



Anderson Home Inspection, LLC
5712 W Peninsula Dr
Waterford, WI 53185

262.534.5075

Property Inspection Report



1234 Main St
Milwaukee, WI 53211



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Definitions

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

IMPORTANT: Any rating or verbiage indicating that a condition is sub-standard, adverse, in need of attention, correction, improvement, maintenance, repair, replacement, remedial action, etc. indicates our advice for further evaluation by a qualified professional of YOUR choice PRIOR to the end of your inspection contingency for approval or to provide a repair cost estimate.

Unremarkable	The system or component is serviceable and appears to be performing its intended function with no material adverse facts or impending repair conditions observed.
Defective	Material Adverse Fact - A condition significantly reducing the functionality or structural integrity of the system or component or posing a significant health or safety risk to the occupants. Contact a Qualified Professional for Further Evaluation of the COMPONENT/ SYSTEM and all similar COMPONENT/ SYSTEMS prior to the end of your inspection contingency.
Safety or Health Concern	Safety or Health concern. Repair, replace or address as appropriate. Proper attention to this and all similar components/ conditions is advised. Contact a qualified specialist for remedial cost estimates prior to waiving the rights of your inspection contingency.
Questionable	Substandard condition/s observed. There is not enough information to form a meaningful opinion. The condition is often indicative of a more significant concern. To reduce your risk of significant consequences, we advise contacting a qualified specialist for further evaluation and approval or a remedial cost estimate prior to the end of your inspection contingency.
Repair Estimate	Repair, replace or address as appropriate. Contact a qualified professional for Further Evaluation of this and all similar components/ conditions for remedial cost estimates.
Marginal/ Maintenance	System or Component needs attention. Address, correct, improve, repair, replace, or service as appropriate. If you are unsure of maintenance costs and this is important to you, coordinate further evaluation of this condition by a qualified contractor.
Confirm History	Confirm history with seller. If history is unavailable or unsubstantiated, contact a qualified specialist for further evaluation and a remedial cost estimate.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected due to lack of accessibility, lack of power, for health/ safety reasons or it was disconnected at time of inspection. Unknown conditions exist. If the negative consequences are important to you, contact a qualified professional for further evaluation.
Non-Functional	Not responding to normal operating controls. Contact a Qualified Professional for further evaluation prior to the end of your inspection contingency.

General Information

Property Information

Property Address: 1234 Main St
City: Milwaukee State: WI Zip: 53211

Client Information

Client Name: Home Buyers

Inspection Company

Inspector Name: Donn Anderson
Company Name: Anderson Home Inspection, LLC



General Information (Continued)

Inspection Company Address: 5712 W Peninsula Dr
Inspection Company City: Waterford State: WI Zip: 53185
Inspection Company Phone: 262.534.5075
Inspection Company E-Mail: dja@anspect.com

Conditions

Others Present: Home Buyers Property Occupied: Yes - The property was occupied or staged at the time of the inspection. Common limitations to inspections of occupied properties include: 1. Performance or condition of windows blocked by furniture or stored items. 2. Performance or condition of under sink plumbing blocked by stored items. 3. Performance or condition of inaccessible electrical outlets. 4. Condition of Walls or Floors covered by furnishings and or personal belongings.

The WI Standards of Practice does not require inspectors to move or climb over obstructions to facilitate inspections. For liability and safety reasons, Anderson Home Inspection, Ilc will not touch personal property to facilitate inspections under any circumstances.

Inspection Date: 11/21/17

Start Time: 2:30pm End Time: 5:00pm

Electric On: Yes

Gas/Oil On: Yes

Water On: Yes

Temperature (F): 34

Weather: Overcast Soil Conditions: Frozen

Front Faces: West is the direction the house is assumed to be facing regardless of the actual direction the home is facing, in order to simplify orientation in this report

Space Below Grade: Basement

Building Type: Single family Garage: Detached

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

It is IMPORTANT that you read ALL of the following information, PARTICULARLY and starting with the SUMMARY/S at the end of this report. If any issue is unclear, contact the inspector for clarification prior to the end of your inspection contingency. You may have little or no recourse if our advise for further evaluation has been ignored. This property inspection report includes an inspection agreement (contract) and may include addenda and other information related to property conditions.

The inspection and report will conform to current Standards of Practice set forth in Wisconsin State Statute 440.975 and SPS 131 Subchapter IV of the Wisconsin Administrative Code.

The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or



General Information (Continued)

stored items. For liability and safety reasons, the inspector will not move personal property to facilitate inspections under any circumstance.

A HOME INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.

NOT EVERY WINDOW, DOOR, ELECTRICAL OUTLET, PLUMBING FITTING, ETC. IS INSPECTED.

CONDITIONS NOTED IN THE REPORT, and IMAGES/ PHOTOS of various Systems or Components represent only a "SAMPLE" of the current condition and may or may not be indicative of the condition of all similar components. For example, a comment regarding a rotting window sash does not necessarily indicate that all of the window sashes are rotting, nor does it necessarily indicate the only rotting window sash. A comment regarding poor flashing at the chimney, does not necessarily indicate that all of the roof flashing is in poor condition, nor is it indicative of the only instance of poor flashing. Since it is beyond the scope of this inspection to observe "every" window, door, electrical outlet, etc., if the report indicates that there is a sub-standard condition of a component or system, we advise further evaluation of ALL similar components/ systems; i.e. roof flashings, windows, doors, electrical outlets, trim, etc. by a qualified professional prior to the end of your inspection contingency to confirm quantities of components needing repair, replacement, attention, etc.

The inspection will not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

A home inspection is not an inspection for code compliance. Reference to a code or statute may be included in the report to indicate the condition is not solely the opinion of the inspector. 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 may not require updating. They may be listed in the report as ENC (Existing Non-Compliant). There may be suggestions or recommendations for upgrading or updating certain conditions to help minimize health or safety risks. Some materials in this report may be described as "Painted". Determining the material below the painted surface is beyond the scope of this inspection. Some systems or components may have not been visually accessible due to stored personal belongings, furnishings, wall coverings, etc. You may find LVA (Limited Visual Access) in the report. If you see this designation, do not hesitate to contact us to discuss the consequences of not having inspected these systems or components. We have attempted to be conscientious in differentiating between our use of the words "recommended" and "required".



General Information (Continued)

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as your home inspection contingency. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.

This report is for the exclusive use of our client/s with this transaction only and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

MOLD DISCLAIMER: Mold and mildew investigation is not included with this report. It is beyond the scope of this inspection and any reference to water intrusion should be fully evaluated by a licensed mold specialist if more information is required.

IMPORTANT: This report is the sole intellectual property of the client/s named on the cover page and is not transferable to interested 3rd parties.



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.

Normal roof maintenance includes: 1. Annual evaluation and as needed, maintenance, repair or replacement of flashing at roof penetrations, transitions, and terminations. (e.g.: chimneys, plumbing stacks, dormer sidewall flashings, valleys, electrical mast head assembly, etc.), 2. Periodic caulking of flashing and exposed nail heads to prevent leaks, 3. Occasional repair or replacement of damaged sections of roof covering. NOTE: Roofs often leak at chimney surfaces, chimney flashing, sidewall flashing and other transitions, penetrations and terminations. Unless it is raining at the time of the inspection, and or there are significant holes in the roof covering or flashings, roof leaks are extremely difficult if not impossible to predict. Though the flashing around the chimney may appear to be unremarkable at the time of the inspection, water may enter a tiny gap at the chimney/ flashing at times of significant rain or snow melt. Water infiltration at the chimney/ flashing is an ongoing maintenance issue that is the responsibility of all property owners. Dormers typically have sidewall and lower flashings that deteriorate over time and require attention. Be sure to check all roof flashings as part of your normal maintenance routine to prevent water infiltration. Improper roof drainage is one of the major contributing factors to foundation problems. Gutters and downspouts must be kept clean and properly extended at least 5' - 6' away from the foundation walls. There should be one downspout for every 600 - 800 square feet of roof covering. 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>

Determining the age of the roof covering, the number of layers or compliance with manufacturer's installation requirements is beyond the scope of this inspection. Lifting sealed shingles poses a risk of damage and susceptibility to future wind lift, ice damming problems and water infiltration. Roof and trim flashing can often hide the actual number of layers. There can be a significant cost difference in removing multiple layers of shingles as opposed to removing one layer.

Unless documented otherwise in this report, the roof covering is shedding water as intended by design at the time of the inspection.

The Roof Surface

1. Method of Inspection: Walked. The Inspector inspected the roofing materials and components by walking sections of the roof surface.

2. Unremarkable

Unable to Inspect: 30% - 40% +/- - Roof slope or accessibility limitation: Some areas of the roof covering were not visible or readily accessible to the inspector due to the height and/or pitch of the roof. These areas were inspected from the ground with binoculars to the best of the inspectors ability. There may be deficiencies in these areas that were not visible to the inspector. If further information is desired, it is recommended that a professional roofing contractor be consulted

3. Marginal/ Maintenance

Material/s: Dimensional shingles, Rubber - **Algae noted on rubber roof**





Roof (Continued)

4. Unremarkable Sags/ Crowns: No noteworthy roof sag was observed at the time of the inspection
5. Marginal/ Maintenance Flashing: Metal - **Not replaced at sidewalls at last re-roof. There is an above average risk of leaking on flashing more than 20 years old. Confirm leak history with owner. If history is unavailable or unsubstantiated, contact a qualified professional for further evaluation**



6. Unremarkable Valley/s: Preformed metal
7. Unremarkable Plumbing Vent/s: Metal with metal flashing
8. Unremarkable Electrical Service: Mast
9. Marginal/ Maintenance Gutters & Downspouts: Metal - **Cleaning advised**



10. Unremarkable Downspout Extensions: Onto grade, Below grade
11. Unremarkable Signs of Leaks: No signs of leaking observed. Unless there were notable holes in the roof covering, flashing, trim, etc., it is difficult to detect roof leaks from the exterior. Evaluation for roof leaks at penetrations and transitions must be part of a routine maintenance program performed on an annual basis
12. Unremarkable Ventilation: Static Vents high

- Side of house Chimney
13. Unremarkable

Chimney: Brick





Roof (Continued)

14. Marginal/ Maintenance Flue/ Crown (cap): Clay flue tile/ Mortar crown - Observing the interior of the flue is beyond the scope of this inspection. Though possibly acceptable at the time of construction we advise upgrading the crown (cap) in compliance with current regulatory requirements. SPS 321.30 Masonry chimneys - Chimney caps. Chimneys shall be provided with pre-cast or cast in place concrete chimney caps. Chimney caps shall have a minimum thickness of 2 inches, shall slope outwards away from the flue, and shall provide a one-inch overhang and drip edge on all sides. A slip joint shall be installed between the flue and the cap. The slip joint shall be filled with 1/4" inch felt or similar material and shall be caulked with high-temperature caulk or similar material to prevent water infiltration - **Crown is cracked. Repair or replace as appropriate**



15. Unremarkable Chimney Flashing: Metal

Exterior

The inspection of the exterior is limited to "readily accessible" observable conditions. Paint and stain limit the evaluation of component composition & condition. Descriptions are based on observable appearance rather than substrate analysis. Finishes such as paint and stain should be maintained to prevent premature deterioration of trim and siding. 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 minimize energy costs. Periodic caulking around windows, doors, siding trim, utility openings, concrete joints abutting the home, etc., is a typical part of home maintenance to minimize risk of water infiltration and its consequences such as rot and mold. 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. WI DSPS 321.12. The slope of the soils and surfaces adjacent to the house can change depending on factors such as erosion, rain, drought, wind, snow, frost, and thaw. Neglect of proper drainage, including adequate slope of walks, patios, stoops, and driveways contribute to water infiltration, foundation movement and failure. <http://www.youtube.com/watch?v=5hYIda7tWqA&feature=share>
<http://www.youtube.com/watch?v=1UflgbadQXE>

The Exterior Surface

- | | |
|-----------------|-------------------------|
| 1. Unremarkable | Limitations: Vegetation |
| 2. Unremarkable | Driveway: Concrete |



Exterior (Continued)

3. Safety or Health Concern Walks: Concrete, Stone pavers - Cracks and 1/2" or more difference in height between adjacent sections of walkway. Correct or address this and all similar trip hazards as appropriate for safety



4. Unremarkable
5. Unremarkable
6. Unremarkable
7. Repair Estimate

Wall movement: No racking observed
Steps: Concrete, Pavers
Stoops: Concrete
Porch: Masonry - Settling of the porch was noted.

Cracking appears significant.

Bowing of masonry wall. Address as appropriate for safety reasons





Exterior (Continued)

- | | |
|---------------------------|--|
| 8. Unremarkable | Railings: Wood, Masonry |
| 9. Unremarkable | Flashing: Siding prevents the evaluation of the existence and condition of flashing |
| 10. Unremarkable | Trim: Clad |
| 11. Marginal/ Maintenance | Vegetation: Attention advised - Tree/s - close enough to the structure to pose a risk of foundation and or drain tile damage. Live tree roots often mirror the canopy of the tree and may infiltrate the drain tiles and or put pressure on the foundation and foundation wall/s. Dead trees will often fall unexpectedly onto property causing damage or harm. Contact a qualified specialist to discuss maintenance options |
| 12. Marginal/ Maintenance | Siding/ Cladding: Metal - Loose in some areas |
| 13. Unremarkable | Eaves, Soffits, Fascia: Metal |
| 14. Unremarkable | Height of grade: Adequate. Currently the height of the grade around the perimeter of the structure is acceptable. 6" below the top of the foundation wall should be maintained to help prevent the negative consequences of wicking rain water or snow melt and subsequent damage |
| 15. Marginal/ Maintenance | Drainage/ Grading: ! Adjust and maintain soils to slope away from the foundation at all sides of the home to provide a minimum drop of 1/2" - 1" for every foot away from the foundation to a point 10' away from the foundation or to the lot line, whichever is less (SPS 321.12) to help minimize the risk of seepage and other water related foundation problems. Adjust hard surfaces such as driveways, concrete walks, asphalt, etc. at all sides of the structure to provide a minimum drop of 1/4" - 1" for every foot away from the foundation |





Exterior (Continued)

16. Repair Estimate Exposed foundation: Brick - Corner cracks. This indicates wall movement. Check for foundation wall movement and repair as appropriate. Anticipate leaks and seepage until cracks are properly addressed.

Cracks. All cracks have a potential for allowing water infiltration. Improvement of this condition is advised. Anticipate leaks until this condition is properly addressed



17. Unremarkable Basement windows: Glass block
18. Unremarkable Window Wells: n/r
19. Unremarkable Hose Bibs: Operable valve; no water. Water turned off at another location?
20. Safety or Health Concern Electric: Grounded outlets - Improper wiring, Reversed polarity noted. Correcting this safety concern is required.

Though upgrading may not be mandatory, GFCIs have been required for many years on exterior outlets. We advise upgrading all homes to comply with current regulatory requirements as a safety improvement



21. Unremarkable Electric service entrance: Overhead Service Drop grounded to the plumbing system



22. Unremarkable Electrical Grounding: Plumbing system



Exterior (Continued)

23. Marginal/ Maintenance Caulking: Attention advised - Caulking maintenance is currently required to help prevent water infiltration. Check all doors, windows, siding trim joints and mechanical penetrations and caulk as appropriate
24. Unremarkable Patio: Pavers
25. Safety or Health Concern Balcony: Rubber deck covering - Guardrail missing. Add 36" high (min) guardrail to deck for safety



26. Marginal/ Maintenance Retaining Walls: Stone - Displaced, Appropriate corrective action advised for safety reasons



27. Unremarkable Gas Meter: Side of house





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 advise contacting the motor manufacturer to obtain a manual on required maintenance and to follow the manufacturer's advice. 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 advised 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.

The Garage

1. Type of Structure: Detached # of Vehicle Doors: 2
2. Unremarkable Driveway/ Slab: Unremarkable
3. Marginal/ Maintenance Garage Walls: Limitations - wall covering and stored personal belongings - **Bumped out sidewall.**



4. Unremarkable Garage Doors: Overhead metal
5. Unremarkable Door Operation: Manual and Electric opener/s
6. Unremarkable Opener Mfr: Lift Master
7. Safety or Health Concern Automatic Reverse: Safety beam sensors were functional at the time of the inspection. Test frequently per manufacturer's specifications - **Pressure safety switch was not functioning as intended at the time of the inspection. Properly adjust, repair or replace as appropriate to help minimize the risk of personal injury. Test frequently per manufacturer's recommendations or go to: <http://www.dasma.com/dasma-pages/DASMA-maintenance-guide.asp> and download their Maintenance Guide**
8. Marginal/ Maintenance Siding: Metal - **Worn finish**



9. Unremarkable Trim: Clad
10. Unremarkable Vegetation: n/r



Garage (Continued)

11. Unremarkable Steps: Concrete
12. Unremarkable Roof Covering: Asphalt shingle
13. Repair Estimate Gutters & Downspouts: None - None - add. Gutters and downspouts are required per most municipalities. We advise proper installation and maintenance to help minimize risk of foundation problems. You should have at least one downspout for every 600 to 800 square feet of roof surface
14. Unremarkable Roof Structure: Conventional framing
15. Unremarkable Service Doors: Metal
16. Marginal/ Maintenance Windows: INACCESSIBLE - Some of the windows in the home were inaccessible at the time of the inspection. Furnishings and or personal belongings blocked the inspector's access from operating some of the windows or determining the condition of the glass/ glazing - Worn finish on window/s.

Windows have steel grating, not allowing access to check for condition and movement. Check all window/s for wear and operation prior to the end of your inspection contingency. Maintain, repair or replace as needed



17. Unremarkable Ceiling: Exposed framing
18. Marginal/ Maintenance Floor/Foundation: Slab on grade - concrete - Cracks in slab exceeding 1/4 inch should be filled with an appropriate material to help avoid continued damage from freeze/ thaw conditions

Some corner block cracking





Garage (Continued)

Floor/Foundation: (continued)



19. Unremarkable

Signs of Leaks: No signs of water penetration or abnormal/ harmful condensation were observed

20. Safety or Health Concern

Electrical: Grounded outlets - Though upgrading may not be mandatory, GFCIs have been required for many years in damp locations. We advise upgrading to comply with current regulatory requirements as a safety improvement.

Cover plate/s damaged or missing. Replace all damaged or missing box covers as required for safety, Exposed wiring noted. Correction of this condition is required for safety.

Non compliant federal pacific junction box with fuses. This may have been compliant when installed. Contact a licensed electrician for appropriate corrective action



21. Questionable

Heating: Direct vent wall unit - Unable to locate thermostat. Unit turned on but did not produce heat.

Do not operate system for safety reasons until serviced and approved for use by a qualified HVAC professional





Foundation

IMPORTANT: Because some structural movement is tolerated in Southeast Wisconsin, evaluation of foundation performance is to a great extent, subjective. Our evaluation of this foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The evaluation of the foundation is not technically exhaustive and the inspection does not predict or guarantee future performance. A licensed professional engineer should be consulted if measurements of wall movement is desired. 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 advise that any modular concrete block 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, 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 at 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 and wall movement are important to you and there are signs of moisture at the base of the foundation walls, whether or not documented elsewhere in this report, we advise drain tile testing prior to the end of your inspection contingency.

If wall measurements are included in this report, they have been taken from the approximate middle of the walls unless blocked by stored belongings or wall covering

1. Unremarkable Foundation Style: Basement

The Basement

- | | |
|--------------------------|--|
| 2. Unremarkable | Unable to Inspect: 60% - 70% +/-, Wall covering/s and or stored personal belongings limit the evaluation of the foundation walls. Inspecting covered walls is beyond the scope of this inspection. Their may be wall cracks or moisture stains not observed at the time of the inspection. We assume no liability for conditions not observed at the time of the inspection |
| 3. Unremarkable | Description: Brick - Brick foundations leak. To minimize the amount of leaking, be sure to properly maintain the slope of exterior soils and hard surfaces away from the foundation wall 1" per foot to a minimum of 10' away from the foundation wall. For more information on minimizing water seepage, contact a qualified specialist |
| 4. Marginal/ Maintenance | Moisture/ seepage: Minor stains at base of walls - Adjust/ maintain the height and slope of the exterior soils away from the foundation walls; 1/2" per foot up to 10' away from the foundation or the nearest lot line. WI SPS 321.12. Keep gutters and downspouts clean, in proper working order and extended 6' - 10' away from the foundation walls or connected to a properly functioning below grade sewer system |
| 5. Unremarkable | Wall Cracks/ Displacement: No significant cracks or displacement observed |
| 6. Unremarkable | Box Sill Insulation: Solid box sills. Insulation not required |



Foundation (Continued)

7. Questionable

Beams & Columns: Wood/ Wood - Checking/ cracking. Wood beams and columns shrink and crack when drying. The amount of checking is not abnormal at this time. Consider re-evaluating in 5 years.

Concrete plinths at base of columns are spalling. Immediate attention not required. Evaluate furthering if spalling continues.

If unevenness of floors above is bothersome to you contact a qualified specialist for remedial cost estimate. Note: Addressing uneven floor will likely include modification to foundation columns.



8. Unremarkable

First Floor Design: Conventional framing

9. Safety or Health Concern

Steps & Railings Carpeted steps, Wood railing/s - Railing/s missing - shall be provided on stairs consisting of more than 3 risers. Though possibly not required at the time of construction, we advise upgrading for safety reasons



10. Unremarkable

Ceiling: Exposed framing, Acoustic Ceiling Tile

11. Unremarkable

Foundation Floor: Concrete/ Carpet

12. Unremarkable

Floor Drain: Water observed in floor drain indicates a proper seal from sewer gases

13. Unremarkable

Electrical: Grounded outlets

14. Unremarkable

HVAC Source: Baseboard heater/s



Plumbing

Any plumbing leak recommendations should be considered high priority items since all plumbing leak issues are health or durability concerns. 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 licensed plumber. We do not wish to represent ourselves as more knowledgeable than a licensed plumber who 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 visible piping and the drain rate. If the drain rate is slow, there is typically 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.

Inspecting sewer lines is beyond the scope of a home inspection. Since the cost to repair or replace these lines are typically significant, we advise our clients to have the sewer line/s scoped in order to minimize the risk of expensive remedial costs that may be discovered after occupancy

1. Unremarkable
2. Unremarkable
3. Unremarkable

Service Line: Copper
Limitations: Acoustic ceiling tile
Main Water Shutoff: Gate valve/s



4. Unremarkable
5. Unremarkable
6. Unremarkable
7. Unremarkable
8. Questionable

Water Supply Lines: Copper
Drain Waste Vent Pipes: Cast iron, galvanized
Clean out/s: In floor
Support: Unremarkable
Special Attention: ! Asbestos like material appears compromised. Contact a qualified specialist for further evaluation and a remedial cost estimate



Basement Water Heater

9. Unremarkable
10. Manufacturer: Bradford-White

Water Heater Operation: Hot water in piping at the time of inspection



Plumbing (Continued)

11. Fuel/ Type: Gas Capacity: 40 Gal.
12. Unremarkable Approximate age: 6 years old
13. Unremarkable Leaks/ Corrosion None observed
14. Unremarkable Gas leaks: No smell of gas at the time of the inspection. Checking for Carbon Monoxide or fuel gas leaks is beyond the scope of a home inspection. If these issues are important to you, contact a qualified specialist for further evaluation
15. Unremarkable Gas Valve: Unremarkable
16. Unremarkable Fuel/ Piping: Iron
17. Unremarkable Venting: Galvanized Natural Draft
18. Unremarkable TPRV and Drain Tube: Copper

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. 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. SPS 131.31 (8)(b)4 If the appliances were checked, it was done only as a courtesy and only to check function. It was not done to determine adequacy or future life expectancy. If you are interested in a thorough evaluation of the kitchen appliances, contact a company that specializes in appliance

1st Floor Kitchen

1. Unremarkable

Sink: Self Rimming



2. Unremarkable Signs of Leaking: No signs of leaking observed
3. Unremarkable Flow/ Drain rates: Unremarkable
4. Unremarkable Air Gap: Present
5. Unremarkable Electrical: GFCI OK - outlet/s tested and functioning properly at the time of the inspection
6. Unremarkable Exhaust: Window/s
7. Unremarkable Cabinets: Frameless cabinet/s
8. Unremarkable Counter Tops: Tile
9. Unremarkable HVAC Source: Open area - Kitchen/ Breakfast or Kitchen/ Dining room. Heat source located in adjacent room



Bathroom

2nd floor Bathroom

1. Type Full Bath
2. Unremarkable
3. Unremarkable
4. Unremarkable

Flow/ Drain rates: Unremarkable
Signs of Leaking: No signs of leaking observed
Tub/Surround: Cast iron tub with tile surround



5. Unremarkable

Sink/ Basin: Pedestal, Twin sinks



6. Unremarkable
7. Unremarkable
8. Unremarkable
9. Repair Estimate

Toilets: Two piece - secure/ immobile
Ventilation: Exhaust fan/s, window/s
Electrical: GFCI OK - outlet/s tested and functioning properly at the time of the inspection
HVAC Source: ! No heat source. Typically a heat source is required in rooms exposed to an exterior wall

1st floor Bathroom

10. Type 1/2 Bath
11. Unremarkable
12. Unremarkable
13. Unremarkable

Flow/ Drain rates: Unremarkable
Signs of Leaking: No signs of leaking observed
Sink/ Basin: Pedestal



14. Unremarkable

Toilets: Two piece - secure/ immobile



Bathroom (Continued)

15. Unremarkable Ventilation: Gravity vent. No operable window or exhaust fan. Appears to be a grill relying on convection. This condition is frequently observed in construction of this era



16. Marginal/ Maintenance Electrical: Grounded outlets - Though upgrading may not be mandatory, GFCIs have been required for many years in damp locations. We advise upgrading to comply with current regulatory requirements as a safety improvement



17. Unremarkable HVAC Source: None - Interior. When rooms have no walls adjacent to the exterior, it is common practice not to have a heat source

Laundry Room/Area

Though a home inspection in Wisconsin does not include the inspection of household appliances, their venting or compliance with code, due to the risk of fire with clothes dryers vents that have not been cleaned or maintained, for safety reasons we strongly advise all of our clients to check the dryer vent for compliance with current regulatory requirements and clean it or have it cleaned prior to using it the first time. Rigid metal piping is the preferred venting material to help minimize the risk of fires.

When a laundry room is located in a finished basement or on an upper level of a home, we recommend the installation of an over flow pan (along with other water control systems - www.floodmaster.com) 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

Basement Laundry Room/Area

1. Unremarkable Laundry Tub: Composite



2. Unremarkable Flow/ Drain rates: Unremarkable



Laundry Room/Area (Continued)

- | | |
|-----------------|--|
| 3. Unremarkable | Signs of Leaking: No signs of leaking observed |
| 4. Unremarkable | Electrical: Grounded outlets |
| 5. Unremarkable | Ventilation: Window/s |

Electrical

Any Electrical recommendations should be considered high priority items since all electrical issues are safety concerns. 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 lubrication 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 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 appropriate 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 observed or not within the scope of this inspection.

Basement Electric Panel

- | | |
|-----------------|---|
| 1. Unremarkable | Limitations: Finished walls and ceiling |
| 2. Unremarkable | Manufacturer: Cutler-Hammer |



- | | |
|------------------------------|--|
| 3. Unremarkable | System Rating: 100 amps |
| 4. Unremarkable | Panel Capacity: 100 amps |
| 5. Unremarkable | Cable, Conduit, Tubing: Romex - Non-metallic sheathed cable |
| 6. Unremarkable | Main Type/ Size: Breaker/s, 100 Amps |
| 7. Unremarkable | Main Conductors: Copper |
| 8. Unremarkable | Branch Disconnects: Breakers |
| 9. Unremarkable | Branch Conductors: Copper |
| 10. Unremarkable | Labeling: Labeled. The panel is labeled. Confirm accuracy of labeling for safety reasons |
| 11. Unremarkable | Raceway/ Supports: A-typical. May have been approved by the Authority Having Jurisdiction. Confirm compliance with the AHJ |
| 12. Marginal/ Maintenance | Special Attention Electrical: ! Accessibility of panel. Clearance to be able to remove panel is inadequate |
| 13. Is the panel bonded? Yes | |



Electrical (Continued)

Basement Electric Panel

14. Unremarkable

Limitations: Obstructions prevented access to panel box. For safety, remove obstructions and have panel inspected prior to the end of your inspection contingency

15. Unremarkable

Manufacturer: Wadsworth



16. Not Inspected

System Rating:

17. Not Inspected

Panel Capacity:

18. Unremarkable

Cable, Conduit, Tubing: Conduit and romex - Electrical metallic tubing and non-metallic sheathed cable

19. Not Inspected

Main Type/ Size:

20. Not Inspected

Main Conductors:

21. Not Inspected

Branch Disconnects:

22. Not Inspected

Branch Conductors:

23. Not Inspected

Labeling:

24. Not Inspected

AFCI:

25. Unremarkable

Raceway/ Supports: A-typical. May have been approved by the Authority Having Jurisdiction. Confirm compliance with the AHJ

26. Unremarkable

Clearance: Attention

27. Marginal/ Maintenance

Special Attention Electrical: ! Accessibility of panel. Clearance to be able to remove panel is inadequate. Trim prevents removal.



28. Is the panel bonded? No Unknown

Basement Electric Panel



Electrical (Continued)

29. Unremarkable

Manufacturer: Square D



30. Maximum Capacity: 125 Amps

31. Unremarkable

Main Breaker Size: Subpanel

32. Unremarkable

Breakers: Breakers

33. Is the panel bonded? No

Heating System

Typical life expectancy of a heating system in this climate is about 15 - 20 years in this climate. Boilers often last about 25 - 30 years. Anticipate replacement when systems are within a few years of this age. Inspection of a heating system is limited due to lack of visual accessibility to the heat exchanger. If the system has not been serviced within the past 12 months (confirm last service date with the seller) or if there are substandard or questionable 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 by a qualified specialist who may find other concerns beyond the scope of this inspection. We advise that all corrective action be done by a qualified specialist of your choice for safety and accountability. 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.

Basement Heating System

1. Manufacturer: Weil McLain

2. Fuel Type: Gas

3. Unremarkable

4. Unremarkable

5. Unremarkable

Venting: Galvanized - Natural Draft

Heating Type: Boiler - hydronic

Capacity: 140,000 BTU



6. Unremarkable

Approximate age: 23 years old, ANSI date

7. Unremarkable

Heating System Operation: Heating system responded to thermostat

8. Unremarkable

Burners/ Elements: Inshot burners



Heating System (Continued)

9. Unremarkable

Heat Exchanger: 8 Burners



10. Unremarkable

Heat Distribution: Radiators

11. Unremarkable

Fuel Piping: Iron

12. Unremarkable

Fuel Valve: Functional

13. Unremarkable

Gas Leak/s: There was no noticeable gas odor at the time of inspection

14. Unremarkable

Ignition: Burner/s responded to thermostat

15. Unremarkable

Boilers/ Heat Pumps: Back flow preventer is present

16. Marginal/ Maintenance

Special Attention HVAC: ! Differed maintenance. Rust in vestibule. A full service & safety check is advised

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>

For safety reasons, we strongly advise installing new combination "ionization/ photoelectric" smoke detectors upon occupancy, changing the batteries twice each year and replacing the detector every 5 years.

Inspecting wall and floor covering such as carpeting, tile, wood flooring, and other cosmetic finish treatments 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 advise a walk through prior to the end of your inspection contingency to confirm the condition of all doors, windows, outlets, etc.

Though the inspection of paint on walls, ceilings, trim, etc, is not within the scope of this inspection, peeling or flaking of lead base paint in homes built prior to 1978 may be a health concern. We advise using "lead certified" painting contractors for any painting needed on homes built prior to 1978. <http://www.epa.gov/lead/pubs/renovation.htm>

Due to the risk of damaging personal property, moving personal items, furnishings or furniture is beyond the scope of a home inspection. We request accessibility to the attic, foundation walls and mechanical equipment when the appointment is originally scheduled. If areas have not been made accessible, we advise you to consider the risk of financial consequences.

Window glass was evaluated on a best efforts basis to determine thermal seal failure. Often, a failed seal cannot be determined during the assessment due to cleanliness of the glass, varying weather conditions or humidity. Therefore, no representations are made as to the condition of every window. No responsibility is assumed for items not observed during the inspection



Interior (Continued)

The Living Space

1. Unremarkable Limitations Furnishings, personal belongings and/or stored items limited visual access to electrical outlets, heat sources, windows, walls, interiors of closets, interiors of kitchen and bathroom cabinets, etc. Moving personal belongings is beyond the scope of this inspection. Adequate number, type and function of electrical outlets, etc. is unknown
2. Unremarkable Closets: Typical
3. Unremarkable Floor/s: Level. The amount of sag, slope or deflection is not unusual for the age of the property - *If the current slope or deflection of the floor is a concern to you, contact a qualified specialist to discuss remedial options*
4. Unremarkable Ceilings: Plaster
5. Unremarkable Walls: Plaster
6. Unremarkable Interior Doors: Paneled
7. Unremarkable Patio Door/s: Glass panel
8. Unremarkable Entry Door/s: Wood with glass panel/s
9. Marginal/ Maintenance Window/s: Wood sash - *Missligned sashes, missing sash cords. Adjust/ address a appropriate*



10. Marginal/ Maintenance Glazing: Single pane and Insulated glass panel/s - *Reglaze. Some glazing is in poor condition. Reglazing is advised to decrease heat loss*



11. Safety or Health Concern Electrical: Grounded outlets - *Ungrounded (2 slot) outlet/s. Though upgrading may not be mandatory, grounded outlets (GFCIs in damp locations) have been required for many years in new construction. We advise upgrading in compliance with current regulatory requirements as a safety improvement.*

Open ground/s - Correct all improperly wired electrical outlets s required for safety



Interior (Continued)

Electrical: (continued)



- 12. Unremarkable
- 13. Unremarkable

Thermostat/s: Programmable
HVAC Source/s: Radiator/s, Baseboard heater/s



- 14. Questionable

Smoke/ CO Detectors: Smoke Detector/s observed. For safety, adherence with current NFPA requirements is advised. I.e. one on each floor - CO detector/s not observed in all "required" locations. If an adequate number of Carbon Monoxide detectors are not properly installed, (one on each floor) we advise installing new Carbon Monoxide detectors in compliance with current regulatory requirements

- 15. Unremarkable
- 16. Unremarkable

Stairs: Wood stairs, wood railing/s
Trim: Painted and stained

Fireplace/Wood Stove

Fireplace, wood or gas burning stove inspections are limited to the visible components only. This is not an inspection for code compliance. Examination of concealed or inaccessible portions is beyond the scope of this inspection. This was a limited inspection. 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 and due to the limited scope of this inspection, we advise a level 2 inspection (required by the Chimney Safety Institute of America - http://www.csia.org/sweeping_flash.html) prior to the end of your inspection contingency. "We are unaware of how well the fireplace drafts."

1st Floor Fireplace

- 1. Type: Wood burning
 - 2. Unremarkable
 - 3. Safety or Health Concern
- Firebox: Masonry
Damper: ! No damper observed. Typically required. Do not use unless evaluated by a qualified professional and approved for use



Fireplace/Wood Stove (Continued)

4. Unremarkable

Hearth: Floor level



5. Unremarkable

Stains on ceiling: None observed

6. Safety or Health Concern **Special Attention Fireplace: !** For safety reasons, and due to the very limited scope of the home inspection standards regarding fireplace inspections, we concur with the National Fire Protection Association - NFPA 211 14.5.1 (3) and the Chimney Safety Institute of America - http://www.csia.org/sweeping_flash.html - A Level II inspection shall be conducted upon sale or transfer of a property. Contact a qualified specialist for a comprehensive Level II fireplace inspection prior to the end of your inspection contingency, prior to having your first fire

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. Unless there is significant rain at the time of the inspection, detecting "ongoing" leaks in the attic or the interior of the home can be virtually impossible to predict. Verbiage in this report indicating "... signs of past or ongoing leaks", is not definitive. Stained building components are typically a sign of past leaking but not a definitive sign of ongoing leaks

The Attic

1. Method of Inspection In the attic

2. Unremarkable

Unable to Inspect: 10% - 20% +/- - Limited access - belongings - The occupant's belongings blocked access to the attic access hatch and the attic was not inspected. Moving the occupant's belongings is beyond the scope of the Home Inspection. Because defective conditions may exist in the attic, the Inspector recommends that it be inspected by a qualified inspector after access has been provided

3. Unremarkable

Attic Access Stairwell



4. Unremarkable

Attic type: Walk-up



Attic (Continued)

- | | |
|--------------------------|---|
| 5. Unremarkable | Attic floor: Boards |
| 6. Unremarkable | Roof Framing: Conventional framing |
| 7. Unremarkable | Sheathing/ Decking: Boards, Oriented Strand Board |
| 8. Unremarkable | Roof Venting: Static vent/s, windows |
| 9. Marginal/ Maintenance | Exhaust Fan Venting: Through the roof. Exhaust/s vent properly through the roof into the atmosphere - Uninsulated vent/s. We advise insulating vents to minimize risk of dew point/ condensation damage to building components |



- | | |
|------------------------------|--|
| 10. Unremarkable | Insulation: Floored attic. Existence of insulation is unknown. Consider further evaluation to determine need for insulation |
| 11. Safety or Health Concern | Wiring/Lighting: 120 VAC - Live Knob & Tube wiring. Though upgrading of this style wiring may not be required by your municipality at this time, the insulation is typically brittle with age. Live knob and tube wiring must not be covered with insulation. NEC 394.12 (5) Overheated wiring poses a risk of fire. Some insurance carriers do not provide coverage with Knob & Tube systems. We advise a system upgrade unless evaluated and approved for your requirements by a licensed electrician and your insurance carrier. |

Dead "knob & tube" wiring in some areas. Not all knob & tube was tested. We advise further evaluation by a qualified electrician for safety



- | | |
|---------------------|--|
| 12. Confirm History | Signs of Leaks/ Moisture: ! Moisture stains indicate past or ongoing leaks. Confirm history with seller. If history is unavailable or unsubstantiated, contact a qualified specialist for further evaluation and approval or a remedial cost estimate |
|---------------------|--|



Attic (Continued)

Signs of Leaks/ Moisture: (continued)



13. Marginal/ Maintenance Plumbing Soil Stack: Iron, PVC - Light leak at plumbing stack. Repair/ replace stack flashing to minimize risk of water entry



14. Questionable Special Attention Attic: ! Asbestos wrapped pipes? Confirm and remediate condition if applicable.

Railing missing on stairwell.





Final Comments

IMPORTANT: Any rating or verbiage other than Unremarkable is a condition which is sub-standard, adverse, in need of attention, correction, improvement, maintenance, repair, replacement, remedial action, etc. and indicates our advice for Further Evaluation by a Qualified Professional of YOUR choice PRIOR to the end of your inspection contingency for approval or to provide a repair cost estimate.

THE MOST IMPORTANT THING TO UNDERSTAND IS THAT ALL HOMES REQUIRE ONGOING MAINTENANCE. AS TIME GOES ON, THE SYSTEMS AND COMPONENTS OF YOUR HOME WILL WEAR OUT, BREAK DOWN, DETERIORATE, LEAK OR SIMPLY STOP WORKING. If you do not inspect and maintain all roof flashings and maintain proper slope of the surfaces around the perimeter of the foundation walls, ANTICIPATE LEAKS!

On pages 84 and 85 of the Manual we provided you at the time of the inspection, is a Seasonal Maintenance Checklist. We strongly advise you to follow this guide and add to it as you learn more about your home over the years.



Safety or Health Concern Summary

Safety or Health concern. Repair, replace or address as appropriate. Appropriate attention to this and all similar components is advised. Contact a qualified specialist for remedial cost estimates prior to waiving the rights of your inspection contingency.

This summary is not the entire report. The complete report may include additional information of concern to the client. We advise the client to carefully read the complete report.

Exterior

1. The Exterior Surface Walks: Concrete, Stone pavers - Cracks and 1/2" or more difference in height between adjacent sections of walkway. Correct or address this and all similar trip hazards as appropriate for safety



2. The Exterior Surface Electric: Grounded outlets - Improper wiring, Reversed polarity noted. Correcting this safety concern is required.

Though upgrading may not be mandatory, GFCIs have been required for many years on exterior outlets. We advise upgrading all homes to comply with current regulatory requirements as a safety improvement



3. The Exterior Surface Balcony: Rubber deck covering - Guardrail missing. Add 36" high (min) guardrail to deck for safety





Safety or Health Concern Summary (Continued)

Garage

4. The Garage Automatic Reverse: Safety beam sensors were functional at the time of the inspection. Test frequently per manufacturer's specifications - Pressure safety switch was not functioning as intended at the time of the inspection. Properly adjust, repair or replace as appropriate to help minimize the risk of personal injury. Test frequently per manufacturer's recommendations or go to:
<http://www.dasma.com/dasma-pages/DASMA-maintenance-guide.asp> and download their Maintenance Guide
5. The Garage Electrical: Grounded outlets - Though upgrading may not be mandatory, GFCIs have been required for many years in damp locations. We advise upgrading to comply with current regulatory requirements as a safety improvement.

Cover plate/s damaged or missing. Replace all damaged or missing box covers as required for safety, Exposed wiring noted. Correction of this condition is required for safety.

Non compliant federal pacific junction box with fuses. This may have been compliant when installed. Contact a licensed electrician for appropriate corrective action



Foundation

6. The Basement Steps & Railings Carpeted steps, Wood railing/s - Railing/s missing - shall be provided on stairs consisting of more than 3 risers. Though possibly not required at the time of construction, we advise upgrading for safety reasons



Interior

7. The Living Space Electrical: Grounded outlets - Ungrounded (2 slot) outlet/s. Though upgrading may not be mandatory, grounded outlets (GFCIs in damp locations) have been required for many years in new construction. We advise upgrading in compliance with current regulatory requirements as a safety improvement.



Safety or Health Concern Summary (Continued)

Electrical: (continued)

Open ground/s - Correct all improperly wired electrical outlets s required for safety



Fireplace/Wood Stove

8. 1st Floor Fireplace Damper: ! No damper observed. Typically required. Do not use unless evaluated by a qualified professional and approved for use
9. 1st Floor Fireplace Special Attention Fireplace: ! For safety reasons, and due to the very limited scope of the home inspection standards regarding fireplace inspections, we concur with the National Fire Protection Association - NFPA 211 14.5.1 (3) and the Chimney Safety Institute of America - http://www.csia.org/sweeping_flash.html - A Level II inspection shall be conducted upon sale or transfer of a property. Contact a qualified specialist for a comprehensive Level II fireplace inspection prior to the end of your inspection contingency, prior to having your first fire

Attic

10. The Attic Wiring/Lighting: 120 VAC - Live Knob & Tube wiring. Though upgrading of this style wiring may not be required by your municipality at this time, the insulation is typically brittle with age. Live knob and tube wiring must not be covered with insulation. NEC 394.12 (5) Overheated wiring poses a risk of fire. Some insurance carriers do not provide coverage with Knob & Tube systems. We advise a system upgrade unless evaluated and approved for your requirements by a licensed electrician and your insurance carrier.

Dead "knob & tube" wiring in some areas. Not all knob & tube was tested. We advise further evaluation by a qualified electrician for safety





Questionable Summary

There is not enough information to form a meaningful opinion. There is a risk that the System or Component is not functioning as required or intended. We advise contacting a qualified professional for further evaluation and approval of the current condition or a remedial cost estimate prior to the end of your inspection contingency.

This summary is not the entire report. The complete report may include additional information of concern to the client. We advise the client to carefully read the complete report.

Garage

1. The Garage Heating: Direct vent wall unit - Unable to locate thermostat. Unit turned on but did not produce heat.

Do not operate system for safety reasons until serviced and approved for use by a qualified HVAC professional



Foundation

2. The Basement Beams & Columns: Wood/ Wood - Checking/ cracking. Wood beams and columns shrink and crack when drying. The amount of checking is not abnormal at this time. Consider re-evaluating in 5 years.

Concrete plinths at base of columns are spalling. Immediate attention not required. Evaluate furthering if spalling continues.

If unevenness of floors above is bothersome to you contact a qualified specialist for remedial cost estimate. Note: Addressing uneven floor will likely include modification to foundation columns.



Plumbing

3. Special Attention: ! Asbestos like material appears compromised. Contact a qualified specialist for further evaluation and a remedial cost estimate



Plumbing (Continued)

Special Attention: (continued)



Interior

4. The Living Space Smoke/ CO Detectors: Smoke Detector/s observed. For safety, adherence with current NFPA requirements is advised. I.e. one on each floor - CO detector/s not observed in all "required" locations. If an adequate number of Carbon Monoxide detectors are not properly installed, (one on each floor) we advise installing new Carbon Monoxide detectors in compliance with current regulatory requirements

Attic

5. The Attic Special Attention Attic: ! Asbestos wrapped pipes? Confirm and remediate condition if applicable.

Railing missing on stairwell.





Repair Estimate Summary

Repair, replace or address as appropriate. Contact a qualified professional for Further Evaluation of this and all similar components for remedial cost estimates prior to waiving the rights of your inspection contingency.

This summary is not the entire report. The complete report may include additional information of concern to the client. We advise the client to carefully read the complete report.

Exterior

1. The Exterior Surface Porch: Masonry - Settling of the porch was noted.

Cracking appears significant.

Bowing of masonry wall. Address as appropriate for safety reasons



2. The Exterior Surface Exposed foundation: Brick - Corner cracks. This indicates wall movement. Check for foundation wall movement and repair as appropriate. Anticipate leaks and seepage until cracks are properly addressed.

Cracks. All cracks have a potential for allowing water infiltration. Improvement of this condition is advised. Anticipate leaks until this condition is properly addressed





Repair Estimate Summary (Continued)

Garage

3. The Garage Gutters & Downspouts: None - None - add. Gutters and downspouts are required per most municipalities. We advise proper installation and maintenance to help minimize risk of foundation problems. You should have at least one downspout for every 600 to 800 square feet of roof surface

Bathroom

4. 2nd floor Bathroom HVAC Source: ! No heat source. Typically a heat source is required in rooms exposed to an exterior wall



Marginal/ Maintenance Summary

System or Component needs attention. Address, correct, improve, repair, replace, or service as appropriate.

This summary is not the entire report. The complete report may include additional information of concern to the client. We advise the client to carefully read the complete report.

Roof

1. The Roof Surface Material/s: Dimensional shingles, Rubber - **Algae noted on rubber roof**



2. The Roof Surface Flashing: Metal - **Not replaced at sidewalls at last re-roof. There is an above average risk of leaking on flashing more than 20 years old. Confirm leak history with owner. If history is unavailable or unsubstantiated, contact a qualified professional for further evaluation**



3. The Roof Surface Gutters & Downspouts: Metal - **Cleaning advised**



4. Side of house Chimney Flue/ Crown (cap): Clay flue tile/ Mortar crown - Observing the interior of the flue is beyond the scope of this inspection. Though possibly acceptable at the time of construction we advise upgrading the crown (cap) in compliance with current regulatory requirements. SPS 321.30 Masonry chimneys - Chimney caps. Chimneys shall be provided with pre-cast or cast in place concrete chimney caps. Chimney caps shall have a minimum thickness of 2 inches, shall slope outwards away from the flue, and shall provide a one-inch overhang and drip edge on all sides. A slip joint shall be installed between the flue and the cap. The slip joint shall be filled with 1/4" inch felt or similar material and shall be caulked with high-temperature caulk or similar material to



Marginal/ Maintenance Summary (Continued)

Flue/ Crown (cap): (continued)

prevent water infiltration - Crown is cracked. Repair or replace as appropriate



Exterior

5. The Exterior Surface Vegetation: Attention advised - Tree/s - close enough to the structure to pose a risk of foundation and or drain tile damage. Live tree roots often mirror the canopy of the tree and may infiltrate the drain tiles and or put pressure on the foundation and foundation wall/s. Dead trees will often fall unexpectedly onto property causing damage or harm. Contact a qualified specialist to discuss maintenance options
6. The Exterior Surface Siding/ Cladding: Metal - Loose in some areas



7. The Exterior Surface Drainage/ Grading: ! Adjust and maintain soils to slope away from the foundation at all sides of the home to provide a minimum drop of 1/2" - 1" for every foot away from the foundation to a point 10' away from the foundation or to the lot line, whichever is less (SPS 321.12) to help minimize the risk of seepage and other water related foundation problems. Adjust hard surfaces such as driveways, concrete walks, asphalt, etc. at all sides of the structure to provide a minimum drop of 1/4" - 1" for every foot away from the foundation



8. The Exterior Surface Caulking: Attention advised - Caulking maintenance is currently required to help prevent water infiltration. Check all doors, windows, siding trim joints and mechanical penetrations and caulk as appropriate



Marginal/ Maintenance Summary (Continued)

9. The Exterior Surface Retaining Walls: Stone - Displaced, Appropriate corrective action advised for safety reasons



Garage

10. The Garage Garage Walls: Limitations - wall covering and stored personal belongings - Bumped out sidewall.

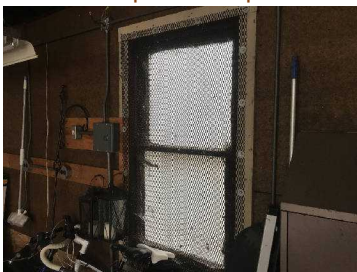


11. The Garage Siding: Metal - Worn finish



12. The Garage Windows: INACCESSIBLE - Some of the windows in the home were inaccessible at the time of the inspection. Furnishings and or personal belongings blocked the inspector's access from operating some of the windows or determining the condition of the glass/ glazing - Worn finish on window/s.

Windows have steel grating, not allowing access to check for condition and movement. Check all window/s for wear and operation prior to the end of your inspection contingency. Maintain, repair or replace as needed





Marginal/ Maintenance Summary (Continued)

13. The Garage Floor/Foundation: Slab on grade - concrete - Cracks in slab exceeding 1/4 inch should be filled with an appropriate material to help avoid continued damage from freeze/ thaw conditions

Some corner block cracking



Foundation

14. The Basement Moisture/ seepage: Minor stains at base of walls - Adjust/ maintain the height and slope of the exterior soils away from the foundation walls; 1/2" per foot up to 10' away from the foundation or the nearest lot line. WI SPS 321.12. Keep gutters and downspouts clean, in proper working order and extended 6' - 10' away from the foundation walls or connected to a properly functioning below grade sewer system

Bathroom

15. 1st floor Bathroom Electrical: Grounded outlets - Though upgrading may not be mandatory, GFCIs have been required for many years in damp locations. We advise upgrading to comply with current regulatory requirements as a safety improvement



Electrical

16. Basement Electric Panel Special Attention Electrical: ! Accessibility of panel. Clearance to be able to remove panel is inadequate



Marginal/ Maintenance Summary (Continued)

17. Basement Electric Panel Special Attention Electrical: ! Accessibility of panel. Clearance to be able to remove panel is inadequate. Trim prevents removal.



Heating System

18. Basement Heating System Special Attention HVAC: ! Differed maintenance. Rust in vestibule. A full service & safety check is advised

Interior

19. The Living Space Window/s: Wood sash - Missligned sashes, missing sash cords. Adjust/ address a appropriate



20. The Living Space Glazing: Single pane and Insulated glass panel/s - Reglaze. Some glazing is in poor condition. Reglazing is advised to decrease heat loss



Attic

21. The Attic Exhaust Fan Venting: Through the roof. Exhaust/s vent properly through the roof into the atmosphere - Uninsulated vent/s. We advise insulating vents to minimize risk of dew point/ condensation damage to building components



Attic (Continued)

Exhaust Fan Venting: (continued)



22. The Attic Plumbing Soil Stack: Iron, PVC - Light leak at plumbing stack. Repair/ replace stack flashing to minimize risk of water entry





Confirm History Summary

Confirm history with seller. If history is unavailable or unsubstantiated, contact a qualified specialist for further evaluation and a remedial cost estimate.

This summary is not the entire report. The complete report may include additional information of concern to the client. We advise the client to carefully read the complete report.

Attic

1. The Attic Signs of Leaks/ Moisture: ! Moisture stains indicate past or ongoing leaks. Confirm history with seller. If history is unavailable or unsubstantiated, contact a qualified specialist for further evaluation and approval or a remedial cost estimate





Not Inspected Summary

Item was unable to be inspected for health/ safety reasons or due to lack of power, accessibility, or disconnected at time of inspection. Further evaluation advised.

This summary is not the entire report. The complete report may include additional information of concern to the client. We advise the client to carefully read the complete report.

Electrical

1. Basement Electric Panel System Rating:
2. Basement Electric Panel Panel Capacity:
3. Basement Electric Panel Main Type/ Size:
4. Basement Electric Panel Main Conductors:
5. Basement Electric Panel Branch Disconnects:
6. Basement Electric Panel Branch Conductors:
7. Basement Electric Panel Labeling:
8. Basement Electric Panel AFCI: