



555 Western Ave. Madison, WI

Inspection Date:

09/06/2012

Prepared For:

Jim & Angela Smith

Prepared By:

Premier Inspection and Consulting LLC
436 S. Main St.
Verona, WI 53593

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Report Number:

25012-03

Inspector:

Brian Paull

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

DEFECT - A system or component that is considered significantly deficient or is unsafe.

SAFETY ISSUES - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	40-50 years
Style:	Ranch
Main Entrance Faces:	For sake of the report the house faces East
State of Occupancy:	Occupied
Weather Conditions:	Partly Cloudy
Temperature:	Over 65°F
Ground cover:	Dry

RECEIPT / INVOICE

Premier Inspection & Consulting LLC
436 S. Main St.
Verona, WI 53593
608-845-9300

Date: 09/06/2012

Inspection Number: 25012-03

Name: Jim & Angela Smith

Inspection:	\$325.00
Radon:	\$125.00
Total:	<u>\$450.00</u>

- Check
- Cash
- Credit Card

- Radon
- Single Component Inspection

Inspected By: **Brian Paull**
License/Certification #: 1789-106

GROUNDS

SERVICE WALKS : None

Material: Concrete Flagstone Gravel Brick Other
Condition: Satisfactory Marginal Poor
 Pitched towards home Settling cracks Typical cracks

DRIVEWAY None

Material: Concrete Asphalt Gravel/Dirt Pavers Other
Condition: Satisfactory Marginal Poor
 Surface deterioration Settling Cracks Typical cracks

PORCH (COVERED ENTERANCE) None

STOOPS/STEPS None

Material: Concrete Wood Uneven Risers Other Pitched Toward Building
Condition: Satisfactory Marginal Poor Cracked Settled
 Rotted/Damaged Safety Hazard

PATIO None

Material: Concrete Flagstone Pavers Brick
Condition: Satisfactory Marginal Poor Settling Cracks
 Surface deterioration Typical cracks

DECK/BALCONY None

FENCES None

LANDSCAPING AFFECTING THE FOUNDATION

Flat/Negative Grade: East West North South
 Recommend additional backfill Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

RETAINING WALLS None Material:

Condition: Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
(Relates to the visual condition of the wall)

HOSE BIBS Present Not Present

Operates: Yes No Not tested Not turned on at the time of the inspection

GENERAL COMMENTS:

Items which can be found on the exterior of the property including but not limited to play systems, fountains and decorative ornamentations which can be either permanent or free standing are NOT evaluated as part of this home inspection. These types of items can be dangerous for not only children and pets but for adults as well. These types of items should be inspected regularly and extreme care should be exercised. Maintain a positive drainage slope away from the foundation. Negative or flat grade adjacent to the building areas can cause surface water to be directed towards the home. The grade pitches toward the basement windows. Recommend installing window wells and window well covers at the basement windows to direct water away from the area. Also recommend keeping soil excavated several inches below the lower edge of the windows to reduce the chance of water infiltration into the basement area.

ROOF

ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground (*Inspection Limited*)

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat Other
Pitch: Low Medium Steep Flat

ROOF COVERING:

Roof #1: Type: Asphalt Estimated Layers: 1+ Layers Approximate age of cover: 5-10 years

VENTILATION SYSTEM Type: Soffit Ridge Gable Roof
 Turbine Powered Other

FLASHING: **Material:** Galv/Alum Asphalt Rubber Not Visible
Condition: Not visible Satisfactory Marginal Poor Rusted
 Separated from chimney/roof Recommend Sealing Other

VALLEY N/A

Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes Recommend Sealing

CONDITION OF ROOF COVERINGS:

Roof #1: Satisfactory Marginal Poor
Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Hail Damage (slight) Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

SKYLIGHTS N/A Cracked/Broken Not visible

Condition: Satisfactory Marginal Poor

PLUMBING VENTS Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS:

Roof was showing normal wear, but was in overall adequate condition. The plumbing vent at the west side of the roof appears to be partially obstructed. Recommend clearing the vent. There is no flashing installed around the electrical service mast. Recommend monitoring this area.

EXTERIOR

CHIMNEYS None

GUTTERS/DOWNSPOUTS None Needs to be cleaned Downspouts needed

Material: Galvanized/Aluminum Vinyl/Plastic Copper
Condition: Satisfactory Marginal Poor Rust Hole
Leaking: Unable to determine Joints Corners
Attachment: Loose Missing spikes Improperly sloped
Extension needed: North South East West

SIDING

Material: Stone Slate Brick Fiberboard Fiber-cement Stucco
 EIFS* Asphalt Wood Vinyl Metal
 Typical cracks Monitor Wood rot Peeling paint Loose/Missing/Holes
Condition: Satisfactory Marginal Poor Recommend repair/painting

SOFFIT/FASCIA

Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco
 Other Vinyl Recommend repair/painting Damaged wood
Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

WINDOWS/SCREENS Failed/fogged insulated glass

Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Screens: Torn Bent Not installed Glazing/caulk needed
Condition: Satisfactory Marginal Poor Wood rot Recommend repair/painting

STORM WINDOWS

None Not installed Wood Clad comb. Metal
 Wood rot Glazing/caulk needed Broken/cracked Recommend repair/painting
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS:

Siding appeared to be all intact and in overall satisfactory condition. Wood components at the exterior of the house such as window and door trim should have the finish properly maintained. It is particularly important to remove any loose or peeling paint and use a high quality primer under the paint.

EXTERIOR ELECTRICAL-A/C

SERVICE ENTRY

Underground Overhead Condition: Satisfactory Marginal Poor
Exterior Outlets: Yes No **Operative:** Yes No Overhead wires too low
GFCI Present: Yes No **Operative:** Yes No N/A
 Reverse polarity Open ground Safety Issue

EXTERIOR WALL CONSTRUCTION

Type: Framed Masonry Other Not visible
Condition: Satisfactory Marginal Poor Not visible

EXTERIOR DOORS

Weatherstripping: Satisfactory Marginal Poor Missing
Door Condition: Satisfactory Marginal Poor

A/C UNIT

UNIT #1: N/A Serial #: ECBM086038
 Brand: Luxaire Model #: HAMC-F024SA Approximate age: 19 yrs.
Outside Disconnect: Yes No Maximum fuse/breaker rating: 25 Amp Fuses/breakers installed: 30 Amp
Level: Yes No Cabinet/housing rusted Improperly sized fuses/breakers
Condenser Fins: Damaged Need cleaning Damaged base/pad
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS:

The exterior outlets are not GFCI protected. Recommend having a licensed electrician install ground fault devices at the exterior of the building. The A/C unit information plate recommends a maximum breaker of 25 amps and a 30 amp breaker is installed. Recommend having a licensed electrician evaluate and repair as needed.

GARAGE

TYPE None
 Attached Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER – Remotes are not tested

Yes No Operable Inoperable

SAFETY REVERSE

Operable: Pressure reverse Electric eye Need(s) adjusting Safety Issue

ROOFING

Material: Same as house

GUTTERS/DOWNSPOUTS

Condition: Satisfactory Marginal Poor

SIDING/TRIM

Siding: Same as house Wood Metal Vinyl
 Stucco Masonry Slate Fiberboard

Trim: Same as house Wood Aluminum Vinyl

FLOOR

Material: Concrete Gravel Asphalt Dirt Other
Condition: Satisfactory Typical cracks Settling cracks Recommend evaluation/repair
Burners less than 18" above garage floor: N/A Yes No Safety Issue

SILL PLATES

Not visible Floor level Elevated Rotted/Damaged Recommend repair

OVERHEAD DOOR(S)

Material: Wood Fiberglass Masonite Metal Recommend repair
Condition: Satisfactory Marginal Poor Overhead door hardware loose
 Recommend lubrication Weather stripping missing/damaged

EXTERIOR SERVICE DOOR

None
Condition: Satisfactory Marginal Poor Damaged/Rusted

ELECTRICITY PRESENT

Yes No Not visible
Reverse polarity: Yes No **Open ground:** Yes No Safety Issue
GFCI Present: Yes No **Operates:** Yes No Handyman/extension cord wiring

FIRE SEPARATION

(Between garage & living area)

N/A Present Missing
Condition: Satisfactory Safety Issue Recommend repair Holes in walls/ceiling
Fire Door: Not verifiable Not a fire door Needs repair Satisfactory
Moisture Stains Present: Yes No

GENERAL COMMENTS:

The electric eyes for the door opener are installed higher than generally suggested. Recommend installing the electric eyes at the proper height above the floor. The outlets in the garage are not GFCI protected. Recommend having a licensed electrician install ground fault devices in the garage area. There does not appear to be a proper firewall installed between the garage and the house. Recommend installing a proper firewall.

KITCHEN

COUNTER TOPS Satisfactory Marginal Poor

CABINETS Satisfactory Marginal Poor

PLUMBING

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked
Functional Drainage: Adequate Marginal Poor **Functional Flow:** Adequate Marginal Poor

WALLS & CEILINGS

Condition: Satisfactory Marginal Poor Typical cracks Moisture stains

HEATING/COOLING SOURCE Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES

APPLIANCES ARE NOT EVALUATED

<input checked="" type="checkbox"/> Disposal	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Exhaust fan	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Refrigerator	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Dishwasher Air gap:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operable:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Outlets Present:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operable:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
G.F.C.I.:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Potential Safety Issue	

GENERAL COMMENTS:

The drain for the dishwasher does not have an air gap present. Recommend having a licensed plumber evaluate and repair as needed. There is flexible drain piping under the kitchen sink. This type of piping is not generally recommended in this area. The kitchen window does not close completely. Recommend having a professional contractor evaluate and repair as needed.

LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No

Cross connections: Yes No

Dryer vented: N/A Wall Ceiling Floor Not vented
 Not vented to Exterior Recommend repair Safety Issue

Electrical: Open ground/reverse polarity within 6' of water: Yes No Safety Issue

G.F.C.I. present: Yes No

Appliances: Washer Dryer Water heater Furnace

Washer hook-up lines/valves: Leaking Corroded Not visible

Gas Shut-off Valve: N/A Yes No Cap Needed Safety Issue Not visible

GENERAL COMMENTS:

There are outlets near the laundry sink that are not GFCI protected. Recommend having a licensed electrician install ground fault devices as required. Recommend installing a vacuum breaker at the laundry sink faucet. Recommend removing the heat recovery device from the dryer vent.

BATHROOMS

BATH: **UPPER LEVEL HALLWAY BATH**

SINKS/TUB/SHOWER

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No Not Visible
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No

TUB/SHOWER AREA

Material: Ceramic/Plastic Fiberglass Solid Surface Other
Condition: Satisfactory Marginal Poor
Caulk/Grouting Needed: Yes No **Where:**
Functional Drainage: Adequate Marginal Poor **Functional Flow:** Adequate Marginal Poor
Whirlpool Operable: N/A Yes No

WALLS/CEILING/CABINET

Moisture stains present: Yes No **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No N/A
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety issues present:** Yes No

HEATING/COOLING SOURCE Yes No

Window/Door: N/A

Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS:

The tub and shower drain operates slowly.

BATHROOMS

BATH: BASEMENT BATH (PARTIALLY FINISHED)

SINKS/TUB/SHOWER

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** See comments
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No

TUB/SHOWER AREA

Material: Ceramic Fiberglass/Plastic Solid Surface Other
Condition: Satisfactory Marginal Poor
Caulk/Grouting Needed: Yes No **Where:**
Functional Drainage: See comments **Functional Flow:** Adequate Marginal Poor
Whirlpool Operable: N/A Yes No

WALLS/CEILING/CABINET

Moisture stains present: Yes No **Outlets present:** Yes No
G.F.C.I. Present: Yes No **Operates:** Yes No N/A
Open ground/Reverse polarity within 6' of water: Yes No **Potential safety issues present:** Yes No

HEATING/COOLING SOURCE Yes No

Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS:

The drain for the shower discharges from the shower to the basement floor and to the floor drain. It is generally recommended to have showers discharge into the sanitary sewer system. This is not a finished area with no wall or ceiling covering and no floor covering. There is no outlet in this area.

ROOMS

LOCATION	FIRST FLOOR	BEDROOM (SE)	
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
Typical cracks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Ceilings
Holes:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Poor
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Ceiling Fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/Reverse polarity:		<input type="checkbox"/> Yes	<input type="checkbox"/> Cover plates missing <input type="checkbox"/> Safety Issue
Heating/Cooling Source:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Bedroom Egress Restricted:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Door Operates:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Windows:	Locks Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Sticks <input type="checkbox"/> Does not latch properly
		<input type="checkbox"/> Cracked Glass	<input type="checkbox"/> Missing Screens <input type="checkbox"/> Damaged Screens

GENERAL COMMENTS:

No defects noted at the time of the inspection.

ROOMS

LOCATION	FIRST FLOOR	BEDROOM (SW)	
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
Typical cracks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Ceilings
Holes:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Poor
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Ceiling Fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/Reverse polarity:		<input type="checkbox"/> Yes	<input type="checkbox"/> Cover plates missing <input type="checkbox"/> Safety Issue
Heating/Cooling Source:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Bedroom Egress Restricted:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Door Operates:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Windows:	Locks Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Sticks <input type="checkbox"/> Does not latch properly
		<input type="checkbox"/> Cracked Glass	<input type="checkbox"/> Missing Screens <input type="checkbox"/> Damaged Screens

GENERAL COMMENTS:

No defects noted at the time of the inspection.

ROOMS

LOCATION	FIRST FLOOR	BEDROOM (EAST CENTER)	
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
Typical cracks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Holes:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Ceiling Fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/Reverse polarity:		<input type="checkbox"/> Yes	<input type="checkbox"/> Cover plates missing <input type="checkbox"/> Safety Issue
Heating/Cooling Source:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Bedroom Egress Restricted:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Door Operates:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Windows:	Locks Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Sticks <input type="checkbox"/> Does not latch properly
		<input type="checkbox"/> Cracked Glass	<input type="checkbox"/> Missing Screens <input type="checkbox"/> Damaged Screens

GENERAL COMMENTS:

No defects noted at the time of the inspection.

ROOMS

LOCATION	FIRST FLOOR	LIVING ROOM	
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
Typical cracks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Holes:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Ceiling Fan:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal <input type="checkbox"/> Poor
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/Reverse polarity:		<input type="checkbox"/> Yes	<input type="checkbox"/> Cover plates missing <input type="checkbox"/> Safety Issue
Heating/Cooling Source:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Bedroom Egress Restricted:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Door Operates:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Windows:	Locks Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Sticks <input type="checkbox"/> Does not latch properly
		<input checked="" type="checkbox"/> Cracked Glass	<input type="checkbox"/> Missing Screens <input type="checkbox"/> Damaged Screens

GENERAL COMMENTS:

There is a crack in the window glass near the south edge of the window. Recommend having a glass professional evaluate and repair as needed.

ROOMS

LOCATION	LOWER LEVEL	FAMILY ROOM	
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where:
Typical cracks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Ceilings
Holes:	<input type="checkbox"/> Doors	<input type="checkbox"/> Walls	<input type="checkbox"/> Poor
Floor:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Marginal
Ceiling Fan:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/Reverse polarity:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Heating/Cooling Source:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cover plates missing
Bedroom Egress Restricted:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Safety Issue
Door Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Windows:	Locks Operable: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Sticks <input type="checkbox"/> Does not latch properly
			<input type="checkbox"/> Cracked Glass <input type="checkbox"/> Missing Screens <input type="checkbox"/> Damaged Screens

GENERAL COMMENTS:

There is no visible return air vent in this area.

INTERIOR

INTERIOR WINDOWS/GLASS

Condition: Satisfactory Marginal Poor
 Representative number of windows operated

Evidence of Leaking Insulated Glass: Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism(s)

FIREPLACE None

SMOKE/CARBON MONOXIDE DETECTORS

Present: Smoke Detector: Yes No **Operates:** Yes No Not tested
CO Detector: Yes No **Operates:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pulldown Scuttlehole/Hatch No access Other

Inspected From: Access panel In the attic Other

Location: Bedroom hall Bedroom closet Garage Other

Flooring: Complete Partial None

Insulation: Type: Fiberglass Batts Loose Average inches: 6-9 Approx. R-rating: R-24
 Damaged Displaced Missing Compressed Recommend Baffles @ Eaves
 Recommend additional insulation

Ventilation: Ventilation appears adequate Recommend additional ventilation

Fans Exhausted To: Attic Outside Not visible

Chimney Chase: N/A Satisfactory Needs repair Not visible

Structural Problems Observed: Yes No Recommend repair Recommend Structural Engineer

Roof Structure: Rafters Trusses **Collar Ties Present:** Yes No N/A

Roof Sheathing: Plywood OSB 1x Wood Rotted Stained Delaminated

Evidence of Condensation/Moisture: Yes No

Vapor Barriers: Kraft/foil faced Plastic Not visible Improperly installed

Electrical: Open junction box(es) Handyman wiring Visible knob-and-tube

GENERAL COMMENTS:

It is important that the client test the smoke detectors and any carbon monoxide detectors prior to occupying the home. Devices which may have operated during the home inspection could have become inoperable between the inspection and occupancy. Recommend installing CO detectors on each floor to comply with State of Wisconsin requirements. The bath fan vent appears to terminate in the attic area. Recommend having the vents terminate at the exterior of the building. There is dark staining noted in the attic at the framing and the roof sheathing. Dark staining from condensation may contain microbial growth. Recommend having a mold professional evaluate the staining to determine whether microbial growth is present and whether remediation is recommended. There does not appear to be sufficient ventilation at the lower edges of the attic. There are few soffit vents and the eaves are partially obstructed with insulation. Recommend having a professional insulation contractor evaluate and repair as needed. There is loose framing at the header for around the chimney. Recommend having a professional contractor evaluate and repair as needed.

BASEMENT

STAIRS

Condition: Satisfactory Marginal Poor Typical wear and tear N/A Need repair
Handrail: Yes No **Condition:** Satisfactory Loose
Headway Over Stairs: Satisfactory Low clearance Safety Issue

FOUNDATION

Condition: Satisfactory Marginal Have evaluated Monitor
Material: Brick Concrete block Fieldstone Poured concrete
Horizontal Cracks: North South East West
Step Cracks: North South East West
Vertical Cracks: North South East West
Covered Walls: North South East West
Movement Apparent: North South East West
Indication of Moisture: Yes No Fresh Old stains

Condition reported above reflects visible portion only

FLOOR Material: Concrete Dirt/Gravel Not all visible Other
Condition: Satisfactory Marginal Poor Typical cracks

BASEMENT DRAINAGE

Sump Pump: Yes No Working Not working Needs cleaning Not tested
Floor Drains: Yes Not visible

BEAMS Material: Steel Wood Other Not all visible
Condition: Satisfactory Marginal Poor Stained/rusted

COLUMNS Material: Steel Wood Concrete Concrete Block Other Not all visible
Condition: Satisfactory Marginal Poor Stained/rusted

JOISTS Material: Wood Steel Truss Not all visible
 2x8 2x10 2x12 Engineered I-Type Sagging/altered joists
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS:

Most of the foundation and the basement framing are covered and not visible for a complete evaluation. Seller reports that there has been past water infiltration in the NE corner of the basement. There is no visual elevated moisture in the basement area at the time of the inspection. Recommend sealing a crack in the block at the chimney in the basement area. There is unprotected romex type wiring at the ceiling. In the cabinet in the NE corner of the family room, there is unprotected foam insulation. This is recommended to be covered by material such as drywall. The main beam is constructed of 2x8 framing material. This may be slightly undersized for the span between columns and has allowed the beam to deflect slightly downward. The steel column at the south end of the basement is not secured to the floor and the beam above.

PLUMBING

WATER SERVICE

Main Shut-off Location: Inside at the service entrance

- Water Entry Piping:** Not visible Copper/Galv. Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown
Visible Water Distribution Piping: Copper Galvanized Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown
Lead Other Than Solder Joints: Yes No Unknown Service entry
Functional Flow: Adequate Poor Water pressure over 80 psi
Pipes, Supply/Drain: Corroded Leaking Valves broken/missing Dissimilar metal
Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS
Cross connection: Yes No
Traps Proper P-Type: Yes No P-traps recommended
Functional Drainage: Adequate Poor Recommend plumber evaluate
Gas Line: Copper Brass Black iron Stainless steel CSST Not visible
Condition: Satisfactory Marginal Poor

MAIN FUEL SHUT OFF Outside at the gas meter. N/A

WATER HEATER

N/A **Condition:** Satisfactory Marginal Poor

Brand name: A.O. Smith **Serial #:** GC96-3024519-S19 **Model #:** FSG 40 232
Type: Gas Electric Oil Other

Capacity: 40 gallons **Approximate age:** 16 year(s)
 Tank/Piping corroded/leaking

Combustion Air Venting Present: Yes No N/A **Seismic restraints needed:** Yes No N/A
Relief Valve: Yes No **Extension proper:** Yes No Missing Recommend repair
Vent Pipe: N/A Satisfactory Pitch proper Improper Rusted Recommend repair

WATER SOFTENER *(Unit not evaluated)*

Plumbing Hooked Up: Yes No
Softener Present: Yes No **Plumbing Leaking:** Yes No

GENERAL COMMENTS:

There are flexible drain pipes installed in drain lines under various sinks. This type of piping is not generally recommended and my clog easier than smooth piping. There is a drum trap installed at the drain for the bathtub. Drum traps are more easily clogged than P traps.

HEATING SYSTEM

HEATING SYSTEM

Brand Name: Heil Approximate age: 6 year(s) Unknown
 Model #: H9MPD075F12C1 Serial #: A062858428
Energy Source: Gas LP Oil Electric Solid Fuel
Heat Exchanger: Not visible Visual w/mirror Flame distortion Rusted Carbon/soot buildup
Controls: Disconnect: Yes No Normal operating and safety controls observed
Distribution: Metal duct Insul. flex duct Cold air returns Duct board Asbestos-like wrap
Flue Piping: PVC Rusted Improper slope Safety Issue
Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
System Not Operated Due To: Exterior temperature Other Recommend technician examine
System Condition: Satisfactory Marginal Poor

GENERAL COMMENTS:

Furnace was in normal working order at the time of the inspection.

COOLING SYSTEM

COOLING SYSTEM Central system Wall Unit Approximate Age: 19 yrs.
Energy Source: Electric Gas Water Other
Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump
Evaporator Coil: Not visible Needs cleaning Damaged Satisfactory
Refrigerant lines: Satisfactory *Leak* *Damage* *Insulation missing*
Condensate Line/Drain: Floor drain To exterior To pump Other
Operation: Differential: >14°F
Condition: Satisfactory Marginal Poor
 Not operated due to exterior temperature *Recommend HVAC technician examine/clean/service*

GENERAL COMMENTS:

A/C unit operated properly at the time of the inspection.

ELECTRICAL SYSTEM

MAIN PANEL Location: Basement **Condition:** Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: 100 Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No
MAIN WIRE: Copper Aluminum Not visible
 Tapping before the main breaker Double tapping of the main wire
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok®**
BRANCH WIRE: Copper Aluminum Copper clad aluminum Not visible
Condition: Satisfactory Poor Recommend electrician evaluate/repair
 Romex BX cable Conduit Knob & tube
 Double tapping Wires undersized/oversized breaker/fuse

SUB PANELS None apparent

ELECTRICAL FIXTURES

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

Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity GFCIs not installed in all recommended areas
 Solid conductor aluminum branch wiring circuits
 Ungrounded 3-prong outlets Recommend electrician evaluate/repair

GENERAL COMMENTS:

The A/C breaker is larger than specified on the A/C placard. Recommend having the properly sized breaker installed.

SUMMARY

ITEMS NOT OPERATING

None apparent at the time of the inspection.

DEFECTS

Item(s) that have failed or have potential of failing soon.

Air gap not installed at dishwasher drain. Bath vent does not appear to be vented to the exterior. Dark staining at the roof framing and sheathing in the attic area which may contain microbial growth. Insufficient lower ventilation at the attic area.

POTENTIAL SAFETY ISSUES

GFCI not installed in all recommended areas. CO detectors not installed to State of Wisconsin standards. A/C breaker improperly sized.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Water heater that is 5+ years. A/C that is 10+ years.

***Items listed in this report have been left off the Summary Sheet. Customer should read the entire report.**

Photo Summary



Flashing not installed at electrical conduit



Plumbing vent partially obstructed



Recommend window wells and covers at basement windows



Electric eyes at overhead door higher than recommended



Firewall not installed between house and garage



Flexible drain piping under various sinks

Photo Summary



Air gap not installed at dishwasher drain



Cracking at glass in living room window



Unprotected foam insulation in basement



Unprotected romex type wiring in basement



Recommend removing device at dryer vent



Recommend sealing crack in chimney in basement

Photo Summary



Joist hangers not installed in all recommended areas at basement framing



Support column not permanently secured



Drum trap at tub/P traps recommended



Loose framing around chimney in attic



Dark staining at roof framing

Photo Summary



Dark staining at roof sheathing in attic area