. Adjacent sections of walkways are more than 1/2" difference in height. Correct or address this trip hazard as needed for safety.

Service Entrance	Underground Service Lateral.
	The electric meter is located at the back of the house.
Gas Meter/ lines	Surface rust on supply line noted. Wire brush, prime, and paint as needed to extend the useful life of the gas piping.
Eaves, Soffits & Fascias	Stained.
Basement Windows	Vinyl sash.
PVC vent/s	*PVC venting terminates below deck. This often promotes rot. Re-direct or maintain decking as needed.*
Sump pump discharge	

Extend the discharge line at least 10' - 15' away from the foundation wall.

Property Inspection

Exposed Foundation	Poured Concrete.
Patio	Pavers.
Deck/ Decking	Wood.
	Worn paint/ finish. Maintain as needed to retard accelerated deterioration.
Retaining walls	Masonry.

Displaced retaining wall at back planters should be corrected prior to becoming unstable or unsafe.

GARAGE

As part of your normal maintenance routine, be sure to check the reverse mechanism on garage door openers, both for pressure sensitivity and reaction to beam interruption. We recommend contacting the motor manufacturer to obtain a manual on required maintenance. Depending on when your garage door was installed, it may not have been required to install safety cables in the extension springs. If not installed, installation of these cables is recommended as a safety upgrade.
Though roof venting is not required on a garage in this geographic area, most manufacturers of shingles will not warranty a roof covering unless the roof is properly vented.

Component	**Comment**
Style/ Access	Wood Frame. Attached.
Foundation	Slab on Grade.
Floor	Concrete.
Garage/ House Door	Door and jamb assembly are fire rated.
Service Door	Metal.

Property Inspection

Vehicle Door/s	3 doors. Wood. Overhead.

Worn paint/ finish. Some rotted sections of OH door/s. Maintain as needed to retard accelerated deterioration. Repair, replace, or address as needed.

Electric opener/s	*Maintenance Tip: Though the safety beam sensors were functioning as intended at the time of the inspection, they should be check annually or per the manufacturer's recommendation for safety.*

Overhead door does not reverse with moderate resistance. For safety reasons, address and maintain this unit per manufacturer's specifications as a normal part of your maintenance routine. If adjustment is not possible, upgrade to a modern unit for safety.

Windows	Casement.
Stoops	Wood.
Walls	Gypsum. Limited visual assessment due to stored personal belongings. We make no representation of areas that were not visually accessible at the time of the inspection.
Fire wall	Inspected.
Electrical	Functional GFCI/s.

AIR CONDITIONING

Central Air conditioning systems have a typical life expectancy of 13 - 17 years; failures have been documented from 10 to 40 years. If your A/C unit is near 15 years old, expect to replace it at any time. To minimize your risk of problems associated with a system past its typical life expectancy, or beyond the scope of this inspection, we recommend a service and safety check prior to the end of your inspection contingency. Installation of a disconnecting device within sight of the compressor is required for safety. Installing a lock at the disconnecting device is recommended.

Component	**Comment**
Manufacturer	Armstrong.

Energy Source/ Type/ Age/ Size	Electric. Central A/C. Approximately 8 years old +/-. 5 Ton unit +/-. Not operated. Sub 60 degrees temperatures within the last 24hrs. Operating system under these conditions may damage compressor. Condition is inconclusive.
Compressor shell	*Soil and organic material should be removed from making contact with compressor housing to inhibit accelerated rusting.*

AIR CONDITIONING #2

Central Air conditioning systems have a typical life expectancy of 13 - 17 years; failures have been documented from 10 to 40 years. If your A/C unit is near 15 years old, expect to replace it at any time. To minimize your risk of problems associated with a system past its typical life expectancy, or beyond the scope of this inspection, we recommend a service and safety check prior to the end of your inspection contingency. Installation of a disconnecting device within sight of the compressor is required for safety. Installing a lock at the disconnecting device is recommended.

Component	**Comment**
Manufacturer	Bryant.
Energy Source/ Type/ Age/ Size	Electric. Central A/C. Approximately 9 years old +/-. 5 Ton unit +/-. Not operated. Sub 60 degrees temperatures within the last 24hrs. Operating system under these conditions may damage compressor. Condition is inconclusive.

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Compressor shell	*Surface rust. Soil and organic material should be removed from making contact with compressor housing to inhibit accelerated rusting.*

Leveling condenser unit is required to improve efficiency, operation, and prevent possible damage. (4.2.3)

Maintenance recommended.

AIR CONDITIONING #3

Central Air conditioning systems have a typical life expectancy of 13 - 17 years; failures have been documented from 10 to 40 years. If your A/C unit is near 15 years old, expect to replace it at any time. To minimize your risk of problems associated with a system past its typical life expectancy, or beyond the scope of this inspection, we recommend a service and safety check prior to the end of your inspection contingency. Installation of a disconnecting device within sight of the compressor is required for safety. Installing a lock at the disconnecting device is recommended.

Component	**Comment**
Manufacturer	Bryant.
Energy Source/ Type/ Age/ Size	Electric. Central A/C. Approximately 9 years old +/-. 2 Ton unit +/-.
	Not operated. Sub 60 degrees temperatures within the last 24hrs. Operating system under these conditions may damage compressor. Condition is inconclusive.

Property Inspection

Compressor shell	*Surface rust.*

Leveling condenser units is required to improve efficiency, operation, and prevent possible damage. (4.2.3)

Maintenance recommended.

FOUNDATION

All basements and foundations in Wisconsin are subject to seepage, soil and water pressures, soil movement, uneven or poorly sloped soil adjacent to the foundation, frost, and adverse weather conditions. Basements may be perfectly dry during a long dry spell and damp during wet weather. Foundation wall movement and/ or crack dimensions may change seasonally depending on factors such as the moisture content and composition of the surrounding soils. Future basement conditions, after inspection, cannot be predicted or guaranteed. The single most important factor to prevent basement problems is to keep surface run-off water away from foundation walls. We recommend that any modular block (cmu) foundation walls displaced or tipped more than 1/2" out of plumb be further evaluated by a qualified specialist to determine the need for repair. If foundation walls are parged, paneled covered or if visual assessment is blocked by stored personal belongings, we make no representation as to their condition.

Whether or not it is raining at the time of inspection, if there are signs of moisture, including efflorescence or staining on foundation walls or floor, water seepage may occur in your basement or crawl space when it rains. The following maintenance recommendations should be taken seriously: 1) Keep rain gutter system clean and unblocked. If downspouts discharge to grade, keep them properly extended away from the foundation walls at least 5 - 10 feet. 2) Adjust and maintain proper grading (slope of the soils, asphalt, and concrete) adjacent to the foundation to a minimum of 1/2" per foot to a distance of 10' away from the foundation wall or to the lot line. 3) If applicable, maintain your palmer valve or sump pump in proper working condition. Expect some seepage including a wet basement or crawl space until these maintenance concerns have been performed. There is still a risk of water infiltration after proper maintenance has been done if drain tiles are blocked, damaged or nonexistent. If water infiltration is important to you and there are signs of moisture, whether or not documented elsewhere in this report, we recommend drain tile testing prior to your final commitment.

Component	**Comment**
Description	Poured concrete basement walls.

Property Inspection

Wall Cracks/ Displacement

Shrinkage cracks noted in corners. Signs off minor seepage. Address as needed.

Moisture/ Seepage

At wall near sump crock. Mice and water entry. For health reasons, we recommend further evaluation by a Qualified Specialist.

Steps/ Railing — Wood steps and wood railings.

Floors — Concrete. Carpet. Tile. Floor covering prevents a complete inspection of the floor. The condition of the floor below the floor covering is unknown.

Beams & Columns — Steel/ Steel. Beams are covered with wood, gypsum or other material that prevents visual assessment. We make no claims as to the condition of systems or components that were not visually accessible at the time of the inspection.

First Floor Design — Dimensional lumber.

Floor Drain — Visible water in floor drain indicates a proper seal from sewer gases.

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Sump Pump/ Crock	Polymer crock. Sump pit is dry. Fill water to the bottom of the lower drain tile inlet. Check sump crock occasionally and maintain a water level that will prevent drying out the impeller seals. Sump pump was operational at the time of the inspection.
Box Sill Insulation	Fiberglass. Expandable Foam.

Some missing insulation. Install as needed.

FOUNDATION #2

Component	Comment
Description	Poured concrete basement walls.
Steps/ Railing	Carpeted. Metal railing/s.
Floors	Concrete.
Beams & Columns	Steel/ Steel.
First Floor Design	TJI's.
Floor Drain	Visible water in floor drain indicates a proper seal from sewer gases.

Sump Pump/ Crock	Pedestal style pump. Float style pump. Be sure to maintain the set point of the float to engage the pump before the water level reaches the middle of the drain tile. If not feasible, replacement of pump (style) may be required. If the water table is too high, contact a qualified specialist for recommendations. Polymer crock.
Box Sill Insulation	Fiberglass.

PLUMBING

Confirmation of compliance with the plumbing code is not within the scope of this inspection. If there are questionable conditions noted on the report, there is a possibility that work was done without the benefit of a regulatory permit by someone unqualified and/ or there may be a risk to the health of the occupants. If questionable workmanship has been noted on the report, we advise further review and corrective action by a qualified specialist. We do not wish to represent ourselves as more knowledgeable than a qualified specialist. A qualified specialist may find other concerns not observed or not within the scope of this inspection.

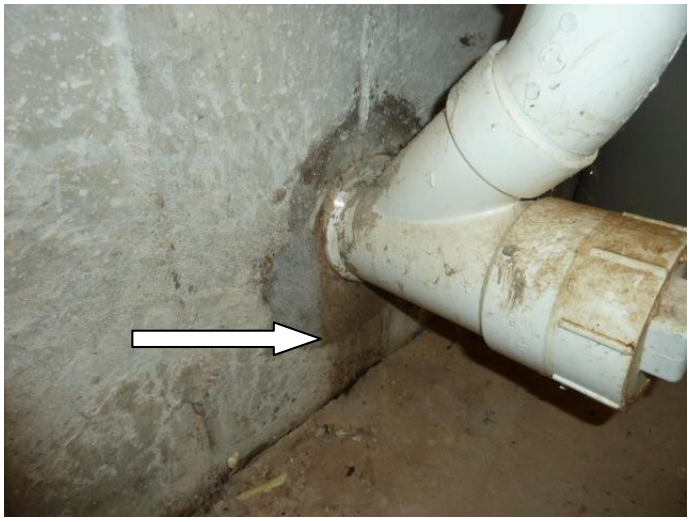
The plumbing system is checked visually. Leaks that are located inside of walls may not be evident at the time of inspection.

The drainage system is only checked to the extent of observing the drain rate. If the drain rate is slow, there is a blockage in the system. Determining the extent or cost of repair is beyond the scope of this inspection. If the drain rate is slow, contact a licensed plumber prior to the end of your inspection contingency.

Component	**Comment**
Main Supply	Copper.
Clean-out	In stack.
Main Shut-off	Basement.
Supply Piping	Copper.

Property Inspection

Drain/ Waste/ Vent PVC.



Leaking/ staining noted at wall/ stack. Address this condition as needed for health reasons.

Leaks or Corrosion

Staining at subfloor under Master bathroom indicates past or ongoing leaking. Contact a qualified specialist for further evaluation to determine the course of remedial action.

WATER HEATER

The average design life of a water heater is about 10 years. Though some have only lasted 5, others have lasted over 40. When your water heater is more than 7 years old, expect to replace it at any time.

Component	Comment
Location	Basement.

Property Inspection

Manufacturer	Rheem.
Age/ Size	50 gal. 8 years old.
Gas Valve	Functional.
Fuel/ Piping	Gas/ Iron.
Venting	Power vent. PVC piping. This type of venting indicates that the unit is a "high efficiency" appliance with an induction blower motor.
T & P Valve	Copper discharge line is properly extended above the floor.
Special Attention	

Leak at isolation or drain valve. Repair or replacement is recommended.

WATER HEATER #2

The average design life of a water heater is about 10 years. Though some have only lasted 5, others have lasted over 40. When your water heater is more than 7 years old, expect to replace it at any time.

Component	**Comment**
Location	Basement.
Manufacturer	Rheem.
Age/ Size	50 gal. 8 years old.
Gas Valve	Functional.
Fuel/ Piping	Gas/ Iron.
Venting	Power vent. PVC piping. This type of venting indicates that the unit is a "high efficiency" appliance with an induction blower motor.

T & P Valve	Polymer discharge line is properly extended above the floor.

WATER HEATER #3

Component	Comment
Location	Basement.
Manufacturer	Rheem.
Age/ Size	75 gal. 8 years old.
Gas Valve	Functional.
Fuel/ Piping	Gas/Approved Flex.
Venting	Power vent. PVC piping. This type of venting indicates that the unit is a "high efficiency" appliance with an induction blower motor.
T & P Valve	Copper discharge line is properly extended above the floor.

KITCHEN

Kitchen inspections are limited to the readily accessible systems and components. Homes occupied at the time of inspection often have personal items under the sink that may block visual assessment of supply and drain lines. Signs of leaking may not be readily noticeable during the inspection but may be obvious on move in day after all personal belongings have been removed. Countertops and cabinetry should be checked after all personal belongings have been removed. Utility connections may require modification or upgrade with new appliances. Confirm proper connections for gas or electric depending on your stove requirements. The functional flow and drainage of the fixtures are observed and unremarkable unless otherwise noted. Worn electrical outlets and switches pose a fire hazard and should be promptly replace when discovered. Appliance evaluation is beyond the scope of a home inspection. RL 134.03 (8)(b)d)

Component	Comment
Sink	Steel sink. Undermount.
Flow/ Drain rates	The flow and drain rates were observed to be unremarkable.
Electrical	Functional GFCI circuit/s.
Exhaust	Fan. Window. Exhaust fans should vent into the atmosphere.
Cabinets/ Countertops	Wood/ Stone. Some synthetic stone counter tops appear to have characteristics similar to natural stone such as marble or granite. Determining the actual composition of the material is beyond the scope of this inspection.
Heat source	Kitchen/ Breakfast room combination. Heat source is located in Breakfast room.

Cross connection	***The dishwasher is draining directly into a sink trap without a back flow preventer (air gap). This cross connection is a health concern and a violation of the WI plumbing code. (6.1.1) For health reasons, we recommend upgrading to a properly installed vacuum breaker or compliant alternative.***

KITCHEN - BASEMENT

Component	Comment
Sink	Top Mount.
Flow/ Drain rates	The flow and drain rates were observed to be unremarkable.
Electrical	Functional GFCI circuit/s.
Exhaust	Fan. Exhaust fans should vent into the atmosphere.
Cabinets/ Countertops	Painted cabinets. Stone countertops - Granite, marble, natural stone or composite. Some composites "appear" to be natural stone. Determination of the actual material is beyond the scope of this inspection.

BATHROOM

Component	Comment
Description	2nd floor hall bathroom
Floor	Tile.
Walls/ Surround	The surround is made of fiberglass.
Sink/Basin	Vanity top.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.
Toilet	Maintenance tip: Though adequately secured at the time of inspection, toilets often become loose and leak. This may damage the floor and ceiling below. Regularly check that toilets are securely fastened and not leaking. A gentle nudge on both sides will help determine if you have a loose toilet. If they become loose or start to leak, you may need to replace the wax ring.
Bathtub/Shower	Shower & Tub.
Ventilation	Exhaust fan.
Electrical	Functional GFCI circuit.
Cabinets/ Counter tops	Fiberboard with composite top.

Heat source	Register.

BATHROOM #2

Component	Comment
Description	2nd floor jack & jill
Floor	Tile.
Walls/ Surround	The surround is made of fiberglass.
Sink/Basin	Vanity top.
	Leaking faucet, trap or fittings. Address as needed.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.
Toilet	*Fasten the loose toilet more securely to the floor/ flange. Replace wax ring if needed. If toilet has been leaking, there may be concealed damage to sub floor and floor framing.*
Bathtub/Shower	Shower & Tub.
Ventilation	Exhaust fan.
Electrical	Functional GFCI circuit.
	One or more outlets were reset by a remote GFCI.
Cabinets/ Counter tops	Fiberboard with composite top.
Heat source	Register.

BATHROOM #3

Component	Comment
Description	Master Bathroom.
Location	1st Floor. Northwest.
Floor	Tile.
Walls/ Surround	Tile Surround.
Sink/Basin	Undermount.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.

Toilet	Maintenance tip: Though adequately secured at the time of inspection, toilets often become loose and leak. This may damage the floor and ceiling below. Regularly check that toilets are securely fastened and not leaking. A gentle nudge on both sides will help determine if you have a loose toilet. If they become loose or start to leak, you may need to replace the wax ring.
Bathtub/Shower	Shower. Whirlpool tub.
Ventilation	Exhaust fan and window.
Electrical	Functional GFCI circuit.
Cabinets/ Counter tops	Wood cabinets with stone or synthetic stone counter tops.
Heat source	Register.

BATHROOM #4

Component	**Comment**
Location	1st Floor. Northeast.
Floor	Tile.
Walls/ Surround	The surround is made of fiberglass.
Sink/Basin	Undermount.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.
Toilet	Maintenance tip: Though adequately secured at the time of inspection, toilets often become loose and leak. This may damage the floor and ceiling below. Regularly check that toilets are securely fastened and not leaking. A gentle nudge on both sides will help determine if you have a loose toilet. If they become loose or start to leak, you may need to replace the wax ring.
Bathtub/Shower	Shower.
Ventilation	Exhaust fan.
Electrical	Functional GFCI circuit.
Cabinets/ Counter tops	Wood cabinets with stone or synthetic stone counter tops.
Heat source	Register.

BATHROOM #5

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Component	Comment
Location	1st Floor. South.
Floor	Tile.
Walls/ Surround	The surround is made of fiberglass.
Sink/Basin	Vanity top.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.
Toilet	Maintenance tip: Though adequately secured at the time of inspection, toilets often become loose and leak. This may damage the floor and ceiling below. Regularly check that toilets are securely fastened and not leaking. A gentle nudge on both sides will help determine if you have a loose toilet. If they become loose or start to leak, you may need to replace the wax ring.
Bathtub/Shower	Shower. Whirlpool tub.
Ventilation	Exhaust fan and window.
Electrical	Functional GFCI circuit.
Cabinets/ Counter tops	Painted cabinets Composite counter top/s.
Heat source	Register.

BATHROOM #6

Component	Comment
Location	Lower level.
Floor	Tile.
Walls/ Surround	Tile.
Sink/Basin	Undermount.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.
Toilet	*Fasten the loose toilet more securely to the floor/ flange. Replace wax ring if needed. If toilet has been leaking, there may be concealed damage to sub floor and floor framing.*
Bathtub/Shower	Shower.
Ventilation	Exhaust fan.
Electrical	Functional GFCI circuit.

Heat source	None. It is common practice for some builders to omit heat sources to bathrooms defined solely with interior walls.

1/2 BATHROOM

Component	Comment
Location	Basement.
Floor	Tile.
Sink/Basin	Pedestal.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.
Toilet	Maintenance tip: Though adequately secured at the time of inspection, toilets often become loose and leak. This may damage the floor and ceiling below. Regularly check that toilets are securely fastened and not leaking. A gentle nudge on both sides will help determine if you have a loose toilet. If they become loose or start to leak, you may need to replace the wax ring.
Ventilation	Exhaust fan.
Electrical	One or more outlets were reset by a remote GFCI.
Heat source	None. It is common practice for some builders to omit heat sources to bathrooms defined solely with interior walls.

1/2 BATHROOM #2

Component	Comment
Location	1st Floor.
Floor	Tile.
Sink/Basin	Pedestal.
Flow/ Drain/ Leaks	The flow and drain rates were observed to be unremarkable.
Toilet	*Fasten the loose toilet more securely to the floor/ flange. Replace wax ring if needed. If toilet has been leaking, there may be concealed damage to sub floor and floor framing.*
Ventilation	Exhaust fan.
Electrical	One or more outlets were reset by a remote GFCI.
Heat source	None. It is common practice for some builders to omit heat sources to bathrooms defined solely with interior walls.

LAUNDRY

Component	Comment
Sink	We recommend an over flow pan be installed under washing machines that are located on habitable levels with flooring or furniture that may be exposed to water damage if the washing machine leaks. The washing machine drains to a stand pipe instead of a sink.
Electrical	One or more grounded outlets.
Cabinets	Painted.
Heat source	Register.

ELECTRICAL

Confirmation of compliance with the electric code is not within the scope of this inspection. Typical design life of breakers is 20 - 25 years. Older breakers were lubricated; as the lube dries out over time, it makes it more difficult for the breakers to trip when needed. If your electrical system is 20 - 25 year or older then consider contacting a licensed electrical contractor for further evaluation to determine the need for a system upgrade. If there are questionable conditions noted on the report, there is a possibility that work was done without the benefit of a regulatory permit by someone unqualified and/ or there may be a risk to the safety of the occupants. If questionable workmanship has been noted on the report, contact a licensed electrical contractor for further evaluation and corrective action. We do not wish to represent ourselves as more knowledgeable than a licensed electrical contractor. A licensed electrical contractor may find other safety concerns not within the scope of this inspection.

Component	Comment
Grounding	A ground wire was present. Verification of the depth of the ground stake is beyond the scope of this inspection.
Main Panel	Siemens.
Panel - Location/s	Basement.

Property Inspection

Service Rating

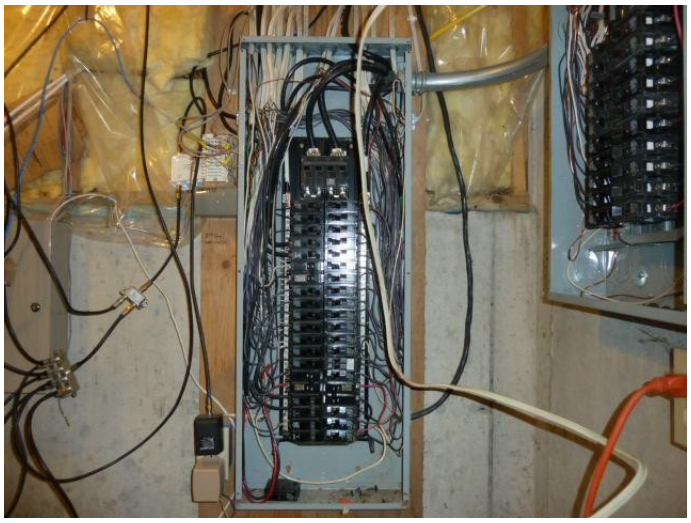
400 amp/ 3 phase

Disconnects — Main & Branch Breakers.

Main Conductors — Copper. 3/0 AWG.

Branch Wiring — Copper.

Special Attention



Orphan wires in front of auxiliary panels. Confirmation of the location of this dead circuit is beyond the scope of this inspection. Correction of this safety concern is recommended.

HEATING

Confirmation of compliance with regulatory requirements or code is not within the scope of this inspection. Determining sizing compatibility is beyond the scope of this inspection. A forced air heating system has a typical life expectancy of about 20 years in this climate. Boilers often last about 30 years. Anticipate replacement when systems are within a few years of this age. A heating system can be difficult to inspect due to lack of visual accessibility to the heat exchanger. If the system has not

Property Inspection

been serviced within the past 12 months (confirm last service date with the seller) or if there are sub standard conditions of the heating system noted on the report, we advise a service and safety check of the system prior to the end of your inspection contingency. If questionable conditions have been noted on the report, we advise further review of the heating system by a qualified specialist who may find other concerns beyond the scope of this inspection. All corrective action shall be done by a qualified specialist for safety reasons.

Component	Comment
Location of Heat Plant	Basement.
Fuel type	Gas.
Fuel Valve	The fuel valve was operational with normal hand pressure at the time of the inspection.
Heating Type	Forced warm air.
Heat distribution	Ducts.
Manufacturer	Bryant.
Size and Age	 100 k BTU. 3 years old.
Venting	PVC - 2 pipe condensing. This type of venting indicates that the unit is "high efficiency".
Burners/ Elements	Electronic igniter. Jet burners.
Heat Exchanger	Visual access to the entire heat exchanger is limited. Unless heating systems have been serviced in the last 12 months, we recommend a service and safety check be performed by a qualified specialist.
Fuel Piping	Black iron.
Filter/ Housing	Electronic filter. This is considered an "accessory" to the heating system and should be checked by an HVAC contractor to verify operation. Consider upgrading to a HEPA media filter.

Property Inspection

Ductwork	Rigid Metal ductwork. Assessment of duct work limited due to finished ceiling material.
IGNITION	Furnace & burner/s respond to thermostat and blower motor starts after apparent response from the fan limit switch.
Gas Leaks	There was no noticeable gas odor at the time of inspection.
Special Attention	Space heater in garage was functional & appears to be properly installed.

HEATING #2

Component	**Comment**
Location of Heat Plant	Basement.
Fuel type	Gas.
Fuel Valve	The fuel valve was operational with normal hand pressure at the time of the inspection.
Heating Type	Forced warm air.
Heat distribution	Ducts.
Manufacturer	
	Bryant.
Size and Age	66 k BTU. 9 years old.
Venting	PVC - 2 pipe condensing. This type of venting indicates that the unit is "high efficiency".
Burners/ Elements	Electronic igniter. Jet burners.

Property Inspection

Heat Exchanger	Visual access to the entire heat exchanger is limited. Unless heating systems have been serviced in the last 12 months, we recommend a service and safety check be performed by a qualified specialist.
Fuel Piping	Black iron.
Filter/ Housing	Electronic filter. This is considered an "accessory" to the heating system and should be checked by an HVAC contractor to verify operation. Consider upgrading to a HEPA media filter.
Ductwork	Rigid Metal ductwork. Assessment of duct work limited due to finished ceiling material.
IGNITION	Furnace & burner/s respond to thermostat and blower motor starts after apparent response from the fan limit switch.
Interlock	The blower motor was operational after the blower door was replaced.
Gas Leaks	There was no noticeable gas odor at the time of inspection.
Special Attention	

Corrosion in vestibule. We recommend a Service and Safety check be performed on the heating system by a qualified specialist prior to the end of your inspection contingency. A qualified specialist may find other concerns beyond the scope of this inspection.

HEATING #3

Component	**Comment**
Location of Heat Plant	Basement.
Fuel type	Gas.
Fuel Valve	The fuel valve was operational with normal hand pressure at the time of the inspection.

Property Inspection

Heating Type	Forced warm air.
Heat distribution	Ducts.
Manufacturer	Armstrong
Size and Age	125 k BTU. 8 years old.
Venting	PVC - 2 pipe condensing. This type of venting indicates that the unit is "high efficiency".
Burners/ Elements	Electronic igniter. Jet burners.
Heat Exchanger	Visual access to the entire heat exchanger is limited. Unless heating systems have been serviced in the last 12 months, we recommend a service and safety check be performed by a qualified specialist.
Fuel Piping	Black iron. Approved flex piping.
Filter/ Housing	Disposable filter. *Dirty filter. Change or clean now and monthly (or per manufacturer's recommendation). A dirty filter can lead to damage of the heat exchanger, a potentially unsafe condition.*
Ductwork	Rigid Metal ductwork.
IGNITION	Furnace & burner/s respond to thermostat and blower motor starts after apparent response from the fan limit switch.
Interlock	The blower motor was operational after the blower door was replaced.
Gas Leaks	There was no noticeable gas odor at the time of inspection.
Special Attention	 *Signs of deferred maintenance. Contact a licensed heating contractor for a service and safety check to include combustion safety testing and evaluation of the heat exchanger for damage prior to the end of your inspection contingency. A heating contractor may find other conditions not found within the scope of this inspection that may be significant.*

Property Inspection

INTERIOR

After 2/1/2011, one and two family dwellings in Wisconsin require smoke alarms and carbon monoxide alarms in the basement and on each floor. For proper placement of alarms, more information about the current requirements and for regulations that affect three or more family dwellings, see http://legis.wisconsin.gov/rsb/code/commm/commm021.pdf and http://legis.wisconsin.gov/rsb/code/comm/comm028.pdf

Inspecting wall and floor covering is beyond the scope of a home inspection. The state standard of practice requires an inspection of a "random sampling of doors and windows" and "the operation of a representative number of installed lighting fixtures, switches and receptacles". After occupancy, there is a possibility that you may discover that not all of the outlets or windows meet your expectations. If this possibility concerns you, we recommend a walk through prior to the end of your inspection contingency to confirm the condition of all doors, windows, outlets, etc.

Component	Comment
HVAC	Forced Warm Air.
Electric	The outlets that were checked were properly grounded unless otherwise noted.
Ceiling fan/s	Functional.
Walls/ Ceilings	Typical or characteristic for its age and style.
Ceiling Cracks/ Stains	 *Patched ceiling in alcove to deck at master bedroom. Determine source and address as needed.*
Floors	The floors are relatively level. The amount of sag, slope or deflection is not unusual for the age and location of the property.
Smoke & CO Detectors	Install new smoke alarms and carbon monoxide alarms upon occupancy in compliance with regulatory requirements. http://legis.wisconsin.gov/rsb/code/comm/comm021.pdf and http://legis.wisconsin.gov/rsb/code/comm/comm028.pdf .
Windows	Casement. Wood sash.

Property Inspection

Glazing	Double Pane.

There is condensation between the panes of glass in one or more locations (SE2 Bedroom, SE1 Bedroom). Confirm the condition of all window seals prior to the end of your home inspection contingency. Glass replacement is typically required to address this condition.

Exterior Doors	Wood.
Patio/ Porch Door/s	Glass panel.
Interior Doors	Painted.
Stairs - 1st to 2nd Floor	Metal railing/s. Carpeted treads.
	Wood stairs. Wood railing/s.
Trim	Painted.

FIREPLACE

Igniting or extinguishing fuel fires or inspection of the interior of flues and fireplace insert flue connectors is not within the scope of a home inspection. (RL 134.03 (9) c) & d). For safety reasons, the National Fire Protection Agency recommends a Level II inspection by a qualified specialist such as a member of the National Fireplace Institute. - NFPA 211 14.5.1 (3).

Component	**Comment**

Property Inspection

Type	
	Sealed gas burner.
Location	Main Level. Master Bedroom/ Master Bathroom.
Firebox	Masonry panels over sheet metal.
Flue	Metal.

FIREPLACE #2

Component	**Comment**
Type	
	Gas Burner.
Location	Main Level.

Property Inspection

Firebox	Masonry panels over sheet metal.
Flue	Metal.

FIREPLACE #3

Component	Comment
Type	
	Masonry. Gas Starter.
Location	Main Level.
Firebox	Masonry.
Flue	Masonry.
Special Attention	*Cracked marble. Address as needed.*

Property Inspection

FIREPLACE #4

Component	Comment
Type	
	Masonry. Gas Starter.
Location	Lower Level.
Firebox	Masonry.
Flue	Masonry.

ATTIC

The inspection of the attic includes visual assessment for structural integrity, water infiltration, insulation and ventilation concerns, signs of high humidity and consequences such as rotted framing members.

Component	Comment
Attic Access	Bedroom closet ceiling
Attic type	Nominal lumber with OSB decking
Vents - Exhaust	The existing vent is uninsulated. We recommend upgrading to an insulated duct to minimize risk of moisture damage.

Property Inspection

Insulation	Blown/loose. Fiberglass. Redistribute or add insulation to eliminate voids in areas of inadequate insulation.

The "average" amount of insulation in the attic is approximately R-30". Today's minimum requirement is R-38. Comm 22.32 (1)

Though the amount of attic insulation may have been adequate at the time of construction, it does not meet today's minimum requirements. If lowering your energy costs is important to you, contact a qualified energy specialist (www.finditwithfocus.com) after closing to schedule a Home Performance Rating. Take advantage of Cash Back rebates from Focus on Energy. For more info, view the 3 minute Focus on Energy video at: http://www.focusonenergy.com/general/consumer_video

Attic access	Add weather stripping. For energy reasons, upgrade insulation at access panel to rigid foam board insulation adhered to panel cover to prevent displacement when moving or removing access panel.
Vapor Barrier	Insulation prevents the evaluation of the existence and/ or condition of a vapor barrier.

RADON

Component	**Comment**
Foundation style	Finished basement. Walk out.
Testing device	Sun Nuclear 1029 SN: 6329845
Start Date	30April
Start time	2:30pm.
Monitor location	Finished basement.

Property Inspection

Results/ Commentary	The result is 3 5 8 pCi/l; below the EPA action level of 4.0 pCi/l. No further action is recommended. The Radon test was conducted per EPA protocol. The results represent an average of the radon levels present in the above noted area during the test period only. Radon levels may vary due to barometric pressure, temperature, air flow, humidity, or seasonal changes. The results should not be construed as predictive or supportive of a similar measurement conducted at another time in the same structure. The test results would be invalid if the monitor had been handled, moved or if changes had been made to the environment. Tampering was not noted.