



ROOF

Snow cover prevents full evaluation. Full Condition Uncertain.

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Limitations Steep Pitch Rain Snow Ice Slippery Loose Granules Damage Risk _____

Visible Sag **Spongy Decking** (may indicate over spanned framing, decking or water infiltration.) _____

Roof Style: Gable Gable/s Hip Shed Flat Gambrel Mansard Dormer/s _____

Skylight/s Clad Unremarkable Older Brittle Fogged Signs of leaking _____

VENTING High Low Power Vent Ridge Vent Turbine Gable Add High Add Low _____

ROOF COVERING: (6.1 - 9) **END OF USEFUL LIFE** _____

Composition Wood Slate Tile Transite Roll Rubber Modified Bitumen

Hypalon Built-up Metal PVC Stone ballast Laminate shingles

Algae Blisters Brittle Buckled Deck Cracking Cupping Curling Exposed felt - Wood Shingles/ Shake

Exposed mat Granular loss ___% Holes Lifted Missing shingles Moss Nail Pops Temporary Patching

Ponding Rot Spongy Splitting Torn Worn Slots ___" Sub-Std install of Transition Trim

Slope less than 3/12 with standard 3 tab shingles - risk of shingle blow-off & ice dams _____

GUTTERS/ DOWN SPOUTS Copper Metal PVC Wood Gutter Helmut/ guard/ screen _____

Burst Seams Holes Ice/ dams Leaks Rust Sag Sections Missing Reverse/ Poor Pitch

Standing Water No Apron - M No Drip Edge Add Hangers Need Cleaning Undersized

EXTENSIONS Underground Storm Sewer Splash Block/s None Missing _____

Adjust slope Raise Elbows Extend Min. 4' - 5' (2.2.8) Reconnect Extensions

FLASHING Metal Asphalt - Inc. Roll roofing Caulking needed No Roof Edge Flashing _____

Lifted Missing Rust Holes Damage Worn at: Valley Chimney Sidewall Add Kick-out _____

SIGNS OF LEAKS (7.1)** **Chimney surface**

Flashing at: Chimney (1.2.1) Valley Dormer Sidewall Vent/s Deck Balcony Skylights _____

Nail heads Roof covering Holes Cracks Tears Misaligned shingles

Flashing covered with tar, asphalt, shingles, siding, trim or other material is not visible. Condition is unknown. (1.2.3)

CHIMNEY/S #: ___ Masonry Metal Framing & siding surrounds flue _____

Leans Spalling Cracks Rebuild Tuckpoint Caulk Orphan Add Rain cap Add Cricket/ Saddle (1.2.2)

Less than 3' high - "H" HEIGHT: 10'/2'/3^ _____

CROWN: Cast Wash Metal Stone **None Cracks Rust** _____

FLUE: Inc Clay Metal **None Dry Set Cracks Blocked Spalling Covered - Inc.** _____

Caulking of exposed nail heads _____

Observation Walk on From Eaves/ Ground (Inspections done from Eaves/ Ground limit visibility - Report limited to visible areas only)

** Roofs are most likely to leak due to deteriorated, missing or poor caulking at chimney flashings, plumbing stacks, dormer flashings, vent flashings, in valleys, and at uncaulked nail heads. Check these areas periodically as part of your normal maintenance routine. A roof may not show signs of leaks from the exterior, but wall and ceiling stains on the interior of the house may indicate past or present leaking. A normal roof may show signs of repair or deterioration consistent with its age, but the remaining life is expected to be at least three years with normal maintenance. A visual inspection may not confirm the number of layers on a roof. There often may be 3 or more layers which can only be detected by removing shingles or trim which is beyond the scope of this inspection. Multiple layers, tar and caulk may hide worn flashing. Three or more layers of shingles is considered sub-standard.

Roof covering is *near* *past the end of its design life. Advise replacement* *soon* *now.*

Signs of leaking: Chimney Flashing Crown Surface Valley/s Dormer Sidewall Vent/s Skylights Holes





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EXTERIOR

Snow covering inhibits evaluation. The inspection is limited to visible conditions.

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Type of Building: Wood Frame Masonry **Noticeable Racking - F**

Front Elev: (for the purpose of this report) N S E W Lakeside

Limitations: Vegetation Snow

Siding Masonry Wood Metal Vinyl Transite Fiberboard Asphalt Stucco _____
 Synthetic Stone Some: Missing Checking Cracking Damaged Delaminating Loose **Worn Finish** _____
 EIFS - *A separate inspection by a qualified specialist is required and is not part of this inspection.*

Trim Wood Metal Vinyl Some: Missing Damaged Loose Cracking **Worn Finish** _____

Storm Door/s Wood Metal Fiberboard/ Clad None Corroding **Swings over steps** _____

Storm Windows/ Screens Wood Metal Vinyl Missing Damaged **No Drip Caps Lintel Rust** _____

Basement Windows Wood Sash Glass Block Metal Vinyl **Lintel Rust Worn Finish** _____
Storms Wood Metal Vinyl Boarded Up **Worn Finish** Some Missing Broken Glass _____

Porch/es Wood Masonry Concrete Carpeted **Cracks Rot Sag Settling Tilted Columns** _____
Canopy Wood Metal Clad Rot Damage Moisture signs Leaks Movement gaps _____

Railings Wood Metal **Balusters > 4"♀ Loose Missing Sections Rust Rot ≠ 30-38" high** _____

Steps Wood Timber Concrete Brick Metal >8"↑ >3/16"▲ **Cracks Loose Settled Damaged** _____
 Direct wood/ soil contact at stair stringers deck columns - leads to premature rot.

Stoops Wood Concrete - Cracks Spalling Heaving Settling Carpet Poor Pitch >8" **Rise** _____

Areaways **Displaced Cracked Walls Damaged Stairs No Handrail** _____

Balcony Wood Masonry Metal Clad < 36" **Guardrail Reinforce Rot Sag Unstable** _____

Deck Wood Composition Rubber Metal **Cracks Rot Sag Unstable < 36"↑ Guardrail** _____
Joist hangers Missing Missing nails Wrong Nails No flashing at threshold/ rim joist _____

Eaves, Soffits, Fascia Wood Metal Vinyl Damaged Loose **Rot Sag** Sections Missing _____

VEGETATION Trees and Shrubs are too close to foundation walls. (12.1 - 12.14) _____

GRADE/ Slope at House Unremarkable * **Adjust (12.1-12.14 of the Maintenance Guidelines)** _____

HEIGHT OF GRADE Unremarkable * **Adjust (12.1-12.14) (2.2.7) (2.1.7)** _____

NATURAL DRAINAGE Unremarkable * Adjust as needed to slope away from the foundation 1" per 1' _____

Hose Bib/s Functional Seized No Key Water off **No vacuum breaker Leaking** _____

Sump pump discharge Below Grade Onto Grade **Extend 10' - 15' from foundation wall** _____

Driveways Concrete Asphalt Gravel Dirt Pavers Settling Cracks Slopes to House _____

Patios Concrete Pavers Slopes to House Cracks Trip Hazard Settling Spalling Mudjacked _____

Walks Concrete Pavers Slopes to House/ Cracks/ Trip Hazard/ Settling/ Spalling/ Mudjacked _____
 Heaving or settling of concrete walks, patios, drives, etc >1/2" = trip hazard - "H"

Adjacent Retaining Walls Wood Masonry Stone Tipped Displaced Rot _____

Rot/ Deterioration Columns Deck Fascia Porch Siding Soffit Steps Trim Windows _____

Caulking **Maintenance advised at:** masonry/ concrete joints windows doors stoops _____
 sump pump discharge siding steps utility openings - Electrical Gas Central A/C hose bib _____

Exposed Foundation Walls Insulated Parged **Displaced Core filled Patched Confirm History** _____
Loose/ Missing Mortar Tipped Sills Cracks: Wall/s Corner/s Beam Pocket/s _____

Moisture stains on fascia soffit porch canopy _____

*** POOR GRADING - THE NUMBER ONE CAUSE OF FOUNDATION PROBLEMS. DAMP PROOF WALLS, ADJUST GRADE AS NEEDED AT ALL SIDES OF HOUSE, ADD RUBBER ROOFING MATERIAL MOISTURE BARRIER WITH STONE BALLAST TO MIN. OF 6' FROM HOUSE. KEEP HARD SURFACE WALKS AND PATIOS SLOPED AWAY FROM HOUSE MIN. 1/4" PER FOOT. KEEP GUTTERS, DOWN SPOUTS AND EXTENSIONS CLEAN AND IN PROPER WORKING ORDER, READ AND FOLLOW GUIDELINES ON PAGE 12 OF INSERTS - OR EXPECT WET BASEMENTS AND CRAWL SPACES!**



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CENTRAL AIR CONDITIONING

NONE

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Normal Life Expectancy of Central Air Conditioning units is 10 - 15 years. Anticipate replacement anytime after 15 years.

Energy Source Electrical Other _____
 Cooling Equipment Type Electric Compressor Heat Pump Evaporator Cooling Tower Window units
 Air Handler Location Basement Roof Attic _____

 Manufacture: _____ Manufacture: _____

S/N: _____ S/N: _____
 Age _____ years Size: _____ BTU's/ Tons Age _____ years Size: _____ BTU's/ Tons
 Past the end of its life -anticipate replacement at any time Past the end of its life -anticipate replacement at any time
 Worn or missing Data Plate - Size and Age are estimated. Worn or missing Data Plate - Size and Age are estimated.

 Manufacturer: _____ Manufacturer: _____

S/N: _____ S/N: _____
 Age _____ years Size: _____ BTU's/ Tons Age _____ years Size: _____ BTU's/ Tons
 Past the end of its life -anticipate replacement at any time Past the end of its life -anticipate replacement at any time
 Worn or missing Data Plate - Size and Age are estimated. Worn or missing Data Plate - Size and Age are estimated.

Current temperature _____ °F

Observation of Operation Not operated. Too cold. Won't respond to thermostat _____
 Compressor Shell Needs Leveling Needs 2' - 6' Clearance Needs cleaning Bent Fins _____
 Condenser (Leaking, Inlet/ Outlet temp., Coil Condition, Condensate Pan) _____
 Motor/ Bearings Noisy _____
 Connections (Loose, Leaking, Sub-standard electrical connection) _____
 Fans, pumps, ducts, piping, supports, dampers, insulation, air filter, registers, fan-coil _____
 Evaporator (Temp Out 55°F - 60°F with 15°F - 20°F difference max) _____
 Plenum Signs of leaking - Evaluate heat exchanger for damage. _____
 Disconnect None in sight Missing Install cable tie at disconnect/s for safety _____

Rule of Thumb: 1 Ton per 1,000sf & 6-7 RLA/ Ton

Do not operate A/ C System unless power has been on and temperature has been above 60° for 24 hours

Do not cover condenser with un-vented cover. Trapped condensation will accelerate oxidation damage.



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STRUCTURAL/ FOUNDATION

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CRAWL SPACE None disclosed/ encountered - Confirm with seller - inspect before closing. _____
 Poor column support (5.2.2) **Tipped columns** **Cracked/ Rotted/ Over spanned Joist/s (5.2.4)** _____
 Visually inaccessible Crawl Space Floor: Concrete Dirt **Ventilation:** Y N Add
Pipe Insulation Y N Add **Heat tape w/o GFCI - H** **Vapor Barrier:** Y N Add
 Wall/ Ceiling insulation - Inc. **Reverse Vapor Barrier - Poor** **Standing Water - Poor** **Mildew - "H", "F"**
 Entered Not Entered/ Good visibility, Low Clearance Blocked/ undetermined access Health/ Safety
 UNDOCUMENTED HIDDEN PROBLEMS MAY EXIST. CONDITION IS INCONCLUSIVE - F

FOUNDATION/ BASEMENT Full Partial Slab on Grade Pier Split Level Exposed _____
Floor Concrete Dirt Carpet Vinyl Tile Wood **Cracks Heaving Settling** _____
Walls Masonry 16" 20" Brick Concrete Gypsum Insulated Panel Parged Plaster _____
 Stone **Beamed Cracks at beam pocket/s Cold pour joint/s (5.2.3) Patched Spalling**
Posts/ Beams/ Bearing Walls Steel Wood Masonry Auxiliary Paneled - Inc _____
Rust Rot Settling Tipped Missing Poor Post/ Beam Connection
ROT Ceiling Joists Beams Columns Base of Stair Stringer Base of Paneling _____
CEILING Acoustic Gypsum Insulated Open Paneled Plaster Spancrete _____
 TJIs Truss Joists: **Cracked Missing Bridging Over notched Over bored**
Remove wood on ceiling below fireplace hearth. Fire hazard. Not Applicable
Visible cracking/ patching of concrete, masonry or wood members None Over 1/8" Cold Joint/s _____
Wall displacement in inches (+/- 1/6"): North _____ East _____ South _____ West _____
 Wall displacement "near" action level. Monitor for movement. Consult foundation specialist if movement continues.
(Wall displacement measurements are taken from the middle of the wall unless inaccessible. See photos)

BOX SILL INSULATION Fiberglass None Some Polystyrene - **H(25,18)** Solid Box Sills _____
CEILING MECHANICALS Wiring Piping Ducts Framing - Detached Orphan Poor support/ slope _____

MOISTURE PROBLEMS Masonry Drain Tile repair Water control system **Loose floor tile** _____
PRESENT CONDITIONS Floors/ Walls - **Wet Efflorescence Fungal Growth Flaking Paint** Dry _____
MOISTURE STAINS Walls - Bottom/ Mid Paneling Stairs Columns Floor cracks _____
 Request written history of wet and/or repaired walls from seller.
 Water stains at the base of basement walls often indicates poor grading, and may indicate blocked/ damaged drain tiles.
 Stains on walls or floors appear to have characteristics similar to that of mold and may be a health hazard. "F"

DAMP PROOF EXTERIOR WALLS, ADJUST GRADE AT ALL SIDES OF HOUSE, ADD EPDM MOISTURE BARRIER WITH STONE BALLAST TO MIN. OF 6'-10' FROM HOUSE. KEEP CONCRETE WALKS AND PATIOS SLOPED AWAY FROM HOUSE MIN. 1/4" PER FOOT. KEEP GUTTERS, DOWN SPOUTS AND EXTENSIONS CLEAN AND IN PROPER WORKING ORDER (12.1 - 12.14) - OR EXPECT WET BASEMENTS AND CRAWL SPACES!

VISUAL ASSESSMENT LIMITED - CONDITION UNKNOWN.
 Due to: Covered: Walls Ceilings Floors - Fresh or Clean Paint - Personal Belongings Locked Storage
 WE ADVISE REMOVAL OF WALL COVERING. (DRYWALL, PANELING, ETC) FOR FURTHER EVALUATION.

Signs of Structural compromise. *Signs of abnormal water seepage.*
 We advise a FULL foundation evaluation by a qualified specialist prior to the end of your inspection contingency to provide a written analysis with remedial specifications as needed for structural as well as water management concerns including recommendations for drain tile testing if warranted.



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PLUMBING

Water off at time of inspection "F"

Water heater gas valves off at time of inspection "F"

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Main Shut Off Valve Location Basement 1st Floor N S E W Mid Wall Floor Ceiling
Diameter of Main: _____ **Material:** Copper Galvanized Iron Lead ABS Insulated - Inc.
Main Valve Operation (w/ normal hand Pressure) **One Both Seized Leaking Corrosion** _____
Supply Piping Copper Galvanized CPVC Lead PEX
Poor Support Leaks Corrosion 1/2" - may contribute to low flow rate in system _____
Insulation Closed Cell Foam Fiber Glass Unknown None Some _____
Waste/ Drain/ Vent Cast Iron Copper Galv. Lead PVC **Leaks Rust Holes** _____
Cross Connections Laundry tub hose (6.1.2) No air gap at dishwasher (6.1.1) Water softener hose _____
Signs of First Floor Plumbing Leaks Moisture Rotted/ Discolored Sub-Floor below toilet/s _____
Valves/ Joints Corrosion Leaks Seized Non-dielectric connections/ supports (6.2.7) _____
Sump Pump Submersible Pedestal Float **Old Sealed Crock - F Adjust Leaks** _____
Crock Concrete Plastic **Silt Ochre - F Roots Heavy Blockage High water line** Dry _____
Palmer Valve Seized open -closed Seized drain cover-Inc. None Visible Lube _____
No apparent sump pump, palmer valve or drain tiles. Confirm cost to address water infiltration prior to commitment.

WATER HEATER/S: Gas Elec Oil **VENTS:** Aluminum Cracks Poor△ Loose Rust Holes Reverse sections _____
 _____ Size: 30 40 50 gal. Age _____ yrs **Noisy Rust Scorching T&P Valve: Rust Leak Extend** _____
 _____ Size: 30 40 50 gal. Age _____ yrs **Noisy Rust Scorching T&P Valve: Rust Leak Extend** _____
 _____ Size: 30 40 50 gal. Age _____ yrs **Noisy Rust Scorching T&P Valve: Rust Leak Extend** _____
 _____ Size: 30 40 50 gal. Age _____ yrs **Noisy Rust Scorching T&P Valve: Rust Leak Extend** _____
 Insulation blanket conceals data tag. Age/ size inconclusive. *Expect to replace water heaters older than 10 yrs at any time.*

Bathroom _____ **Leak Corrosion Crack Flex LOOSE Patch Stiff** Tub Sink Toilet Faucet Trap Supply Mixer **TILE**
Flow Rate: _____ **Drain Rate:** _____ **Hot Water:** Y N **"S" Trap - M Water Hammer**
Ventilation*: Fan Noisy Window None - Exhaust Vent Recommend **Leaky Sticky flush valve/s**

Bathroom _____ **Leak Corrosion Crack Flex LOOSE Patch Stiff** Tub Sink Toilet Faucet Trap Supply Mixer **TILE**
Flow Rate: _____ **Drain Rate:** _____ **Hot Water:** Y N **"S" Trap - M Water Hammer**
Ventilation*: Fan Noisy Window None - Exhaust Vent Recommend **Leaky Sticky flush valve/s**

Kitchen _____ **Leak Corrosion Crack Flex Inoperable Patched Stiff Water Hammer** Sprayer Sink Faucet Trap Supply
Flow Rate: _____ **Drain Rate:** _____ **Hot Water:** Y N **"S" Trap - M** _____
Ventilation*: Fan Noisy Recirculator Window None - Vent Recommend _____

Kitchen _____ **Leak Corrosion Crack Flex Inoperable Patched Stiff Water Hammer** Sprayer Sink Faucet Trap Supply
Flow Rate: _____ **Drain Rate:** _____ **Hot Water:** Y N **"S" Trap - M** _____
Ventilation*: Fan Noisy Recirculator Window None - Vent Recommend _____

1/2 Bath _____ **Leak Corrosion Crack Flex Loose Patch Stiff** Tub Sink Toilet Faucet Trap Supply Mixer
Flow Rate: _____ **Drain Rate:** _____ **Hot Water:** Y N **"S" Trap - M Water Hammer**
Ventilation*: Fan Noisy Window None - Exhaust Vent Recommend **Leaky Sticky flush valve/s**

Laundry _____ No Tub **Leak Corrosion Crack Flex Loose Patch Stiff** Tub Sink Faucet Trap Supply Mixer
Flow Rate: _____ **Drain Rate:** _____ **Hot Water:** Y N **"S" Trap - M Water Hammer**
Ventilation*: Fan Noisy Window Door None _____ Open Drain - M _____

Floor Drain Clean Out **Caulk/ re-grout/ re-tile Tub/s surround** **Leaky Sticky flush valve/s - M**
Loose Shower Head/s Mixer/s Faucet/s Wall tile - M Whirlpool with/ without dedicated GFCI _____
Gurgling/ Improper venting: Kitchen Sink/s Bathroom Sink/s Laundry Tub/s Bath Tub/s 1 Trap/ 2 Basins - Kitchen _____
 * Exhaust vents in kitchens and bathrooms should exhaust to exterior of building.
 Black water may indicate high bacteria levels.



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ELECTRICAL

Power off at time of inspection - Inc, F

Blocked access - condition inconclusive.

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Electrical Service: # 44 - 66" aff **Too Low (7.2.2) - H** **Round Socket *** Overhead Underground **N S E W**

No Drip Loop **Fasten socket/ raceway/ neutral to house** **Frayed Cable** **Trim Branches - "H"** _____

Main Panel: **Location - Closet-H Bathroom-H** Basement First Floor Garage Exterior **N S E W**

Poor Access (7.2.6) Missing: anti-oxidant bonding knockouts labeling twist outs sheet metal panel screws

Rust **Water tracks** **Orphan wires** **Tripped Breakers - F** **Greater than 8' from entry wall** _____

Melted/charred Insulation in Main/ Sub panels - H **Fused Neutral/s - H, F** **Opening Main Panel disconnects service - Inc.**

Auxiliary Panel/s located in: None Adjacent Garage _____

Service Voltage 110v 220v

Grounding Equipment Driven Rod Plumbing System **Tighten Ground Clamp/s - H** **Missing Ground - F, H**

Service Conductors Tinned Copper Aluminum **Cloth wrapped - M** **Spliced Mains** **Size** _____ **Inc. - F**

Approx. Stranded Wire Sizes - 60A/ #6 = 3/16", 100A/ #4 = 1/4", 150A/ #1/0 = 3/8", 200A/ #2/0 = 7/16"

Main Over current Device/s Circuit Breaker Fuse **None** **Multiple > 6 disconnects - H** _____

SERVICE RATING (amps): 60 100 150 200** _____ **Split Buss**

(The rating of an electrical service is determined by the size of the main conductors, not the size or quantity of disconnects.)

Branch Conductors Copper **Aluminum** **Cloth wrapped** _____

Knob & Tube (17.9 - 17.11) H, F - Live† **Abandoned** **Inc** Romex (nm) BX (ac or mc) Conduit Greenfield

†Live Knob & Tube wiring buried under attic insulation is considered a fire hazard

Branch Over current Devices Fuses** Breakers **Rust** **Tripped** **Unlabeled** **Sub-std linkage** _____

Compatibility (Wire size/ Rating - #14 - 15A, #12 - 20A, #10 - 30A, #8 - 40A, #6 - 50A) _____

MULTIPLE TAPS IN SERVICE PANEL (7.1.7) At Main At Ground buss Several _____

Covers on switches and/or outlets are cracked/ loose/ missing _____

Exposed Splicing - pull or add box! **Below kitchen sink** _____

Extension cords - Basement Attic Garage _____

Flickering/ Dimming lights _____

Floating neutral in sub-panel (must not be connected to panel or grounding system) _____

Junction boxes - Install covers! _____

Labeling is incomplete/ missing in main/ sub-panel/s _____

Loose Outlet/ Switch boxes _____

Light bulbs - missing/ burned out - condition of fixtures and/or switches is inconclusive - F _____

Light Fixture/s **Cloth/ Frayed insulation - H** **Some Missing/ Loose - H** **Some inoperable - Inc** _____

Open grounds/ un-grounded outlets _____

Outlets above electric baseboard heaters _____

Phantom Switches _____

Poorly supported/ surface mounted romex (nm)/ bx (ac) (12" from box/ 4.5' c-c) _____

Reverse polarity (7.1.5) _____

Strain relief clamps are missing - Main panel/ J boxes _____

Three way switched lights missing at staircase with more than 6 steps **B-1 1-2 2-3 Attic** _____

Worn Switches/ Outlets/ Fixture wiring _____

GFCI's (7.1.3) Install Rewire/ Replace **Kitchens Bath/s Exterior Garage Whirlpool Laundry** _____

Scorching at outlets/ switches _____

Round meter socket - no longer manufactured; considered safety risks by many Insurance Companies and municipalities.

Fused systems and those rated less than 100 amps are often rejected by Ins. Carriers - SYSTEM UPDATE RECOMMENDED

Significant safety concerns **Non-professional wiring. We advise further evaluation of the electrical system.**



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HEATING

Gas/ gas valves turned off at time of inspection - F

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Typical Furnace life expectancy is 20 years +/- Typical Boiler life expectancy is 30 years +/-

Older systems may/ will require replacement at any time.

Energy Source: Gas Oil Electric _____

Furnace Location: Basement Closet Crawl Space 1st Floor 2nd Floor Attic _____ N S E W MID

Heating Equipment Type/s: Forced Air Gravity Boiler Electric Baseboard In Slab Space Heater _____

Heat Distribution System Duct Pipe Radiators Convector Fin Tube

_____**Manufacturer :** _____ **Capacity** _____ MBTU's **Age** _____ years **▲T** ____/____

_____**Manufacturer :** _____ **Capacity** _____ MBTU's **Age** _____ years **▲T** ____/____

_____**Manufacturer :** _____ **Capacity** _____ MBTU's **Age** _____ years **▲T** ____/____

_____**Manufacturer :** _____ **Capacity** _____ MBTU's **Age** _____ years **▲T** ____/____

Venting PVC: ____ pipe Metal Manifold **Rust** **Reverse Pitch** <12"▲ <2'↑ **Below Window** _____

Interior fuel storage: abandoned, piping, venting, supports, leaks, extensive rust _____

Back Flow Preventer on Boiler Yes No Add _____

Thermostat Unremarkable _____

Automatic Safety Controls Unremarkable Bypassed Sealed spill grill _____

Shut off valve location: _____ feet above floor. None in sight of furnace _____

Filter: Washable Disposable Elec. None Backwards Heavy Blockage, Removed - **H/ F** _____

Roll out on ignition _____ **Heat Shield** (Scorching/ loose/ hole) _____

Chimneys (Seal at vent/s) _____ **Fans** (Noisy) _____

Permanent Space Heater (Pitting) _____ **Insulation** (Asbestos like) _____

Solid Fuel Heating Devices _____ **Pumps** (Leaks/ Corrosion) _____

Ducts (Holes/ rust/ sag/ detached/ 4") _____ **Supports** _____

Piping Flex/ Missing Drip Leg/ Galv _____ **Vents** (-slope/ loose/ rust/ <ø ↓/ holes) _____

Dampers _____ **Transition/s** <SIZE/ "T" v "Y" _____

Heat Exch (pitting, holes, cracks, Inc) _____ **Clearance to combustibles** _____

- Hi/ Mid-efficiency furnace conversion - advise high efficiency Water heater or flue liner. Co spillage may be fatal - "F"**
- Inadequate combustion air in furnace room - down drafting may be a significant health hazard -"F, H" (8.2.1)**
- Signs of leaking at plenum. Evaluate for damage to Heat Exchanger. Unit/s: _____**
- Wood/ gas burning stoves/inserts and free standing fireplaces are often installed without a building permit. Contact your municipality and insurance company for compliance prior to commitment.**
- Gas is off at: boiler space heater fireplace furnace/s water heater/s Inconclusive - F Confirm condition with seller.**

- Deterioration of, or around the heat exchanger creates a high safety risk! **Further Evaluation Advised***
- The heating system is past the end of its design life. We advise a service and safety check.*
- SERVICE CALL/ SAFETY CHECK ADVISED - Pay particular attention to the condition of the heat exchanger.**



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INTERIOR

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Rooms - **Ceiling (damage/ leaks), Doors, Electrical, Floor, Heat, Walls, Windows** ACT = Acoustic Ceiling Tile

WALLS & CEILING Gypsum Plaster Paneled Fiberboard ACT **Cracks Thermal bridging (9.2.1)** _____

CEILING Gypsum Plaster Paneled Fiberboard ACT **Cracks* Nail pops Sag Stains** _____
 * **Reinforce ceiling joist framing prior patching cracks in drywall or plaster**

Paint Flaking/ Peeling on: Ceilings Doors Trim Walls Windows _____

Fan/s Wobbly Noisy - Often an overload on the fan motor. A potential fire Hazard _____

Smoke Alarm/s CO Alarm/s Replace if unsure of age **None - Install B 1 2 3 Inoperative - H** _____

LEAKS/ MOISTURE/ HIGH HUMIDITY/ MILDEW/ PATCHING/ STAINS ** _____

Walls _____

Ceilings _____

Windows _____

** **Signs of leaks or stains on ceilings and walls may indicate moisture infiltration from the roof or exterior - "F"**

TRIM Base Wood Plastic/ Vinyl Some missing/ damaged Missing Shoe _____

Casing Wood Plastic/ Vinyl Some missing/ damaged Missing Stop/s _____

FLOORS Noticeable sag/settling _____ (5.2.4,5.2.6) **Carpet over flooring - Inc.** _____

WINDOWS Double Hung Single Hung Casement Awning Sliding Fixed _____

Sashes: Wood Vinyl Clad Metal **ROT Misaligned Missing Painted/ caulked shut** _____

Some plastic/ poly covered sashes - Functionality/ Condition Inconclusive _____

SASH CORDS/ SPRINGS - Worn Missing - "H" FINISH: Flaking Peeling Worn _____

Hardware: Broken Loose Misaligned Missing **Glass:** Broken Cracked Fogged Loose Missing **Re-glazing needed**

Weather Strip: None Some Consider Jamb/ Trough Liners Add/ Clean Weep holes

DOORS **Some Damaged/ Delaminating/ Loose** _____

Exterior - Front Wood Metal Composition Fiberglass Vinyl **Poor Seal Delaminating** _____

Exterior - Back Wood Metal Composition Fiberglass Vinyl **Poor Seal Delaminating** _____

Exterior - Side Wood Metal Composition Fiberglass Vinyl **Poor Seal Delaminating** _____

Patio/ Porch Wood Metal Composition Fiberglass Vinyl **Poor Seal Delaminating** _____

Interior Wood Metal Hollow Core _____ Some: Missing Damaged Sticking Rubbing _____

Hardware Typical Some: Missing Damaged Loose Not latching _____

CABINETS Wood Metal Fiberboard Moisture stains in bath/ kitchen **Loose Sag** _____

Fastened to walls with: Screws Nails - reinforce! (9.1.5) **Island Cabinet loose - H** _____

COUNTER TOPS Plastic Laminate Synthetic Tile Cast/ Enamel Granite/ Marble _____

FIRE PLACE Masonry Metal Gas **Needs Cleaning Separating Seized Damper** _____

Missing: Clean-out door Bricks Damper Clamp Mortar **Cracks:** Flue tiles Mortar Bricks Panel/s Hearth

WOOD BURNER Metal Needs Cleaning _____

STAIRS Reinforce Repair Rebuild Existing/ Non-compliant Stairs/ Landing (3') - Safety issue! B-1 1-2 2-3

(1st - 2nd Floor) Wood Concrete Loose Steep **Railing/s** Wood Metal **Missing Loose** _____

(Basement) Wood Concrete Loose Steep **Railing/s** Wood Metal **Missing Loose** _____

REGISTERS/ RADIATORS (Heat Supply) GRILLS Central Some Missing _____

ROOMS without Heat Source _____

Existence of heat source in each room was not confirmed due to insufficient accessibility (personal belongings). *

* Confirm existence of heat source in each room prior to final commitment.

Interior wall displacement (inches): 1N 1E 1S 1W 2N 2E 2S 2W 3N 3E 3S 3W



ATTIC/ SUMMARY

No apparent access above - condition unknown. Sidewall crawl space/s only

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FRAMING Wood Rafters Truss Purlins **Cracks Charred Insulated - Inc Sag** _____
Over spanned Non-opposing rafters Small ridge board Separating at ridge No Collar Ties _____
Hip/ Valley Rafters: Cracks Sag Significant Knots Moisture Stains _____
ROOF DECKING Plywood Boards OSB **Delaminating Charred <1/8" gap** _____
MOISTURE SIGNS Light Leaks Mold/ Fungus Stains Rot Frost on/at Chimney Deck Nails Wall/s _____
INSULATION (10.2.3, 9.2.4, 9.2.5) Fiberglass Mineral wool Vermiculite Cellulose Polystyrene
Thickness 0" < 3" >3" >6" >9" >12" >15" >18" Flooring - Inc _____
VAPOR BARRIER Inc Felt Foil Poly Kraft Paper **Reversed Side Flanged None *** _____
** Typical for the era. Use vapor retardant paint on the ceilings below and 1:150 attic venting.*
VENTING/ BLOCKAGE Add Vents (24.1 - 25) Add Baffles (10.2.5) Add **Flanged Ridge Vent** (25.7) _____
 Consider install /repair/ replace power exhaust vent w/ thermostat & humidistat
ACCESS ABOVE: Pull Down Stairs Scuttle Stairs **Insulate** (9.2.2, 9.2.3) **None No Fire Wall** _____
FAN EXHAUSTS Through To Into - Attic Chimney Roof Sidewall Roof Vent Not visible - **Inc** _____
PLUMBING STACK **Staining (leaks?) Venting into attic Light Leak** _____

The "SYSTEMS" emphasized below and in the report require Further Evaluation before the end of your inspection contingency by Qualified Specialists who may identify additional concerns that could affect your evaluation of the property.

- Home is in a condition of substantially deferred maintenance. All/ most systems need attention.
- Rehab/ remodeling of home is incomplete. Final inspection is recommended after work is complete

- ROOF: ENTIRE/ PARTIAL COVERING IS AT/ NEAR/ PAST THE END OF ITS USEFUL LIFE.**
- GARAGE: SHOWING SIGNIFICANT SIGNS OF STRUCTURAL COMPROMISE.**
- CENTRAL AIR CONDITIONING: UNIT IS AT/ NEAR/ PAST THE END OF ITS USEFUL LIFE.**
- STRUCTURAL: STABILITY OF FOUNDATION IS QUESTIONABLE. FURTHER EVALUATION ADVISED.**
- PLUMBING SYSTEM: SHOWS SIGNS OF TAMPERING AND IS CURRENTLY A HEALTH CONCERN.**
- ELECTRICAL SYSTEM: SHOWS SIGNS OF TAMPERING AND IS CURRENTLY A SAFETY CONCERN.**
- HEATING SYSTEM: QUESTIONABLE CONDITION. SERVICE/ SAFETY CHECK ADVISED.**

