



Mr. Buyer
2030 Martin Dr. Milwaukee, WI.
01/21/2022



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Inspection Summary

- This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.
- For the purposes of the report, "Defect," as defined in section 440.97 (2m), Wis. Stats., means: *"A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement."* The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.
- A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Defects: Action Items

We recommend further evaluation now (within your Home Inspection Contingency) of these potential deficiencies by a qualified expert.

Defects: Significant Deficiencies

Items which appear to significantly reduce the functionality, safety, or structural integrity of components or systems:

Chimneys

Chimney

Chimney: (4)(a) 4., (9)(a) 4.

Suggest separate inspection by chimney specialist now.

Chimney Recommendations:

Seek full evaluation of chimney, flues, flashing, and fireplace by a qualified contractor now. The chimney may need a liner. Seek evaluation by a chimney specialist now.

Interior

General Areas

Ceiling and Walls: (8)(a) 1.

Front upper bedroom SW at eyebrow dormer west side and Front living room ceiling and skylight coffer surrounds: Typical nail pops, Evidence of possible history of leakage observed. Apparent patching/repaired finishes noted at ceiling/wall. Evidence of possible prior ice damming observed. Area tested dry with moisture meter at the time of inspection. Any water stains and damp materials should be investigated for extent of water intrusion issues and repaired as needed. Correct source. Uneven surface, Patching, Discoloration observed is evidence of a history of excess humidity/condensation or water intrusion. If this is a concern, consider further evaluation by a qualified specialist.

Fireplace/Wood Stove and Devices: (9)(a) 1.

Flakes/chips/debris noted in fireplace indicate deterioration of tile chimney liner. This may indicate either a history of repairs or a potential need for repairs. Ask the seller for any history of recent repairs. Seek a NFPA Level Two Evaluation (with camera scope) by a trained and NFPA certified fireplace specialist as needed now. A level 2 chimney inspection is conducted by running a specialized inspection camera through the interior of the fireplace and chimney to inspect for concealed damage to the flue liner, as well as the inspection of the exterior of the chimney, fireplace(s), chimney system(s), attic spacing and condition, flashings, and flue(s).

Attic

Insulation: (11)(a) 1.

Insulation Type(s):

Vermiculite. This type of insulation is associated with asbestos material. Consult an indoor air quality specialist for information and recommendations about this material. See <http://www.zonoliteatticinsulation.com/> for more information.

Basement/Foundation

Foundation Drainage

Sump Pump: (6)(a) 5.

Sump crock/pump condition: Pump needs replacement, None installed Addition.

Furnace

Heating System: Forced Air Furnace(s)

Fuel Tank: (6)(a) 4.

There is evidence that an underground fuel storage tank was or may be present. Verify satisfaction of permit for removal. More information MAY be available at

<https://mydatcp.wi.gov/Home/ServiceDetails/4a171523-04c7-e611-80f6-0050568c4f26?Key=ServicesGroup>.

Defects: Potential Safety Concerns**Chimneys**

Chimney

Chimney Recommendations:

Water heater is venting into an unshared chimney flue with no metal liner. See note 125 in Reference Addendum. The chimney may need a liner. Seek further evaluation by a chimney specialist.

Bathrooms

Central Bathroom

Ventilation: (11)(a) 3.

Fan: Verify that fan installed in the shower enclosure is designed for shower installations. . Recommend confirming that all exhaust ventilation is connected without holes or gaps all the way to exterior of building.

Basement Bathroom

Electrical: (7)(a) 6,7,8.

, Disable/remove outlet on light fixture for improved safety. Two prong.

Ventilation: (11)(a) 3.

Separate area shower location- Fan: Verify that fan installed in the shower enclosure is designed for shower installations. Curious installation of exhaust fan. Recommend confirming that all exhaust ventilation is connected without holes or gaps all the way to exterior of building.

Interior

General Areas

Stairs/Balconies:

Missing railing where there are four or more steps. Railing(s) not graspable. Add a graspable railing.

Fireplace/Wood Stove and Devices: (9)(a) 1.

We suggest having the chimney specialist check the chimney system after it has been swept. Seek further inspection of fireplace(s), chimney system(s), flashings, and flue(s) now by a qualified chimney specialist. We recommend a CFI Certified level II camera scope evaluation.

Attic

Insulation: (11)(a) 1.

Insulation Type(s):

Vermiculite. This type of insulation is associated with asbestos material. Consult an indoor air quality specialist for information and recommendations about this material. See

<http://www.zonoliteatticinsulation.com/> for more information.

Laundry

Laundry

Laundry Plumbing: (6)(a) 1,2, (6)(b)

Small pliable hose drains directly into sewer drain pipe with no trap or air gap. Correct to avoid methane and facial particles going in drain hose and to appliance source.

Defects: Repair, Replace, and/or Evaluate

Important maintenance and/or potentially significant items to be addressed in a timely manner for longevity, safety and good function:

Roof Surface(s)

Pitched Roof

Recommendations:

Correct roof deficiencies to prevent damage to structure and finishes. Consult roofing contractor now for recommendations regarding maintenance needs, longevity, and preservation of roof systems and flashings.

Flashing: (4)(a) 3.

Plumbing Vents: (4)(a) 4.

Synthetic flashing material present. Collar is worn/cracked/torn or has holes/folds/gaps. Needs replacement now. Sealed with roofing mastic/caulk sealant. See note 120 in Reference Addendum. Holes/gaps/cracks. Needs replacement now.

Chimneys

Chimney

Chimney Flashing: (4)(a) 4.

Lifting/pulling away from roof, Heavy caulking/mastic often means there has been water intrusion or other issues. Verify and repair as needed. Temporary mastic/caulk/tar sealant observed.

Unconventional/curious materials. Expect water intrusion issues. Flashings unknown/unverified.

Evaluate for good installation and common maintenance needs.

Bathrooms

Powder Room

Toilets: (6)(a) 1, (6)(b)

Toilet is loose/not secure at floor. Evaluate all toilets and correct as needed to prevent water seepage issues.

Interior

General Areas

Windows: (8)(a) 1

Evaluate skylight window systems for condensation/leak issues and for good function now. Repair as needed. Worn finishes Appear intact, Appear functional, Obtain any possible warranty documentation for modern windows.

Ceiling and Walls: (8)(a) 1.

Evidence of possible history of leakage/ condensation issues observed. Staining/lifting surfaces/discoloration observed, Blistering/lifting of paint at surfaces is evidence of possible history of leakage or humidity. Area tested dry with moisture meter at the time of inspection. Any water stains and damp materials should be investigated for extent of water intrusion issues and repaired as needed.

Correct source. Ask owner for history and cause of staining. Patching.

See the Informational and Educational Comments section at the end of this report for a further breakdown of some of these action items and for further a list of common maintenance items. Please note that it is the client/property owner's personal responsibility to ask the inspector for any further clarification or explanation needed/desired in a timely manner. It is commonly requested to have the owner/seller have an independent trade specialist evaluate on everyone's behalf items/issues identified. Have your own trade specialist evaluate as needed.

General Information

Property and Inspection Information

Property Address:

2030 Martin Dr. Milwaukee, WI.

Inspection Date:

01/21/2022.

Building Type:

Single family.

Entrance Faces:

South. *Though the building may or may not face directly South, references to direction in this inspection report assume that the front entrance of the building faces South.*

Occupancy:

Rented, tenant at home, Client is tenant.

Weather:

Overcast.

Degrees Fahrenheit:

0° F to 32° F.

Soil Conditions:

Frozen.

Attendees

Mr. Guy Morse, FSBO.

Client Information

Client(s):

Mr. Buyer.

Real Estate Professionals

Real Estate Agent

FSBO ,

Inspection Company

Company Name:

Towne & Country Building Inspection, Inc.

Inspector Name:

Scot W. McLean.

License Number:

0083-106.

Address:

[414-228-6573.](tel:414-228-6573)

Email:

[scot.mclean3@gmail.com.](mailto:scot.mclean3@gmail.com)

Member of WAHI - Follows the WI Standards of Practice and abides by the WAHI
Code of Ethics

Important Notes

There is a history of recent repairs. Ensuring repairs were done properly or that they will hold up with use or over time is beyond the scope of this inspection. It would be prudent to call the contractors to request any relevant warranty information and confirm satisfaction of permit. The Reference Addendum notes referenced in this Inspection Report are part of the Inspection Report and subject to the Inspection Agreement. The Reference Addendum is Addendum B, and the Inspection Agreement is Addendum A. Please review these items for your benefit and full understanding as they are an important part of the Inspection Report. **Please note that Inspection Report terminology definitions can be found in note 101 in the Reference Addendum.** Also see the following notes in Reference Addendum: 102, 103, 104, 105, 157 148 151 160 162.

We, like you, the Prospective Buyer, rely and depend upon the disclosures, comments, and noted history commonly provided in the Sellers Condition Report for your benefit. Owners/sellers typically have valuable and interesting stories and history from their years of ownership to share. Know that all properties experience some degree of wear. Cosmetic age considerations are not within the Scope of this report. Even the most comprehensive Inspection cannot be expected to discern or reveal every condition you may encounter or consider significant to ownership.

Information Provided About Property's Condition

Property Condition Report

Condition Report not available/provided.

Scope of Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;

Definitions

The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

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

- Functional - Performing its function and its condition is appropriate for its age and/or use.
- Defect - A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
- Further Evaluation - Item is not functioning as intended, needs further evaluation by a qualified contractor.
- Needs Repair/Maintenance The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of Defect.
- Monitor - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
- Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

Not Present - Item not present or not found at time of inspection.

Exteriors

EXTERIORS (a) A home inspector shall observe and describe the condition of all of the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing. 5. Decks, balconies, stoops, steps and

porches including railings. 6. Eaves, soffits and fascias.

7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.

(b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

(c) A home inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. 4. Fences or privacy walls. 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing. 7. Garage door operator remote control transmitters. 8. Geological or soil conditions. 9. Recreational facilities. 10. Out-buildings other than garages and carports. 11. Trees, shrubs and other vegetation.

Limitations

Limitations/Exclusions:



Siding Type and Trim: (5)(a) 1., (5)(a) 2.

Inspection Limitations:

Height restricts access.
Vines/bushes/trees restrict inspection.



Siding Flashings

Water management system not observable. See 108 in Reference Addendum.

Vinyl/Metal:

Appears intact, Appears functional, Vintage installation Monitor for caulk sealant maintenance needs.
Seasonally evaluate for common maintenance needs. Seal any gaps/openings.

Foundation:

Restricted view of foundation/siding/weepers/drainage planes at exterior due to soil/wood chips/stones/plantings/snow. **Gaps large enough for pests to enter building observed. Seal/patch gaps.**



Mastic/caulk sealing materials are not flashings. Mastic/caulking is temporary and is typically not to be installed or used as a repair in lieu of needed flashings at siding, masonry, windows, doors, roofs, chimneys, etc. See note 107 in the Reference Addendum.

Doors: (5)(a) 3.

Limitations:

Water management system not observable. See 108 in Reference Addendum. *Paint may conceal history of past or present conditions, such as water staining, deterioration, or cracking. Ask owner/occupant for history. Paint, caulk, and mastic application at windows and on wood actually can trap moisture intrusion and accentuate deterioration from the interior.* Location/height restricts access to upper windows, Clad with metal/vinyl trim: 10% to 20%.

Condition:

Appear intact, Appear functional.

Windows: (5)(a) 3.

Limitations:

Water management system not observable. See 108 in Reference Addendum. Location/height restricts access to upper windows, Clad with metal/vinyl trim: 70% to 80%. Flashing not visible.

Condition:

Appear intact, Appear functional, See note 154 in Reference Addendum. Monitor for caulk sealant and flashing maintenance needs.

See notes 108 and 163 in the Reference Addendum.

Basement Windows: (5)(a) 3.

Condition:

Appear functional, Typical for age.

Fascia and Soffits: (5)(a) 6

Limitations:

Paint may conceal history of past or present conditions, such as water staining, deterioration, or cracking. Ask owner/occupant for history. Flashing as a water management system not observable. Clad with metal/vinyl trim: 90% to 100%.



Condition:

Appear intact, Appear functional, Seasonally evaluate for common maintenance needs including flashing maintenance. Seal any gaps/openings. Monitor for caulk sealant and flashing maintenance needs.

Hose Bibs: (6)(b)

One or more faucets appear functional, Seasonally turn off and drain all faucets in exterior or unheated areas to prevent freezing and broken pipes. Anti-siphon devices are recommended. *See note 158 in Reference Addendum.*

Seasonally turn off and drain all faucets in exterior or unheated areas to prevent freezing and broken pipes. Anti-siphon devices are recommended. *See note 158 in Reference Addendum.*

Electrical

Electrical: (7)(a) 6., 7., 8.

Appears functional.

Lighting: (7)(a) 6.

Appear intact, Appears functional.

Electric Service Type (7)(a) 4.

Overhead, Appears intact, Appears functional.

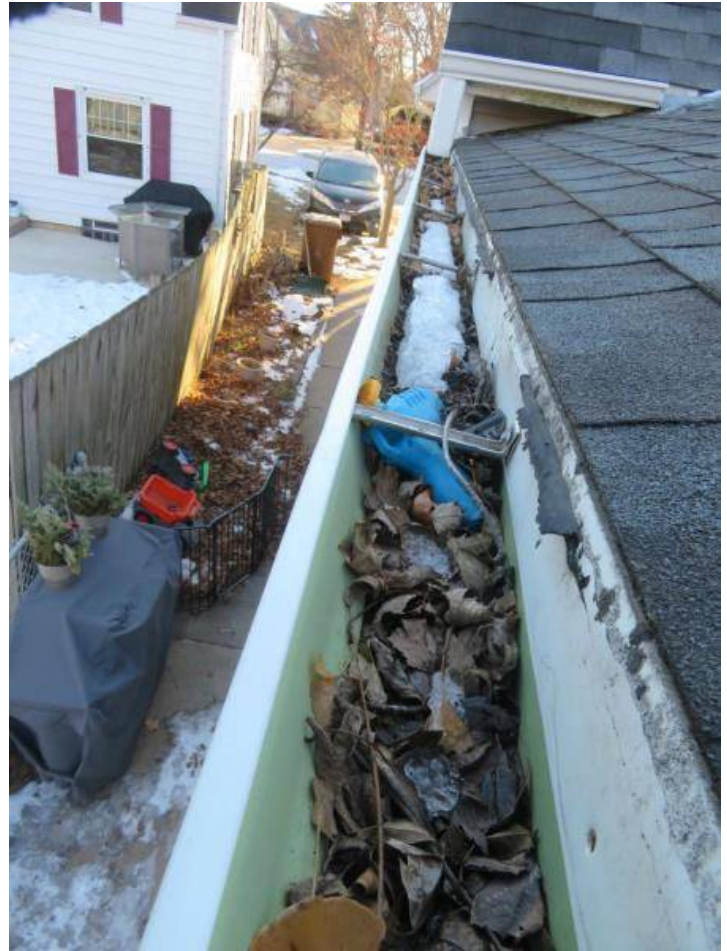
Exterior Drainage

Downspouts

Metal, Discharges above grade, Appears functional, [Add more downspouts. Add and maintain downspout extensions \(6 ft minimum from building\) and unclog as necessary now.](#)

Gutters: View From Ground

Height restricts view, Metal, Evidence of possible ice damming. Monitor for leakage and ice damming. If ice damming occurs in the future, seek further evaluation by an Energy Auditor. Evidence of a history of gutter overflow conditions/drip line noted. This may be due to improper slope or debris in gutters or downspouts. Repair and improve function, and keep water off structure and foundation areas. No kick out flashing observed at one or more locations. When the shingles terminate at a wall joint, a kick out flashing behind the siding and on top of the shingles helps direct water into the gutter. Add as prudent. Monitor for overflow conditions/leakage and maintain/correct as needed for good function. Trees nearby. Gutters will require frequent cleaning. Monitor for overflowing and clean as necessary. Add gutters where missing to protect the building, foundation, and structure as prudent. Need cleaning/maintenance. Clogged gutters/downspouts do not functional as designed.



Lots and Grounds

Sump Discharge: (6)(a) 5.

No sump discharge found.

Walkways: (5)(a) 7.

Concrete:

Appears intact, Typical for age, Older/worn.

Landscaping/Grading: (5)(a) 7.

Grading:

Slope brown dirt away from building 1" per foot for 6 feet in low/flat areas now and correct grading as necessary at all surfaces around the building. See note 111 in Reference Addendum. *Ask yourself where the water is going to go: Into the basement or away from the building?*

Steps/Stoops: (5)(a) 5.

Location:

Front.

Condition:

Appears intact, Appears functional, Typical for age, Older/worn.

Vintage Wood Porch: (5)(a) 5.

Limitations:

Restricted/no access under stairs/porch, Approximately 30% to 40% of structure not visible. 40% to 50% 50% to 60% Leaves/debris restrict inspection.

Location:

East.

Support:

Support partially undetermined, Attached to house, Supported by pads on grade, Supported by posts that go underground.

Condition:

Appears functional, Restricted access/obscured view under deck limits the extent of the inspection. Older/worn, **Some deterioration noted. Needs paint/stain.**

Recommendations:

Porch needs maintenance/paint/stain/preservation.

Vegetation

Trees/Shrubby too close to building: house, Trees too close to roof/scraping on roof. Correct to prevent damage and evaluate/repair shingles as needed. Needs trimming or removing. Trees, shrubs, and/or other plants should be kept at least 12 inches away from buildings to prevent trapped moisture and advanced wear to siding/roofing.

Roof Surface(s)

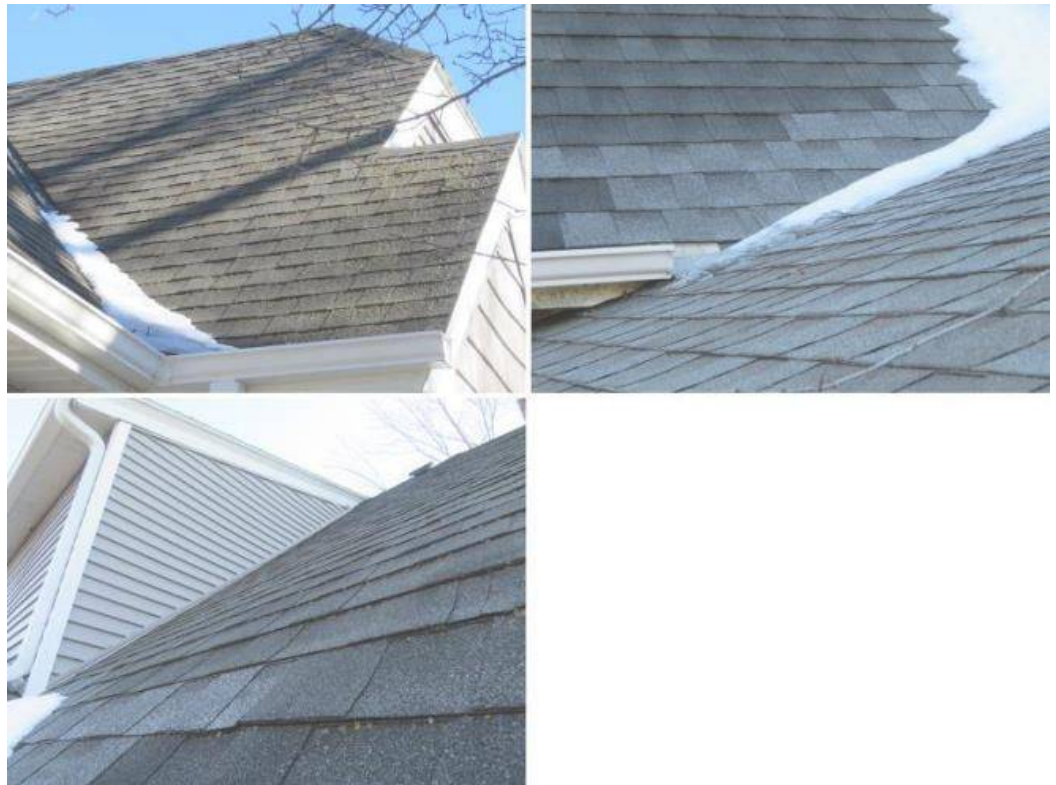
ROOFS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys and roof penetrations. 5. Signs of leaks or abnormal condensation on building components.

(b) A home inspector shall describe the methods used to observe the roof.

(c) A home inspector is not required to do any of the following: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping.

Important Roof Notes

Any observations made or opinions expressed in this report refer to the general condition of the areas that were visible at the time of the inspection. See note 115 in Reference Addendum. All dormers and roof penetrations subject to leaking and seepage issues. Underlayment and decking structure are hidden from view and cannot be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage, or structural condition, nor is it a certification. Expect leaks.



Pitched Roof

visibility and Limitations: (4) (a) 1.

Height restricts inspection, Steep slope, Configuration restricts inspection. Lot configuration, Most of the roof was not visible at the time of inspection due to reasons noted. Observations and opinions are limited to visible

portions only. Dormer roof(s) not visible/fully visible at the time of inspection.

Inspected From: (4)(b)

Ladder at roof edge, From the ground with camera zoom, Windows.

Roof Type: (4)(a) 1.

Pitched roof.

Approx Layers: (4)(a) 1.

Not determined, There appears to be one layer present.

Material: (4)(a) 1.

Asphalt/fiberglass shingle.

Condition:

The roofing material is asphalt/fiberglass shingles. The roof and flashings appear to be in good overall condition but may need some routine maintenance. Annual monitoring/inspection and ongoing maintenance are critical to the performance of roofing systems, particularly flashings. Review with the owner/occupant about the history of installation, routine maintenance, and ice build up. Monitor gutters and downspouts for overflow conditions/leakage and correct as needed. No observable leakage noted at the time of inspection. Surfaces appeared generally intact. **Moderate to serious signs of wear/aging.** Some general observations include: Brittle/loss of elasticity/inflexible, Granule loss, Missing/loose/broken shingles/tabs. This may indicate a general area of loose/detached shingles that may not appear to be loose. Cosmetic lichen growth noted, Algae (dark streaking/staining) present on shingles. This discolors the shingles but does not generally harm the roof or structure. **Replaced shingles noted.** This may indicate a general area of loose/detached shingles that may not appear to be loose. More wear noted at some locations than others (possible ice chipping). Fiberglass visible through granules. Trim overhanging trees. **Tar/caulk sealant patching may indicate a history of and potential for leakage. See note 117 in Reference Addendum.**

Recommendations:

Older roof near or at end of its useful life. Suggest further evaluation by a roofing contractor to determine maintenance needs and remaining life expectancy. **Correct any roof deficiencies in a timely manner to prevent damage to structure and finishes. Expect leaks. Consult roofing contractor now for recommendations regarding maintenance needs, longevity, usefulness, and preservation of roof systems and flashings. Correct roof deficiencies to prevent damage to structure and finishes. Consult roofing contractor now for recommendations regarding maintenance needs, longevity, and preservation of roof systems and flashings.** Ask the seller for any repair or installation documentation and warranty information. Often, warranties are an add on extended service that building owners may or may not sign up to receive. Verify presence and extent (materials only or materials and labor) of warranty by reading the repair/installation contract.

See note 107 in the Reference Addendum.

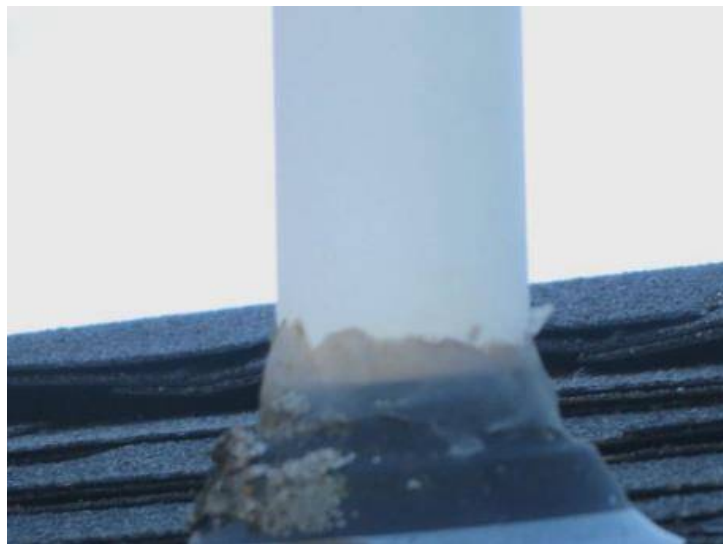
Flashing: (4)(a) 3.

Limitations:

Restricted/no access, This inspection is not a "best practices" inspection, evaluation, or review.

Plumbing Vents: (4)(a) 4.

No/restricted access, Lead flashing present. Monitor for holes/cracks/wear. **Synthetic flashing material present. Monitor for holes/cracks/folds/wear at collar. Collar is worn/cracked/torn or has holes/folds/gaps. Needs replacement now. Sealed with roofing mastic/caulk sealant. See note 120 in Reference Addendum. Holes/gaps/cracks. Needs replacement now.**



valleys: (4)(a) 2.

No/restricted access, Metal,
Appears functional.

Worn/monitor closely, Ice
chipping (more advanced
wear)



Roof/Wall:

No/restricted access, Water management system not observable. Evidence of prior repairs, Sealed with roofing mastic sealant. See note 121 in Reference Addendum. This restricts inspection of the presence or absence and condition of the flashing at this location. No kick out flashing observed at one or more locations. When the shingles terminate at a wall joint, a kick out flashing behind the siding and on top of the shingles helps direct water into the gutter. Add as prudent. Little clearance between siding and roof. (Recommend a 1" minimum.) This restricts inspection of the presence or absence and condition of the flashing at this location. Multiple locations.



Horizontal/Transition:

No/restricted access, Water management system not observable. Appears functional.



Skylights: (4)(a) 4.

No/restricted access,
Monitor for maintenance
needs, *Skylights typically
have a 20 year life-span.
Suggest replacing upon
re-roof to prevent future
problems.*



Flat/Low Slope Roof

visibility and Limitations: (4)(a) 1.

Height restricts inspection, Configuration restricts inspection. Some of the roof was not visible at the time of

inspection due to reasons noted. Observations and opinions are limited to visible portions only. There is not enough information available to form a complete or meaningful opinion. Seek full evaluation by a qualified roofing specialist in a timely manner.

Inspected From: (4)(b)

Windows, From the ground with camera zoom, Ladder at roof edge.

Roof Type: (4)(a) 1.

Flat roof.

Location:

South.



Material: (4)(a) 1.

Asphalt roll. This roofing material has unpredictable seasonal wear. Assured performance is not guaranteed even with a newer installation or even if the roof didn't show much wear recently. Monitor seasonally for wear, performance, and any maintenance needs and have evaluated as necessary. Consult roofing contractor now for recommendations regarding maintenance needs, longevity, and preservation of roof systems and flashings.





Condition:

Front of eyebrow dormer flat area- Curious repairs/installation, Caulk sealant is a short term patch and subject to deterioration and seepage. No attachment bars, Excessive roof cement/mastic sealant. Temporary/unconventional repair. No counter flashing at turn bar and/or door threshold.

Recommendations:

Consult roofing contractor now for recommendations regarding maintenance needs, longevity, and preservation of roof systems and flashings. Inquire with owner/occupant about any history of any seepage, hail, leaks, repairs, installation, and regular service/maintenance performed. Inquire with seller about any transferable warranties, inspections, documents, or estimates.

Parapets:

Improperly sealed, Improper installation.

Chimneys

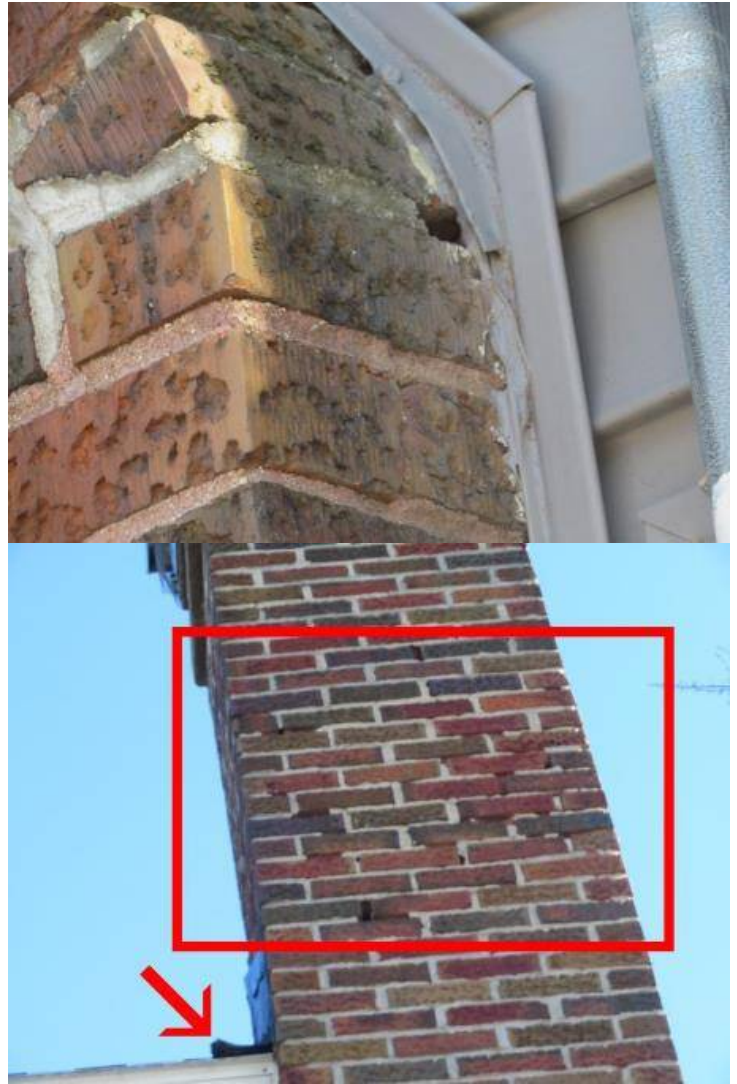
Chimney

Location:

One main chimney, Front, Multiple flues located in one chimney structure.







Inspected From: (4)(b)

Inspected from ground with camera zoom, not all sides of chimney fully visible, No view of top of chimney.

Type of Chimney:

Masonry.

Chimney Cap: (4)(a) 4.

Top of chimney is not observed/evaluated. Appears functional.

Flue Type:

Tile.

Flue: (4)(a) 4.

Interior not inspected. No opinion offered.

Chimney: (4)(a) 4., (9)(a) 4.

Older/worn, Unconventional/temporary repairs noted, Significant loose mortar, Typical brick spalling/shaling, Prior tuckpointing observed. Areas that were tuckpointed have re-cracked. **Suggest separate inspection by chimney specialist now.**

Rain Cover:

Appears functional.

Chimney Flashing: (4)(a) 4.

Limited/obstructed view of flashing due to location/access. Chimney flashings are susceptible to leakage at any time. Ask the seller for any history of leaks/water penetration and related concerns. Metal, Roofing mastic/tar sealant. These sealants are temporary and susceptible to leakage at any time. Ask the seller for any history of leaks/water penetration and related concerns, evaluate now, seasonally evaluate, and correct as needed. Counter flashing observed, Flashing installation details, such as whether flashing is cut into brick as a sealed joint and whether there is any corrosion or holes in the flashing, are not visible during visual inspections. Step flashing not visible/verified. Any observations offered are not a warrantee or guarantee that it's not leaking or will never leak. Monitor mastic/caulk sealant annually and repair as needed. See note 121 in Reference Addendum. Ask the seller for any repair or installation documentation and warranty information. Needs caulk/mastic sealant maintenance now. See note 119 in Reference Addendum.



Lifting/pulling away from roof, Heavy caulking/mastic often means there has been water intrusion or other issues. Verify and repair as needed. Temporary mastic/caulk/tar sealant observed. Unconventional/curious materials. Expect water intrusion issues. Flashings unknown/unverified. Evaluate for good installation and common maintenance needs.

Chimney Recommendations:

Seek full evaluation of chimney, flues, flashing, and fireplace by a qualified contractor now. The chimney may need a liner. Seek evaluation by a chimney specialist now.

Chimney Structure:

Obscured view of chimney area.

View of Chimney From Basement:

Ash pit door not opened, The ash pit door on the chimney is stuck closed, Inside of chimney was not inspected/no access to flue.

Chimney Recommendations:

Water heater is venting into an unshared chimney flue with no metal liner. See note 125 in Reference Addendum. The chimney may need a liner. Seek further evaluation by a chimney specialist.



See note 126 and 165 in Reference Addendum.

Observations are not a warranty or guarantee. Ask the seller for any history of leaks/water penetration and related concerns.

Garage

Exclusions

Outbuildings such as sheds are not included in this inspection.

Roof (See Roofs)

Outbuilding

Exclusions

Outbuildings such as sheds are not included in this inspection.

Roof (See Roofs)

Kitchen

Kitchen

Location:

One main kitchen, First Floor.



Limitations:

Restricted view below sink.

Sink Plumbing: (6)(a) 1,2, (6)(b)

Sink, faucet, and piping appear intact, Sink, faucet, and piping operated/appears functional. Shut off valves not tested.

Dishwasher/Cross Connection: (6)(a) 1.

Dishwasher cycled at the time of inspection. See note 127 in Reference Addendum. **Dishwasher not secured at bottom. Suggest properly installing dishwasher.**



Garbage Disposal:

Operated/appears functional.

Cabinets/Countertops: (8)(a) 3.

Appears intact, Appears functional, Upgraded/modern cabinets.

Vent: (11)(a) 3.

The exhaust fan motor ran when switched on. The complete exhaust ventilation system is not fully observable or inspected. Built into microwave.

HVAC Source: (9)(a) 6.

Heat source provided.

Electrical: (7)(a) 6,7,8.

Appears functional.

See note 127 in the Reference Addendum.

Bathrooms

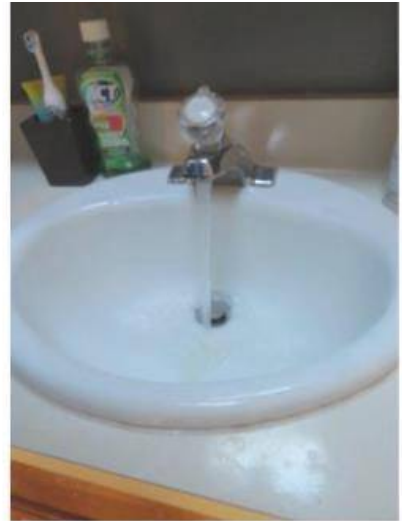
It is important to maintain a caulk or grout seal around tubs and between shower planes/tiles in order to prevent water penetration issues. Seasonally check for common maintenance needs. Obtain any history of ceiling or shower enclosure repair from seller. Drains may leak at any time.

Central Bathroom

See note 128 in Reference Addendum.

Location:

Second floor.



Limitations:

Restricted view under sink.

Toilets: (6)(a) 1, (6)(b)

Appears intact, Appears functional.

Sink Plumbing: (6)(a) 1,2, (6)(b)

Sink, faucet, and piping appear intact. Sink, faucet, and piping operated/appear functional. Shut off valves not tested.

Electrical: (7)(a) 6,7,8.

Appears functional.

Windows: (8)(a) 1.

Appears functional.



Ventilation: (11)(a) 3.

Fan: Verify that fan installed in the shower enclosure is designed for shower installations. Curious installation of exhaust fan. Recommend confirming that all exhaust ventilation is connected without holes or gaps all the way to exterior of building.

HVAC Source: (9)(a) 6.

Heat source provided.

Tub: (6)(a) 1, (6)(b)

Tub, faucet/spout, and drain appear intact. Tub, faucet/spout, and drain operated/appear functional.

Shower Plumbing: (6)(a) 1,2, (6)(b)

Appears intact, Operated/appears functional, Vintage tub/shower mixer present.

Surround: (6)(a) 1, (6)(b)

Appears intact, Appears functional, Monitor and maintain pan/enclosure/seams/joints for leakage. Shower pans/drain fittings can leak at any time.

Ceiling and Walls: (8)(a) 1.

Paint may restrict view of past or present conditions, such as water staining, deterioration, or cracking. Ask owner/occupant for history.

Powder Room

Location:

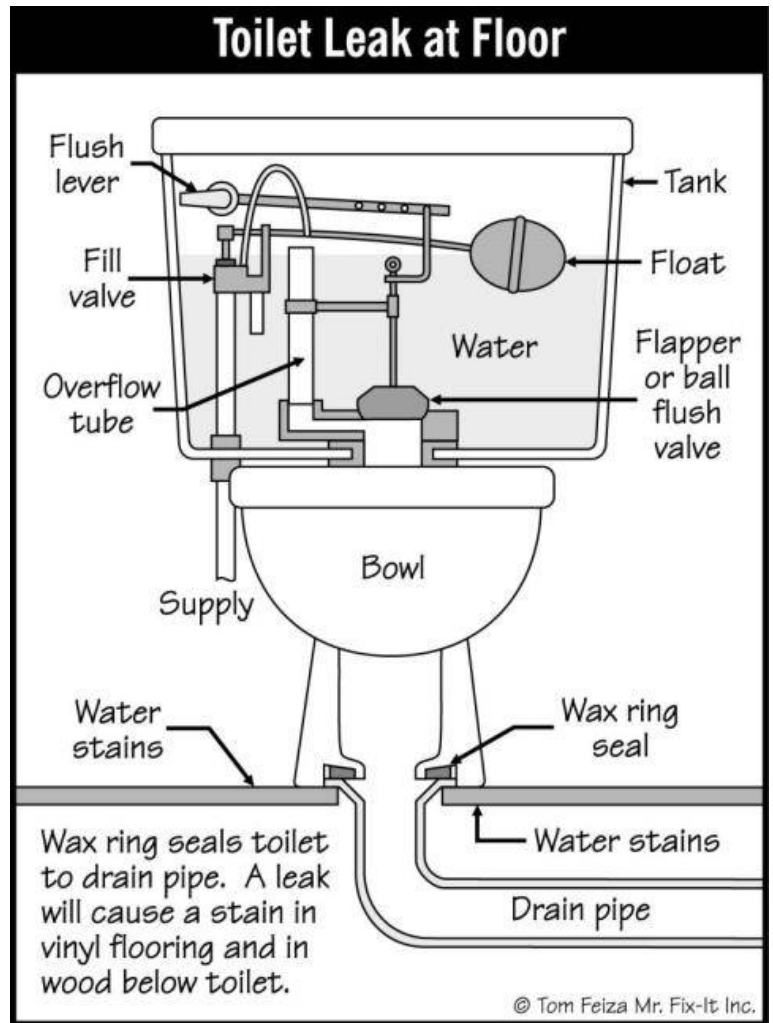
First floor.

Limitations:

Restricted view under sink.

Toilets: (6)(a) 1, (6)(b)

Toilet is loose/not secure at floor. Evaluate all toilets and correct as needed to prevent water seepage issues.



P027



Sink Plumbing: (6)(a) 1,2, (6)(b)

Sink, faucet, and piping appear intact. Sink, faucet, and piping operated/appear functional. Shut off valves not tested.

Counter/Cabinets: (8)(a) 3.

Appears intact, Appears functional.

Electrical: (7)(a) 6.7,8.

Appears intact, Appears functional.

Ventilation: (11)(a) 3.

Fan: The exhaust fan motor ran when switched on. The complete exhaust ventilation system is not fully observable or inspected.

Upstairs Bathroom

Location:

Second floor.

Limitations:

Restricted view under sink.

Toilets: (6)(a) 1, (6)(b)

Appears intact, Appears functional.

Sink Plumbing: (6)(a) 1,2, (6)(b)

Sink, faucet, and piping appear intact. Sink, faucet, and piping operated/appear functional. Shut off valves not tested. Sink operated/appears functional.

Electrical: (7)(a) 6.7,8.

Appears functional.

HVAC Source: (9)(a) 6.

Heat source provided.

Shower Plumbing: (6)(a) 1,2, (6)(b)

Appears intact, Operated/appears functional.

Surround: (6)(a) 1, (6)(b)

Appears intact, Appears functional, Monitor and maintain pan/enclosure/seams/joints for leakage. Shower pans/drain fittings can leak at any time.

Basement Bathroom

Note:

Suggest verifying satisfaction of permits for bathroom addition in basement.

Location:

Basement.

Limitations:

Restricted view under sink.

Toilets: (6)(a) 1, (6)(b)

Appears intact, Appears functional.

Sink Plumbing: (6)(a) 1,2, (6)(b)

Sink, faucet, and piping appear intact. Sink, faucet, and piping operated/appear functional. Shut off valves not tested. Sink operated/appears functional.

Electrical: (7)(a) 6.7,8.

Appears functional,
Disable/remove outlet on
light fixture for improved
safety. Two prong.



Ventilation: (11)(a) 3.

No ventilation present in bathroom. No exhaust fan present in bathroom. We suggest adding an exhaust fan. Separate area shower location- Fan: Verify that fan installed in the shower enclosure is designed for shower installations. Curious installation of exhaust fan. Recommend confirming that all exhaust ventilation is connected without holes or gaps all the way to exterior of building.

HVAC Source: (9)(a) 6.

No heater/heat source provided.

Shower Plumbing: (6)(a) 1,2, (6)(b)

Appears intact, Operated/appears functional. Vintage tub/shower mixer present. Improper faucet valve stops.

Surround: (6)(a) 1, (6)(b)

Appears intact, Appears functional, Monitor and maintain pan/enclosure/seams/joints for leakage. Shower pans/drain fittings can leak at any time.



Ceiling and walls: (8)(a) 1.

Paint may restrict view of past or present conditions, such as water staining, deterioration, or cracking -see side of basement shower exterior.

Repair ceiling where accessed for a repair above in bathroom, providing access.



Tub and sink overflows are emergency devices that are designed to REDUCE water damage in the rare event of potential flooding, but they are not intended for regular use and commonly leak. Most plumbing for overflows are concealed within the walls and cannot be inspected. Testing overflows for leaks is beyond the scope of this inspection because of water damage that could result from such testing.

Interior

General Areas

Location:

General areas, Lower, Upper.

Limitations:

Furnishings prevent/limit full inspection, Security/central alarm systems are beyond the scope of this inspection.

Exterior Doors: (8)(a) 4.

Appears functional, Metal/Fiberglass: Appears intact, Appears functional, Typical for age, French/Sliding:

Interior Doors: (8)(a) 4.

Appears intact, Appears functional, Some: Vintage, Typical for age.

Windows: (8)(a) 1

Limited access due to shades/blinds/location. See note 168 in Reference Addendum. Double hung, Casement, Fixed, Skylights, Possible water stains noted at skylight. There was no observable evidence of significant/active leakage at the time of inspection.



Skylights and surrounds are prone to minor staining due to humidity/condensation. Evaluate skylight window systems for condensation/leak issues and for good function now. Repair as needed. Worn finishes Appear intact, Appear functional, Obtain any possible warranty documentation for modern windows. Water stains on/at windows. Source not determined (possible condensation, over-watering of plants, open windows during rain and wind, etc.).



Ceiling and Walls: (8)(a) 1.

Ceiling and wall framing are not observable due to finishes/insulation. Appears functional, Typical for age, Common fractures, Evidence of possible history of leakage/ condensation issues observed. Staining/lifting surfaces/discoloration observed, Blistering/lifting of paint at surfaces is evidence of possible history of leakage or humidity. Area tested dry with moisture meter at the time of inspection. Any water



stains and damp materials should be investigated for extent of water intrusion issues and repaired as needed. Correct source. Ask owner for history and cause of staining. Patching.



Front upper bedroom SW at eyebrow dormer west side and Front living room ceiling and skylight coffer surrounds: Typical nail pops, Evidence of possible history of leakage observed. Apparent patching/repaired finishes noted at ceiling/wall. Evidence of possible prior ice damming observed. Area tested dry with moisture meter at the time of inspection. Any water stains and damp materials should be investigated for extent of water intrusion issues and repaired as needed. Correct source. Uneven surface, Patching, Discoloration observed is evidence of a history of excess humidity/condensation or water intrusion. If this is a concern, consider further evaluation by a qualified specialist.

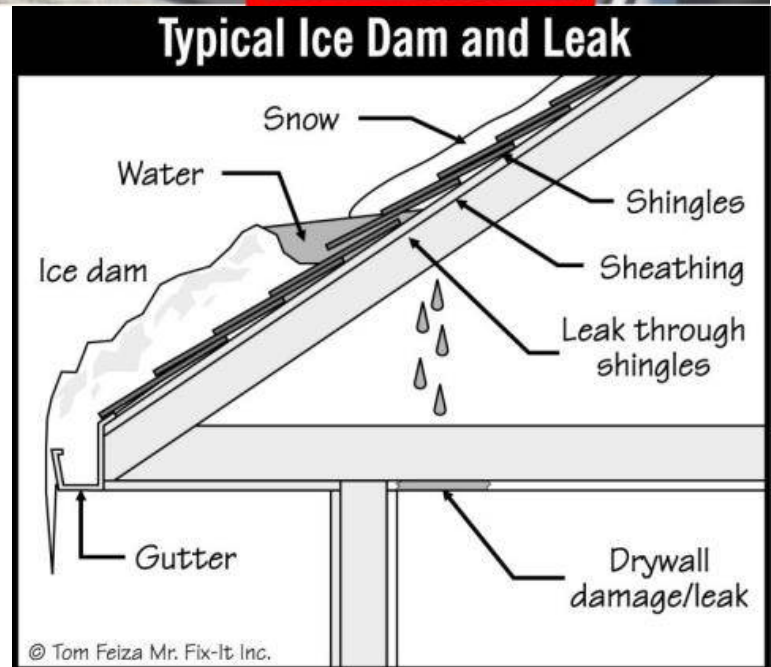
Front upper bedroom SW at eyebrow dormer west side.



Front upper bedroom SW at eyebrow dormer west side.



Front upper bedroom SW at eyebrow dormer west side.



R002

Floor: (8)(a) 1.

Appears intact, Appears functional, Typical for age, Typical floor squeaks.

HVAC Source: (9)(a) 6.

Furniture restricts access to verify the presence of supply/return registers in all rooms. *Consult a heating and cooling specialist about any balance/comfort concerns.* Appears functional, Buildings of this era commonly do not cool as well on the second floor as they do the first floor because of the way that vintage ducting systems were designed. Consult a heating and cooling specialist for any balance or comfort concerns.

Smoke Detectors: (7)(a) 9. and Carbon Monoxide Detectors:

Alarm(s) sounded when test button was pressed.

Ceiling Fans:

Appears intact, Appears functional.

Stairs/Balconies:

Appears intact, Appears functional, Missing railing where there are four or more steps. Railing(s) not graspable. Add a graspable railing.



Fireplace/Wood Stove and Devices: (9)(a) 1.

Type: (9)(a) 1, 2. Fireplace, Fireplace Construction: (9)(a) 5 Masonry, Natural gas, Fireplace not tested. Fireplaces and chimney systems require annual sweeping and evaluation for safety and good function. If a sweeping/evaluation has not been done in the past year, seek service of fireplace and chimney system by a fireplace/chimney professional now. Gas log not tested, **Flakes/chips/debris noted in fireplace indicate deterioration of tile chimney liner. This may indicate either a history of repairs or a potential need for repairs. Ask the seller for any history of recent repairs. Seek a NFPA Level Two Evaluation (with camera scope) by a trained and NFPA certified fireplace specialist as needed now. A level 2 chimney inspection is conducted by running a specialized inspection camera through the interior of the fireplace and chimney to inspect for concealed damage to the flue liner, as well as the inspection of the exterior of the chimney, fireplace(s), chimney system(s), attic spacing and condition, flashings, and flue(s). Sweep before use. We suggest having the chimney specialist check the chimney system after it has been swept. Seek further inspection of fireplace(s), chimney system(s), flashings, and flue(s) now by a qualified chimney specialist. We recommend a CFI Certified level II camera scope evaluation.**

Electrical: (7)(a) 6., 7., 8.

See Electrical section.

Electric Heat:

Electric heat at fan on wall(s). Warmed up when tested, Basement.

For more information about the number, location, and type of smoke and carbon monoxide detectors recommended by the State of Wisconsin, please visit

Attic

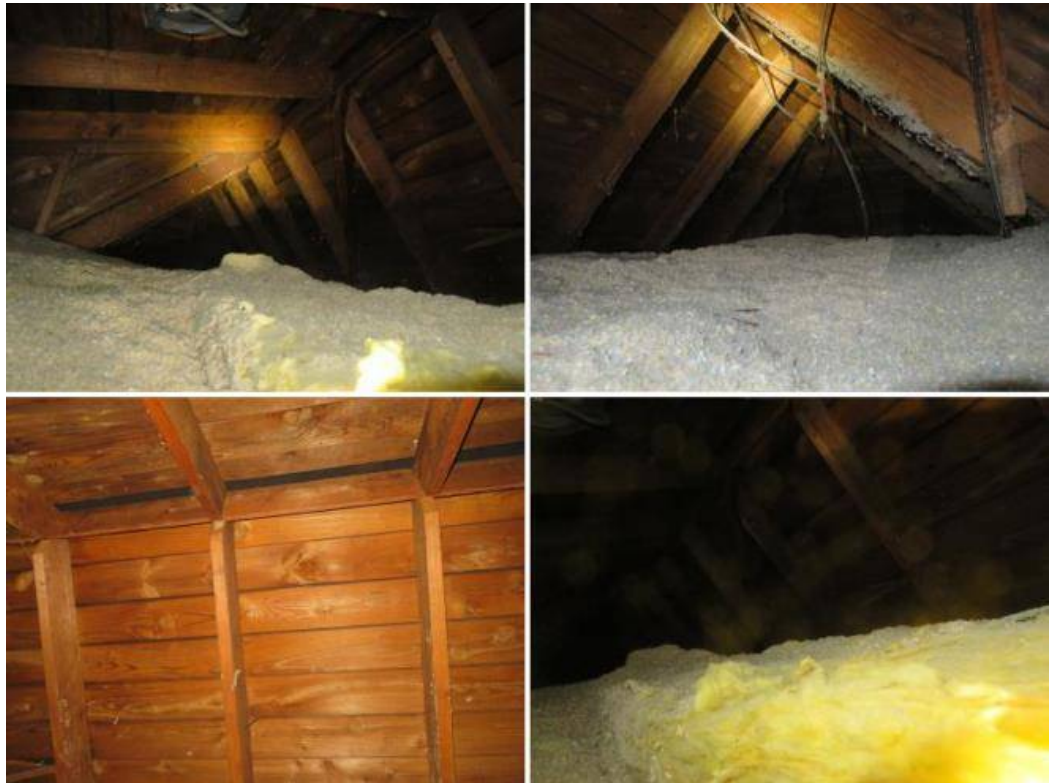
INSULATION AND VENTILATION. (a) A home inspector shall observe and describe the condition of all of the following: 1. The presence or absence of insulation in unfinished spaces. 2. Ventilation of attics and foundation areas. 3. Kitchen, bathroom, and laundry venting systems.

(b) A home inspector is not required to observe any of the following: 1. Concealed insulation. 2. Venting equipment which is integrated with household appliances.

Visibility and Limitations:

Inspected From:

Ceiling access hatch:
Viewed from hatch, Wall
access door/hatch: Viewed
from hatch.



Restricted Access To:

Overhead attic, Knee walls.



No Access To:

Joist space, Sloped walls/ceilings. Unknown condition. First floor overhead attic space. Unknown condition. Addition/sunroom attic. Unknown condition.

Inspection Limitations:

Restricted access/view limits the extent of the inspection. Limitations present include: Stored items, Floored, Insulation, Small area, Small opening to attic, Configuration.

Insulation: (11)(a) 1.

R-value:

Restricted/no access due to finishes/insulation at ceilings/floor. Restricted/no access due to finishes/insulation at knee walls. Approximate "R" value for ceilings/floor: R-19 Approximate "R" value for knee walls: Less than R-11.

Insulation Type(s):

Fiberglass, Vermiculite. This type of insulation is associated with asbestos material. Consult an indoor air quality specialist for information and recommendations about this material. See <http://www.zonoliteatticinsulation.com/> for more information.



Vermiculite. This type of insulation is associated with asbestos material. Consult an indoor air quality specialist for information and recommendations about this material. See

<http://www.zonoliteatticinsulation.com/> for more information.

Condition:

Uneven insulation levels, Add more insulation to low areas. Some areas are not insulated, Consider adding insulation for future energy savings. Modern insulation levels are R-48 to R-50.

Vapor Barrier:

No access to check for the presence or type of vapor barrier due to insulation/finishes.

Contact Wisconsin's Focus on Energy Program for a Building BPI Certified Analyst to solve any condensation, heat loss, and comfort problems. See <https://focusonenergy.com/> for more information.

Correct any sources of warm air leaks/humidity from interior HVAC conditioned spaces.

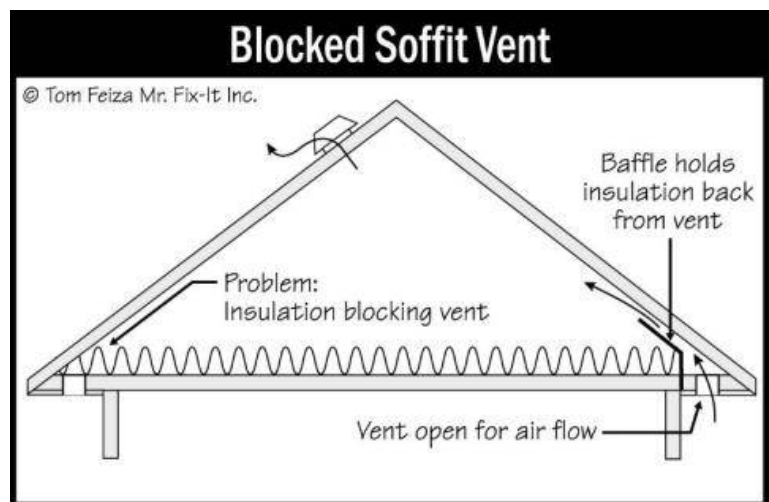
Ventilation: (11)(a) 2.

Passive Ventilation Type:

Ridge vents observed.

Condition:

Minimal ventilation. Contact Wisconsin's Focus on Energy Program for a Building BPI Certified Analyst to determine attic ventilation/insulation needs and design recommendations. See <https://focusonenergy.com/> for more information. No view of soffit vents/air baffles. Correct as needed. Minimal/no soffit venting. Correct as needed.



V043

Recommendations:

Additional attic ventilation may be necessary. Contact Wisconsin's Focus on Energy Program for a Building BPI Certified Analyst to determine attic ventilation/insulation needs and design recommendations. See <https://focusonenergy.com/> for more information.

Monitor for ice damming, discoloration, condensation, and frost. Contact Wisconsin's Focus on Energy Program for a Building BPI Certified Analyst as necessary. See <https://focusonenergy.com/> for more information.

Bathroom, Kitchen Fan Venting: (11)(a) 3.

Vent To:

Termination is not visible at one or more exhaust ducts. All exhaust vents should discharge to the exterior and not into the attic. Verify as needed.

Roof Framing/Sheathing

Limitations:

Much of roof structure not visible. Observations and opinions are limited to visible portions only.

Condition:

Structure appears intact, Structure appears functional.

Moisture Penetration: (8)(a) 6, (4)(a) 5.

Attic appears dry in visible locations at the time of inspection.

See note 171 in Reference Addendum.

Plumbing Vent Pipes

Limitations:

Restricted/obscured access. Inspection limited to visible areas only.

Electrical

ELECTRICAL SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Service entrance conductors. 2. Service equipment, grounding equipment, main over current device. 3. Main and distribution panels, including their location. 4. Amperage and voltage ratings of the service, including whether service type is overhead or underground. 5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring. 6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls. 7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures. 8. The operation of ground fault circuit interrupters. 9. The functionality of the power sources for smoke detectors.

(b) A home inspector is not required to do any of the following: 1. Insert any tool, probe or testing device inside the panels. 2. Test or operate any over current device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems. 5. Measure amperage, voltage or impedance. Inspect or test a built in vacuum system.

Electrical Service Information

Limitations:

Limited access to panel.

Main Service Rating: 150 amps.

Main Box Rating: Amperage: (7)(a) 4. 150 amps, 120 V, 240 V.

Main Breaker/Fuse Rating: Over Current protection: (7)(a) 2. 150 amps, Circuit Breaker.

Wire Protection: Over Current protection: (7)(a) 5. Circuit breakers.

Main Service Wire: Main Wire Type: (7)(a) 1. 150 amps, Copper.

Branch Wires: Conductor Type: (7)(a) 5. Copper where visible, Branch Wire Type: (7)(a) 5. In conduit, Non-metallic cable (Romex), Armored cable (BX).

Ground: (7)(a) 2.

Bonded at water pipe. It appears that the electrical system is grounded to a ground rod. *Ground rods are buried in the ground and usually not visible at the time of inspection.* Unable to trace, Gas bonding not verified, Grounding path not verified.

Electrical service size/capacity noted is determined by a visual inspection only. See note 172 in Reference Addendum.

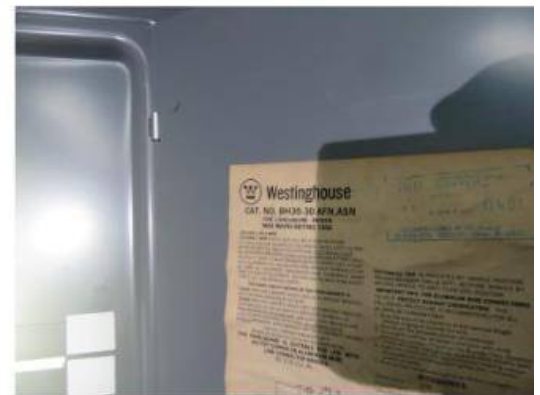
Main Electric Panel

Location: (7)(a) 3.

Basement.

Manufacturer: (7)(a) 3.

Westinghouse.

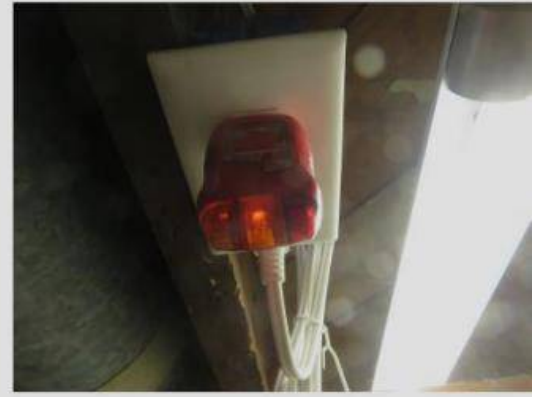


Condition:

Appears functional, Appears neat and orderly. Mixed brands of breakers suggest possible unconventional installation, May contain used components. Improper clearance. There should be a clearance of at least 36" to the front and sides of the main panel.

Electrical: (7)(a) 6.,7.,8.

Finishes restrict inspection of branch circuits. Inspection is limited to a representative number of outlets, switches, and lights per state standards. Open ground outlet(s). Unable to view wires inside wall to determine wire type or cause of open ground. Verify that there is no old wiring without a ground (such as knob and tube) now as prudent. Basement.



Recommendations

Correct items noted by licensed electrician. Modern/recent electrical service installation. Verify whether there is any service warranty offered.

All electrical concerns of any type are potential safety hazards and should be evaluated/repaired immediately by a licensed electrician.

Structure

Limitations

Limitations to this inspection such as storage, paint, and finishes are listed in the "Inspection Limitations" portion of the Basement/Foundation portion of this inspection report.

Foundation Configuration

Basement: 90% to 100%.

Building Structure

Exterior Walls:

Finishes restrict inspection.

Columns and Overhead Beams: (2)

No/restricted access, No access, Steel.

Joists/Trusses and Subfloor: (3)

No/restricted access, No access, Wood lumber, Boards.

Basement/Foundation

FOUNDATIONS. A home inspector shall observe and describe the type and condition of the foundation.

COLUMNS (see Structure section). A home inspector shall observe and describe the type and condition of columns.

FLOORING SYSTEMS. A home inspector shall observe and describe the type and condition of flooring systems.

(If crawlspaces are present, see Crawlspaces section. If utility sink is present, see Plumbing or Laundry sections. See Electrical section.)

Inspection is limited to visible areas only.

Visibility and Limitations:

Floor

Floor not visible due to storage/equipment: 60% to 70%. Floor not fully visible due to modern paint: 90% to 100%. Floor not visible due to carpet: 70% to 80%.





Walls

Storage/shelving/equipment/appliances limited inspection: 60% to 70%. Finished foundation walls: 80% to 90%.

Ceiling

Finished ceiling: 70% to 80%.

Stairs

Stored items under stairs restrict view.

Basement Stairs

Appears functional, No/limited view/access under stairs, Older/worn/original era.

Insulation and Ventilation

Insulation: (11)(a) 1.

No access to box sills. Box sill insulation present. No view of rim joists and box sill due to insulation/access. Cover with approved material or remove exposed foam board/styrene-type insulation for fire safety.

Basement Windows/Ventilation: (11)(a) 2.

Appears intact, Glass block.

Foundation: (1)

Limitations:

Very limited access to inspect the foundation walls and support structures due to finishes/parging/storage. This means that the structural system was not observed as a whole or fully inspection. Any observations made or opinions expressed in this report refer to only to areas that were visible at the time of the inspection. There is not enough information available to form a complete or meaningful opinion.

Type:

Concrete block, Poured concrete, -Original house.

Condition:

At exposed areas: Appears functional. No Damage, cracks or displacement or water issues noted.

Cracks/Fractures:

See note 133 in Reference Addendum. Common fractures. Some foundation fracturing is typical of expected/seasonally related settlement/shrinkage and does not indicate a structural deficiency. No structurally significant cracking evident.

Foundation Wall Movement

Movement:

Walls are fully finished/covered and not measured or inspected. Walls are partially finished/covered. Finished/covered areas are not measured or inspected.

Moisture: (8)(a) 6.

Degree:

No evidence of seepage observed at the time of inspection. Modern painting of foundation walls can mask evidence of previous staining.

Water Stains:

None apparent at the time of inspection. Modern paint where foundation is exposed.

IT IS IMPOSSIBLE TO PREDICT THE SEVERITY OR FREQUENCY OF BASEMENT SEEPAGE ON ONE VISIT. See note 135 in Reference Addendum.

Basement Ceiling

Ceiling and wall framing are not observable at locations where finishes/insulation block view.

Basement Floor: (3)

Restricted view due to finishes/paint/stored items.

Foundation Drainage

Drain Tiles:

No evidence of the presence of a drain tile system. Unable to determine with certainty whether or not there is a drain tile system present. Exterior grading and protection from surface water is very important. Expect some dampness and seepage depending on weather conditions. Original house.

Sump Pump: (6)(a) 5.

Sump crock/pump condition: Pump needs replacement, None installed Addition.



Footings and drain tiles are not visible for inspection. See note 136 in Reference Addendum. This inspection is limited to the visible exposed areas only. Some walls and areas may be covered by finishes, storage, or painted/covered obscured surfaces. Drain tile systems are buried under the cement floor and underground and are not visible for inspection, therefore the existence or effectiveness of any drain tile can not be physically determined. Future performance of a basement cannot be predicted. Consult owner/occupant to confirm a dry basement history.

Recommendations

Efforts should be made to maintain and correct all sources of exterior water/soil pressure with proper grading (slope of the ground), gutters, and downspouts. *People who have occupied the building are in the best position to provide information about the basement. They have seen the basement under various circumstances over a length of time.* Obtain information from seller concerning any past history of seepage, leaks, damage, patching/tuck pointing, caulking, and/or any repair documentation or warranty information. *Often, warranties are an add on extended service that building owners may or may not sign up to receive. Verify presence and extent (materials only or materials and labor) of warranty by reading the repair/installation contract.*

Main Plumbing Services

PLUMBING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. Interior drain, waste and vent systems, including traps, drain, waste, and vent piping, piping supports and leaks. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports, and leaks. Sump pumps. A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(b) A home inspector is not required to do any of the following: State the

effectiveness of anti-siphon devices. Determine whether the water supply and waste disposal systems are public or private. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches. Operate any valve except water closet flush valves, fixture faucets and hose faucets. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas. Observe the interior of flues, chimneys and vents, or solar water heating systems. Observe any exterior plumbing components such as water mains or swimming pools. Determine water temperature. Determine the proper size, design or use of plumbing materials.

Service Line and Main Water Shutoff: (6)(a) 1.

Limitations:

Restricted/no access, Main shut off not tested. Not viewed.

Source:

Appears to be municipal.

Location:

Near center of front basement wall.

Material:

Not determined/visible.



Condition:

Older/worn valves, Monitor for leaks and good function. No access today, enclosed.

Water Lines: (6)(a) 1.

Limitations:

Shut off valves not tested.

Material:

Copper, Steel, PEX.

Condition:

Appear intact where visible, Appears functional, Some newer piping and some older piping. Older/worn/original era, Monitor for leakage and common maintenance needs as piping can leak at any time. Typical corrosion, Monitor for leaks and seepage, Prior repairs noted. Ask the seller for history.

Plumbing (water and gas) supply valves are not operated during inspection.

Drain and Vent Pipes: (6)(a) 2.

Limitations:

Supply, drainage, and vent pipes/valves (such as studor valves) that are behind finishes are not inspected.

Type of System:

Municipal sewer.

Material:

Steel, Cast iron, PVC.

Condition:

Appears intact where visible, Appears functional, Some newer piping and some older piping.

Older/worn/original era, Older piping near end of useful life, Ask seller for history of any to history of repair, improvements, or plumbing system back ups. Monitor for leakage and common maintenance needs as piping can leak at any time. Some corrosion noted.

Gas Service Lines: (6)(a) 4.

Material:

Black iron material, Galvanized steel, Copper.

Condition:

Appears intact where visible, Appears functional.

Recommendations

Monitor for common maintenance needs. Ask seller for repair and update history and any warranties on repairs/installation of plumbing and fixtures. Today's inspection is a snapshot of the condition of the plumbing system at the time of inspection, not a warrantee that there will not be any leakage at pipes or fixtures. Operate all fixtures during final walk through prior to closing to verify continued good function.

An important part of building ownership is monitoring piping and fixtures for leakage so that you can promptly repair any issues as they arise.

Laundry

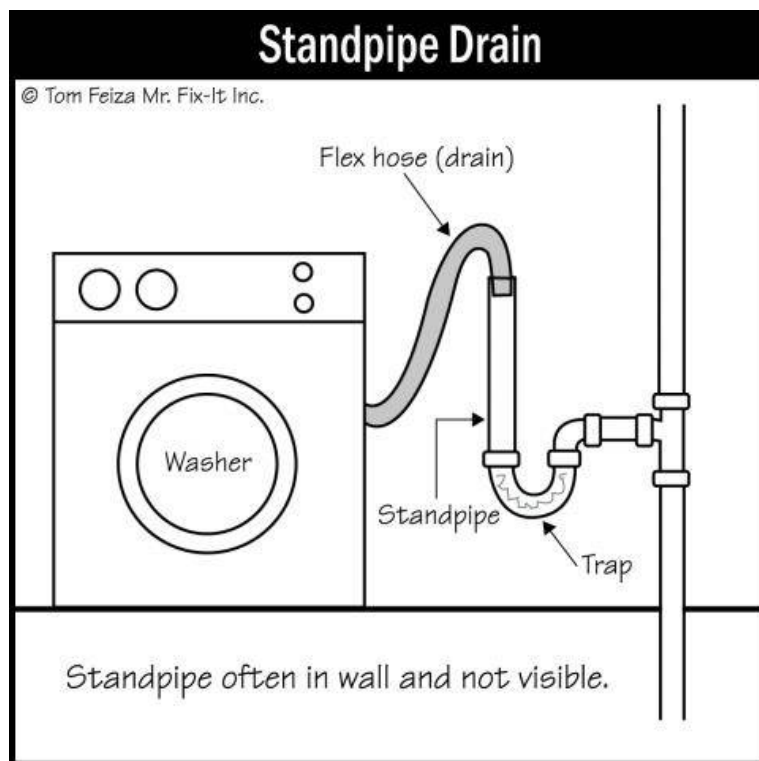
Laundry

Location:

Basement, Laundry room.

Washing Machine Drains To:

Washing machine discharges into a stand pipe.
Not tested.



P045

Laundry Plumbing: (6)(a) 1,2, (6)(b)

Plastic sink/tub, Sink appears to function properly, Improper trap/vent, Prior repairs noted. No venting observed, verify as needed.

Small pliable hose drains directly into sewer drain pipe with no trap or air gap. Correct to avoid methane and facial particles going in drain hose and to appliance source.



Dryer Utility:

Electric.

Dryer Vent: (11)(a) 3.

Metal.

120 V Electrical: (7)(a) 6,7,8.

Appears functional.

Ceiling and Walls: (8)(a) 1.

Appears intact.

Windows: (8)(a) 1.

Window does not open.

Testing washing machines and supply/drain piping is beyond the scope of this inspection. Review any repair history/warranties with seller.

Water Heater

Water Heater(s)

Location: Basement.

Type: Fuel: (6)(a) 3. Gas.

Age: Unit is less than one year old.

Capacity: (6)(a) 3.

40 gallons.

Manufacturer: (6)(a) 3.

AO Smith.

Water Heater Operation: (6)(a) 3.

Appears functional.

Gas Piping/Valves:

Appears intact.

Water Piping/Valves:

Appears intact, Appears functional.

Flue Pipe: (6)(a) 3.

Metal, Appears intact.

Recommendations:

Monitor for leakage.

Testing of safety devices is beyond the scope of this inspection.

Furnace

HEATING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy source. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room.

(b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Heating System: Forced Air Furnace(s)

Operation: (g)(a) 2.

Operated when tested. See information in the notes below.

Inspection Limitations:

No access into duct above unit. Poor/no access to heating plant, Testing of zone dampers is beyond the scope of this inspection.

Heating Capacity:

60,000 BTU/hr input.

Gas Piping/Valves:

Appears intact.

Flame: (g)(a) 1. Burners And Flame Observations:

Sealed/limited access to burners, Appears functional.

Heat Exchanger(s):

Sealed/no access.

Flue Pipe: (g)(a) 4.

PVC. Appears functional.



Fuel Tank: (g)(a) 4.

There is evidence that an underground fuel storage tank was or may be present. Verify satisfaction of permit for removal. More information MAY be available at

https://mydatcp.wi.gov/Home/ServiceDetails/4a171523-04c7-e611-80f6-0050568c4f26?Key=Services_Group.



Cabinet and Blower Fan: (g)(a) 1.

Appears intact, Appears functional.

Humidifier:

Please note that humidifiers require annual maintenance. Consider further evaluation for maintenance needs and functionality. Operates with furnace on, overflow tube has constant water drainage.

Distribution: (g)(a) 1.

Metal ducts. Appear intact where visible. Distribution method: Ductwork, Under floor and/or wall ducts observed, Forced air fan at heat exchanger. Appears intact where visible, Appears functional, AC serves areas by related furnace ducting within HVAC system. Older/worn.

Filter:

Disposable, Change every six to twelve months as needed. Filter rack is located inside the return air duct at/near the unit.

Thermostats: (g)(a) 1.

Appears functional.

System Condition:

Operated when tested, Well maintained, Durable construction.



Recommendations:

Recommend seasonal tune up and safety equipment check of all HVAC equipment now by a qualified specialist. Maintain unit per manufacturer's specifications in order to retain warranty.



Recommend professional service annually as regular tune ups help to prolong the unit's life expectancy and support safe and reliable function. Testing of safety devices is beyond the scope of this inspection.

Air Conditioning

CENTRAL AIR CONDITIONING. (a) A home inspector shall observe and describe the condition of all of the following: 1. Cooling and air handling equipment, including type and energy source. 2. Normal operating controls. 3. The presence of an installed cooling source in each room.

(b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Observe non-central air conditioners. 3. Observe the uniformity or

adequacy of cool-air supply to the various rooms. 4. Operate electronic air filters. 5. Observe the pressure of the system coolant or determine the presence of leakage. 6. Test the electrical current drawn by the unit.

AC System

Location: Exterior.

Manufacturer: Goodman.

Age: Manufactured approximately 13 years ago.

Services: All living areas, The same areas that furnace ducting services.

Type: (9)(a) 1. Split system, Central (ducted) system.

Fuel: (9)(a) 2. Electric.

Operation: (10)(a) 2.

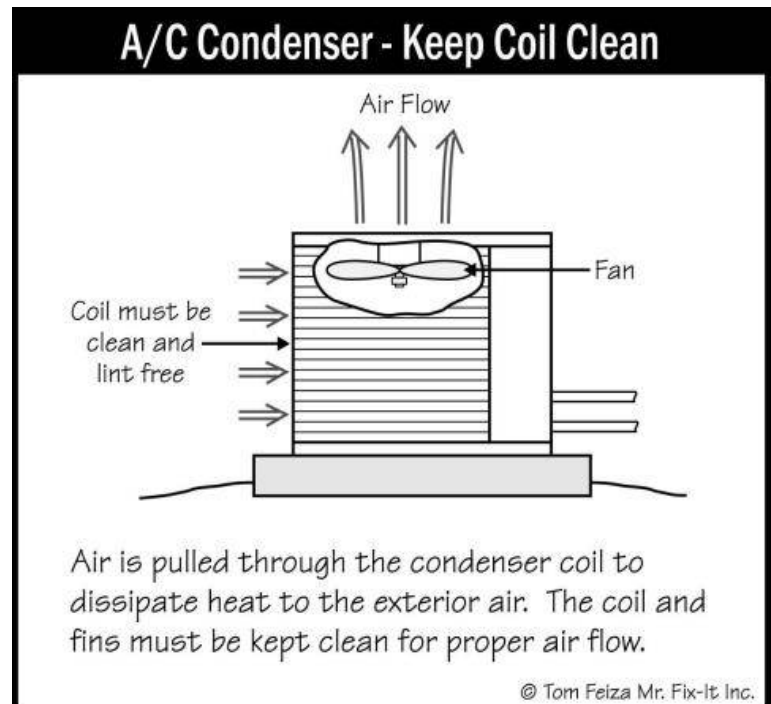
Not tested. See Inspection Limitations.

Inspection Limitations:

Cooling not tested. *Outside temperature below 65° in the past 48 hours prohibited safe testing of unit. Testing an A/C unit in cold weather can cause damage to the unit.* Snow restricts inspection of outside condensing unit.

Exterior Unit: (10)(a) 2.

Appears functional, Dirty fins/coils. This reduces efficiency and can even damage the unit if air flow is significantly restricted.



A014



Electrical Disconnect: (10)(a) 2.

Max fuse: 25 amps.

Indoor Cooling Unit and Condensate Removal: (10)(a) 2., (6)(a) 2.

Located in duct above forced air furnace. Unable to view indoor coil.

Recommendations:

Not tested. Recommend seasonal tune up and safety equipment check of all HVAC equipment now by a qualified specialist. Maintain unit per manufacturer's specifications in order to retain warranty. Air conditioning unit uses older refrigerant, and it is not practical to switch to a different refrigerant. R-22 refrigerant may be unobtainable for repairs/recharging, so unit will likely need to be replaced if refrigerant gets/is low.

Distribution: (9)(a) 1.

Metal ducts. Appear intact where visible. Distribution method: Ductwork, Under floor and/or wall ducts observed, Forced air fan at heat exchanger. Appears intact where visible, Appears functional, AC serves areas by related furnace ducting within HVAC system. Older/worn.

We recommend professional service annually as regular tune ups help to prolong the unit's life expectancy and support safe and reliable function. The average useful life expectancy of an air conditioning unit is 15-18 years with good maintenance. Window AC units are not tested.

Informational and Educational Comments

NOTICE: Items of Which to Be Aware

Informational notes including some of the building's routine care/typical upkeep needs. Consider further evaluation as desired/needed by a qualified professional:

Exteriors

Siding Type and Trim: (5)(a) 1., (5)(a) 2.

Foundation:

Gaps large enough for pests to enter building observed. Seal/patch gaps.

Exterior DrainageDownspouts

Add more downspouts. Add and maintain downspout extensions (6 ft minimum from building) and unclog as necessary now.

Gutters: View From Ground

Evidence of possible ice damming. Monitor for leakage and ice damming. If ice damming occurs in the future, seek further evaluation by an Energy Auditor. Evidence of a history of gutter overflow conditions/drip line noted. This may be due to improper slope or debris in gutters or downspouts. Repair and improve function, and keep water off structure and foundation areas. No kick out flashing observed at one or more locations. When the shingles terminate at a wall joint, a kick out flashing behind the siding and on top of the shingles helps direct water into the gutter. Add as prudent. Add gutters where missing to protect the building, foundation, and structure as prudent. Clogged gutters/downspouts do not functional as designed.

Lots and GroundsVintage Wood Porch: (5)(a) 5.Condition:

Some deterioration noted. Needs paint/stain.

Recommendations:

Porch needs maintenance/paint/stain/preservation.

Vegetation

Trees/Shrubbery too close to building: house, Trees too close to roof/scraping on roof. Correct to prevent damage and evaluate/repair shingles as needed. Needs trimming or removing.

Roof Surface(s)Pitched RoofCondition:Flashing: (4)(a) 3.Roof/Wall:

Evidence of prior repairs, Sealed with roofing mastic sealant. See note 121 in Reference Addendum. This restricts inspection of the presence or absence and condition of the flashing at this location. Little clearance between siding and roof. (Recommend a 1" minimum.) This restricts inspection of the presence or absence and condition of the flashing at this location. .

ChimneysChimneyChimney Flashing: (4)(a) 4.

Needs caulk/mastic sealant maintenance now. See note 119 in Reference Addendum.

KitchenKitchenDishwasher/Cross Connection: (6)(a) 1.

Dishwasher not secured at bottom. Suggest properly installing dishwasher.

BathroomsBasement BathroomNote:

Suggest verifying satisfaction of permits for bathroom addition in basement.

Ventilation: (11)(a) 3.

No ventilation present in bathroom. No exhaust fan present in bathroom. We suggest adding an exhaust fan.

HVAC Source: (9)(a) 6.

No heater/heat source provided.

Shower Plumbing: (6)(a) 1,2, (6)(b)

Vintage tub/shower mixer present. Improper faucet valve stops.

Ceiling and Walls: (8)(a) 1.

Paint may restrict view of past or present conditions, such as water staining, deterioration, or cracking -see side of basement shower exterior. Repair ceiling where accessed for a repair above in bathroom, providing access.

Electrical

Electrical: (7)(a) 6.,7.,8.

Finishes restrict inspection of branch circuits. Inspection is limited to a representative number of outlets, switches, and lights per state standards. Open ground outlet(s). Unable to view wires inside wall to determine wire type or cause of open ground. Verify that there is no old wiring without a ground (such as knob and tube) now as prudent. Basement.

Recommendations

Correct items noted by licensed electrician. Modern/recent electrical service installation. Verify whether there is any service warranty offered.

Basement/Foundation

Insulation and Ventilation

Insulation: (11)(a) 1.

No access to box sills. Box sill insulation present. No view of rim joists and box sill due to insulation/access. Cover with approved material or remove exposed foam board/styrene-type insulation for fire safety.

Foundation: (1)

Condition:

At exposed areas: Appears functional. No Damage, cracks or displacement or water issues noted.

Foundation Drainage

Drain Tiles:

No evidence of the presence of a drain tile system. Unable to determine with certainty whether or not there is a drain tile system present. Exterior grading and protection from surface water is very important. Expect some dampness and seepage depending on weather conditions. Original house.

Laundry

Laundry

Laundry Plumbing: (6)(a) 1,2, (6)(b)

Sink appears to function properly, Improper trap/vent, Prior repairs noted. No venting observed, verify as needed.

Furnace

Heating System: Forced Air Furnace(s)

Humidifier:

Please note that humidifiers require annual maintenance. Consider further evaluation for maintenance needs and functionality. Operates with furnace on, overflow tube has constant water drainage.

Recommendations:

Recommend seasonal tune up and safety equipment check of all HVAC equipment now by a qualified specialist. Maintain unit per manufacturer's specifications in order to retain warranty.

Air Conditioning

AC System*Exterior Unit: (10)(a) 2.*

Appears functional, Dirty fins/coils. This reduces efficiency and can even damage the unit if air flow is significantly restricted.

Recommendations:

Not tested. Recommend seasonal tune up and safety equipment check of all HVAC equipment now by a qualified specialist. Maintain unit per manufacturer's specifications in order to retain warranty. Air conditioning unit uses older refrigerant, and it is not practical to switch to a different refrigerant. R-22 refrigerant may be unobtainable for repairs/recharging, so unit will likely need to be replaced if refrigerant gets/is low.

Upcoming Replacement Items

Some items that appeared functional/intact at the time of inspection but are near/beyond the end of their designed useful and reliable life expectancy or otherwise showing signs that they may need replacement at any point due to age/wear. Anticipate and budget for replacement.

Roof Surface(s)Pitched Roof*Condition:*

Moderate to serious signs of wear/aging. Replaced shingles noted. Tar/caulk sealant patching may indicate a history of and potential for leakage. See note 117 in Reference Addendum.

Recommendations:

Older roof near or at end of its useful life. Suggest further evaluation by a roofing contractor to determine maintenance needs and remaining life expectancy. Correct any roof deficiencies in a timely manner to prevent damage to structure and finishes. Expect leaks. Consult roofing contractor now for recommendations regarding maintenance needs, longevity, usefulness, and preservation of roof systems and flashings.

Flashing: (4)(a) 3.*Valleys: (4)(a) 2.*

Worn/monitor closely, Ice chipping (more advanced wear)

Flat/Low Slope Roof*Condition:*

Front of eyebrow dormer flat area- Curious repairs/installation, Caulk sealant is a short term patch and subject to deterioration and seepage. No attachment bars, Excessive roof cement/mastic sealant. Temporary/unconventional repair. No counter flashing at turn bar and/or door threshold.

Recommendations:

Consult roofing contractor now for recommendations regarding maintenance needs, longevity, and preservation of roof systems and flashings.

Plumbing

Gas Piping

Location of Gas Shut Off:

The main gas shut off is located outside on the West side of the building.

Functional Water Flow

General Areas

Appears adequate.

