Advanced Property Inspections
Home Inspection Report

[redacted]

Inspector: Darren Taylor
License #672-106
12421-32nd Ave, Pleasant Prairie, WI 53158
Phone: 262-458-4176
Email: darren.advpi@gmail.com
kenoshahomeinspection.com

ADVANCED
PROPERTY INSPECTION

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor or professional. Handyman are generally not licensed, and do not have to guarantee their work like a licensed contractor.

Inspected (INS): This term means I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing normal wear and tear. The notation does not mean that the item is perfect but does meet a reasonable standard on the day of inspection.

Repair or Replace (RR): The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Requires Immediate Attention (RIA): The item, component or unit needs immediate attention by a qualified professional or contractor for the safety or health of the occupants of the building. Could cause further major deterioration, or complete failure of a system or component. Worsen appreciably, cause damage, or be a serious hazard.

Unsafe (US): A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal day to day use. The risk may be due to damage, deterioration, improper installation or a change in adopted construction standards.

Not Tested (NT): I did not inspect this item, component or unit, and made no representations as towhether or not it was functioning as intended and will state a reason for not testing or operating.

General Site Information

1. General Exterior Photos

INS	R.R.	RIA	US	NT

Front

Left Side

Back

Right Side

Garage

1. Garage Description

INS	R.R.	RIA	US	NT
X				

Observations: The home had a two-car attached garage.

Garage

2. Door to Living Space

INS	R.R.	RIA	US	NT
X				

Observations: Door between garage and home appeared to meet standards of being 1-3/8" or greater solid wood or 1-3/8" steel door, or 20 minute fire rated door.

3. Walls & Ceiling

INS	R.R.	RIA	US	NT
	X			

Inspector Comments The walls show several patches but are in acceptable condition in the areas that could be observed., It appears the fire barrier between the garage and house has been broken by the installation of drop down attic stairs. Recommend correction by licensed contractor.

Fire barrier broke with pull down steps

4. Floors

INS	R.R.	RIA	US	NT
X				

Observations:
• The garage floor appeared to be in serviceable condition at the time of the inspection.

5. Vehicle Door

INS	R.R.	RIA	US	NT
X				

Inspector Comments The inspector observed no deficiencies when inspecting the overhead vehicle doors. Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:
- Door condition
- Mounting brackets
- Track & rollers

6. Garage Door Opener

INS	R.R.	RIA	US	NT
	X			

Inspector Comments The garage door had a reverse contact sensor installed which acted as a switch to automatically reverse the door at a pre-set pressure. The door responded to testing as designed.
The manual disconnect operated in a satisfactory manner at the time of the inspection.
The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by building codes since 1993. Although photo sensors may not have been required at the time of construction, the Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.

Photo sensors not installed

7. Electrical

INS	R.R.	RIA	US	NT
	X			

Observations: Electrical outlets in the garage had Ground Fault Circuit Interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible outlets only.
An outlet in the garage was missing a cover plate at the time of the inspection. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified personnel.

Missing outlet plate

8. Exterior Walls, Trim, & Windows

INS	R.R.	RIA	US	NT
	X			

Observations: Garage window stuck in the closed position. Recommend correction by qualified personnel.

Garage window stuck

Exterior of Home

1. Exterior Wall Finish and Condition

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• The exterior walls of the house were covered with composite siding and are in acceptable condition.

2. Soffit, Fascia, Eaves & Trim

INS	R.R.	RIA	US	NT
	X			

Inspector Comments The fascia board, soffits, and trim are wood and aluminum in acceptable condition unless noted elsewhere.
Small areas of wood trim need scraping and painting.

Peeled paint on soffit

3. General Exterior Site Drainage

INS	R.R.	RIA	US	NT
				X

Inspector Comments
• The ideal property will have soils that slope away from the residence at an angle minimum of 10% and the interior floors will be several inches higher than the exterior grade. Snow cover prevented observation of the slope next to foundation. Take all steps needed to direct water away from your foundation.

4. Trees or Vegetation Next To Building

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• No concerns on day of inspection.

5. Driveways, Parking Lot, Walk Ways, Patios, Entryways, Condition

INS	R.R.	RIA	US	NT
X				

Inspector Comments No visible concerns on day of inspection.

Sidewalk

Driveway

6. Exterior Windows and Flashing

INS	R.R.	RIA	US	NT
X				

Inspector Comments

• The windows are in acceptable condition unless noted elsewhere. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

7. Exterior Doors and Weather Stripping

INS	R.R.	RIA	US	NT
X				

Inspector Comments

• Inspection of the exterior doors includes condition, proper operation, and weatherstripping. No concerns on day of inspection.

8. Door Bell and exterior lighting

INS	R.R.	RIA	US	NT
X				

Inspector Comments

• The door bell operated today.

9. GFCI Outlets & Lighting

INS	R.R.	RIA	US	NT
	X			

Inspector Comments

• Exterior light at back door didn't light. Try replacing bulb before consulting with licensed electrical contractor for repair.

• Exterior outlet was loose in the wall. Recommend repair by licensed electrical contractor.

Loose exterior outlet

Light fixture at back door not lit

Roof Material Type and Condition

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see **www.gaf.com** for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Covering, Condition

INS	R.R.	RIA	US	NT
				X

Inspector Comments
- Type: Asphalt or fiberglass composite shingles
- Layers: 1
- Snow and ice on the roof prevented a proper inspection of the roof.

2. Method of Evaluation

Inspector Comments Observed from the ground.

3. Roof Flashings, Drip Edge Flashings

INS	R.R.	RIA	US	NT
	X			

Inspector Comments
- Drip edge flashing not installed
- Drip edges are corner-shaped metal strips that nail along the edges of the roof. They allow water from the roof to run cleanly off the edge. Without a drip edge, water may run down the side of the fascia and siding--causing stains and eventual damage. The drip edge also supports the part of the shingle that extends past the decking.

4. Roof Penetrations, Plumbing Vents, Attic Vents, Skylights, Chimney

INS	R.R.	RIA	US	NT
X				

Inspector Comments
- Roof penetrations appear to be flashed correctly.

5. Roof Drainage System

INS	R.R.	RIA	US	NT
	X			

Inspector Comments
- The downspouts were drained to underground drain piping. Underground drain piping is outside the scope of a normal home inspection.
- There does not appear to be a kickout flashing where the gutter meets the wall. This allows water to run around the end of the gutter and down the fascia or wall. Recommend correction by licensed roofing contractor.

Down spouts discharge underground

Gutter leaking down siding

Attic, Ventilation, Insulation

1. General FYI

INS	R.R.	RIA	US	NT
X				

Attic

Attic

Attic

Snow blown through ridge vent

Garage attic

Garage attic moisture staining below gable vent

2. Primary Attic Access Location

INS	R.R.	RIA	US	NT
X				

Inspector Comments
- The Inspector evaluated the attic from inside the attic space.
- The attic was accessed through a hatch in closet.
- No walkway was provided in the attic. Persons entering the attic must walk on ceiling or roof framing members which are often hidden from view beneath insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person.

3. Insulation Material and Depth

INS	R.R.	RIA	US	NT
X				

Inspector Comments
- The attic floor insulation included fiberglass batts.
- Attic floor insulation depth averages 8 to 10 inches.

4. Exposed Attic Wiring Condition

INS	R.R.	RIA	US	NT
				X

Inspector Comments
- Attic wiring covered by insulation.

5. Roof Framing, Visible

INS	R.R.	RIA	US	NT
	X			

Inspector Comments Wall sheathing in the attic had areas of discoloration that appeared to be the result of moisture intrusion. Sheathing did not have elevated moisture levels at the time of the inspection. The source of the leaks may have been corrected or the freezing weather may be preventing water from entering at this time of year. Recommend evaluation by licensed contractor.

Moisture staining in attic

Moisture staining in attic

Moisture stains below attic window

Moisture stains below attic window

6. Bathroom Ventilation

INS	R.R.	RIA	US	NT
	X			

Inspector Comments

- Bathroom exhaust vents terminate outside as intended.
- Condensate appears to be leaking out of uninsulated bathroom vent pipe. If enough condensate leaks out it may result in staining of the interior ceiling or cause structural damage. Recommend qualified personnel insulate vent pipes in unconditioned spaces to prevent condensation.

Condensate leaking out of bath vent pipe

7. Flue Pipes

INS	R.R.	RIA	US	NT
	X			

Inspector Comments

- Water heater flue pipe doesn't maintain one inch minimum clearance. Recommend the flue pipe be clearanced by qualified personnel.

B-vent not maintaining 1" clearance

8. Ceiling Frame, Visable

INS	R.R.	RIA	US	NT
				X

Observations:

- Limited visibility of ceiling joists due to insulation coverage.

9. Attic Ventilation Method

INS	R.R.	RIA	US	NT
X				

Observations:

• Attic ventilation is not an exact science and ventilation designs will vary according to climate and home design. Although this home may have complied with local requirements which were in effect at the time of original construction, approaches to attic ventilation have sometimes changed over the years. The General Home Inspection is not a code compliance inspection. The Inspector may make suggestions for improved attic ventilation which are in accordance with modern building practices.
The standard approach to attic ventilation in temperate climates is to thermally isolate the attic space from the living space using some type of thermal insulation. The attic is then ventilated using ventilation devices which allow natural air movement to carry away excess heat before it can radiate into the living space, increasing cooling costs and reducing comfort levels, or before heat originating in the living space can create roof problems such as ice damming.

• Soffit vents were installed as part of the attic ventilation system.
• Continuous ridge vents were installed to ventilate the attic space.

• Gable vents were installed to ventilate the attic space.

10. Attic Ventilation Condition

INS	R.R.	RIA	US	NT
X				

Observations:

• Attic ventilation appeared to be satisfactory at the time of the inspection.

Chimney1

1. Brick Chimney

INS	R.R.	RIA	US	NT
X				

Observations:
• The chimney exterior was brick and in good condition at the time of the inspection.

Chimney

2. Weather Cap - Spark Arrestor

INS	R.R.	RIA	US	NT
	X			

Inspector Comments The chimney(s) had no weather cap. The Inspector recommends that an approved weather cap be installed to prevent moisture and animal entry.

3. Crown or Termination Cap

INS	R.R.	RIA	US	NT
				X

Inspector Comments Conditions on day of inspection prevented inspection of the chimney crown.

4. Chimney Flashings

INS	R.R.	RIA	US	NT
				X

Inspector Comments Conditions on day of inspection prevented inspection of the chimney flashing.

5. Chimney Flue

INS	R.R.	RIA	US	NT
				X

Inspector Comments The chimney flue was constructed from tiles.
The chimney flue was inaccessible and was not inspected.

Chimney2

1. Brick Chimney

INS	R.R.	RIA	US	NT
X				

Observations:
• The chimney exterior was brick and in good condition at the time of the inspection.

Chimney

2. Weather Cap - Spark Arrestor

INS	R.R.	RIA	US	NT
	X			

Inspector Comments The chimney(s) had no weather cap. The Inspector recommends that an approved weather cap be installed to prevent moisture and animal entry.

3. Crown or Termination Cap

INS	R.R.	RIA	US	NT
				X

Inspector Comments Conditions on day of inspection prevented inspection of the chimney crown.

4. Chimney Flashings

INS	R.R.	RIA	US	NT
				X

Inspector Comments Conditions on day of inspection prevented inspection of the chimney flashing.

5. Chimney Flue

INS	R.R.	RIA	US	NT
				X

Inspector Comments The chimney flue was constructed from tiles.
The chimney flue was inaccessible and was not inspected.

Foundation

1. Foundation Configuration

INS	R.R.	RIA	US	NT
X				

Observations: Foundation construction included an unfinished basement.

2. Foundation Walls

INS	R.R.	RIA	US	NT
	X			

Observations: The Inspector observed few deficiencies during inspection of the poured concrete foundation walls. Notable Exceptions will be listed in this report. Two cracks were found that appeared to have had a professional repair performed on them.

One crack about an 1/8" across in the poured concrete foundation wall appeared to be consistent with cracking caused by differential settlement. "Differential settlement" is the term used to describe portions of the foundation settling at different rates. Differential settlement creates stress on a foundation that is relieved by cracking. Differential settlement can be caused by the effects of moisture on certain types of soil, or by poor compaction at the time of original construction. If the crack was larger I might recommend evaluation by a foundation contractor, but the small size of the crack over the age of the home shows there is little movement. However, you should monitor this area and if any significant change occurs consult with a foundation specialist.

Repaired crack in foundation wall

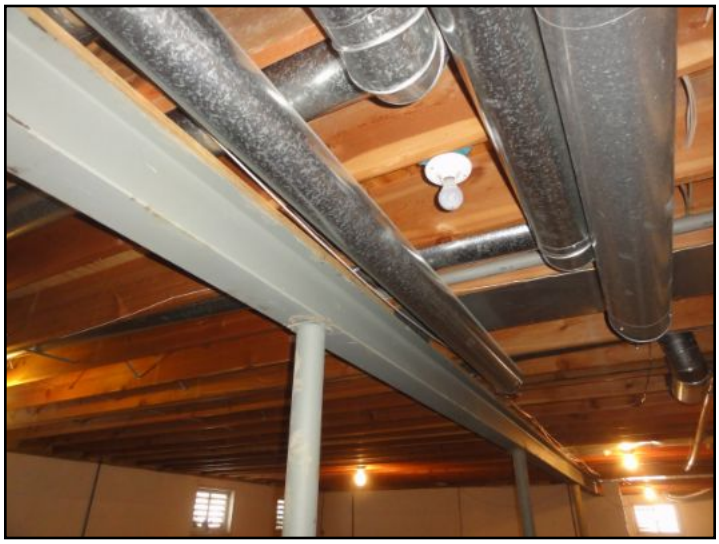
Repaired crack in foundation wall

Crack in foundation wall

3. Floor Joists, Main Beam, Posts

INS	R.R.	RIA	US	NT
	X			

Observations:
- The main beam was steel
- The beam support posts were steel.
- A couple floor joist braces were partially removed, probably for plumbing access. I recommend these braces be replaced.



Beam and column

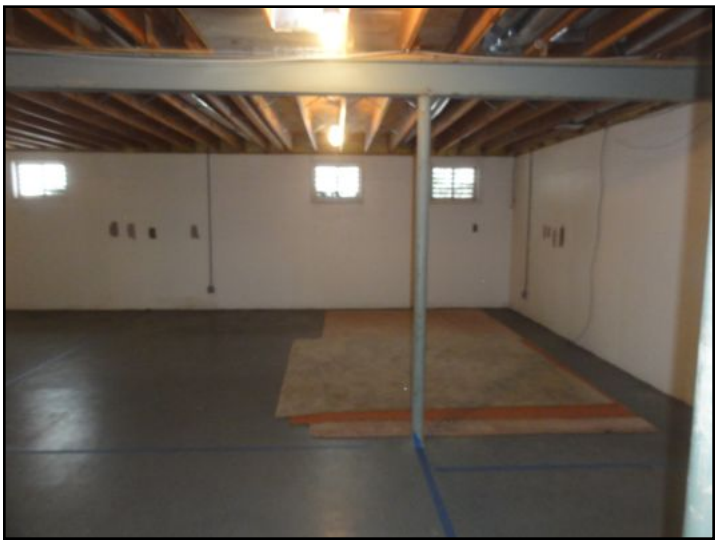
Floor joist braces removed

Basement

1. General FYI

INS	R.R.	RIA	US	NT

Basement



Basement

Basement

Basement

2. Electrical

INS	R.R.	RIA	US	NT
X				

Observations:
- No concerns on day of inspection.

3. Ceiling & Walls

INS	R.R.	RIA	US	NT
X				

Observations: No concerns observed on the day of the inspection.

Electrical

1. Service Drop

INS	R.R.	RIA	US	NT
X				

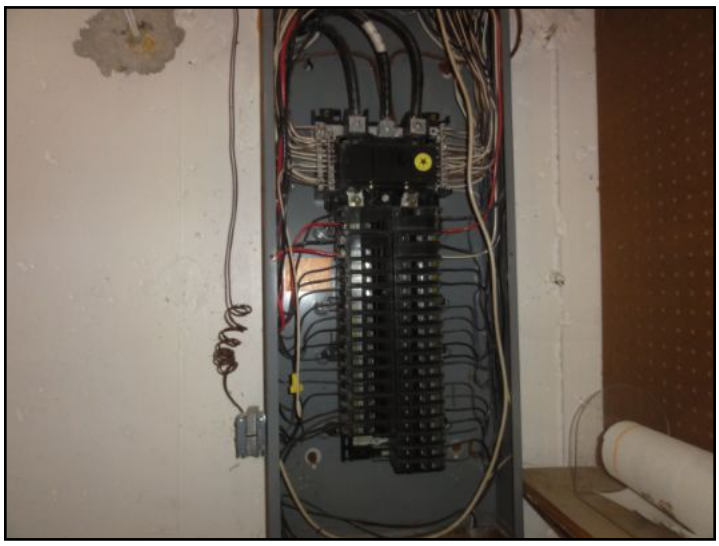
Observations: The electrical service was underground.

Underground electric service

2. Main Panel

INS	R.R.	RIA	US	NT
X				

Inspector Comments General Comments:
National safety standards require electrical panels to be readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.



Main Electric Panel

3. Panel Cover Observations

INS	R.R.	RIA	US	NT
X				

Inspector Comments No concerns observed on day of inspection.

4. Service Panel Labels

INS	R.R.	RIA	US	NT
X				

Observations: No problems on day of inspection.

5. Service Disconnect

INS	R.R.	RIA	US	NT
X				

Observations: The main service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
The main service disconnect was located at the service panel.
The electrical service disconnect was rated at 200 amps.

6. Conductors

INS	R.R.	RIA	US	NT
X				

Observations: No problems noted on day of inspection.

7. Outlet and Switches

INS	R.R.	RIA	US	NT
	X			

Observations: Missing switch cover in attic. This is a shock hazard. Recommend correction by qualified personnel.

Missing switch plate

8. Overcurrent Protection

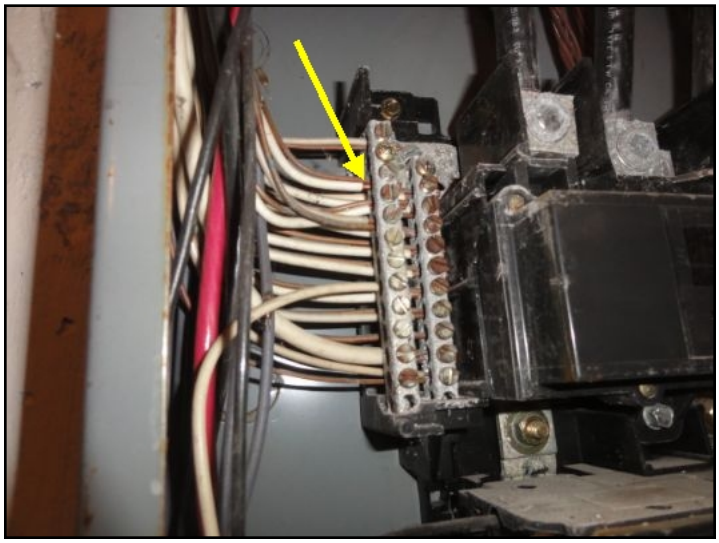
INS	R.R.	RIA	US	NT
X				

Observations:
- Overcurrent protection was located in the service panel.
- Overcurrent protection of branch circuits was provided by circuit breakers.
- The Inspector observed no deficiencies of circuit breakers in the electrical service panel at the time of the inspection.

9. Service Panel Wiring Defects

INS	R.R.	RIA	US	NT
	X			

Observations:
- Neutrals sharing lug on bus with another wire. While not SPECIFICALLY called out in the National Electrical Code until 2002, this has been a requirement by manufacturers markings as per NEC 110.3(b). While it doesn't appear the local authority with jurisdiction (building code inspector) enforces this, you should consider evaluation/repair by licensed electrical contractor.



Hots and neutrals sharing lug on buss

Heating and Cooling

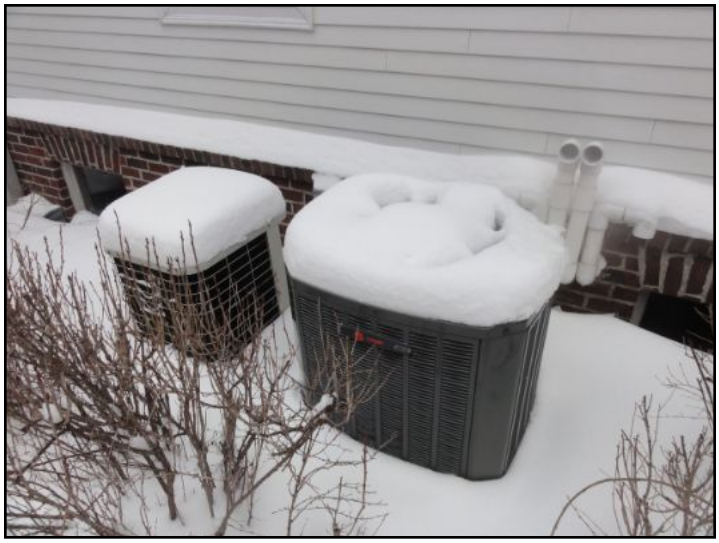
The heating, ventilation, and air conditioning system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, and keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service professional.

1. Air Conditioning Condensors and Handlers

INS	R.R.	RIA	US	NT
				X

Inspector Comments Central heat and air conditioning are provided by dual systems, consisting of a furnace with evaporator coils that are located in the basement, and condensing coils that are located on the outside of the home. Central air not operated because outdoor temperature was below 65F. Operation below 65F may damage the compressor.
Manufacturer Trane
Age 3 years
Capacity 3 tons
Manufacturer Bryant
Age Over 20 years
Capacity 2.5 tons



AC units

2. Condensate Drain Lines, System Overflow Pan at the Equipment

INS	R.R.	RIA	US	NT
X				

Inspector Comments Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

3. Refrigerant Lines for AC Unit

INS	R.R.	RIA	US	NT
X				

Inspector Comments The visible air-conditioner refrigerant lines appeared to be in serviceable condition at the time of the inspection.

4. Heating Equipment and Air Handlers

INS	R.R.	RIA	US	NT
X				

Inspector Comments Both furnaces responded adequately to the call for heat.
Age Over 20 years.
Capacity 80,000 btu's.
Manufacturer: Bryant
Age 5 years.
Capacity 80,000 btu's.
Manufacturer: Trane

Furnaces

5. Venting

INS	R.R.	RIA	US	NT
X				

Observations: The combustion exhaust flue for this furnace appeared to be properly configured and in serviceable condition at the time of the inspection.

6. Combustion Air

INS	R.R.	RIA	US	NT
X				

Observations: Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

7. Burners

INS	R.R.	RIA	US	NT
				X

Observations:
• The furnace was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect. The combustion chamber was inspected through a sight port only.

8. Distribution

INS	R.R.	RIA	US	NT
X				

Observations:
• The visible air supply ducts appeared to be in generally serviceable condition on the day of the inspection.

9. Air Filters

INS	R.R.	RIA	US	NT
X				

Observations:
• The air filters for the furnaces appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

10. Condensate Line

INS	R.R.	RIA	US	NT
X				

Observations:
• The high-efficiency furnace exhaust produces condensate fluid which must be discharged to a proper location. Conditions appeared to be acceptable at the time of the inspection.

11. Thermostat / Controls

INS	R.R.	RIA	US	NT
X				

Observations: This furnace was controlled by a programmable thermostat. Heating costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

Plumbing Systems of The Building

1. Public or Private Well

Inspector Comments Public water system

2. Main Water Line, Location

INS	R.R.	RIA	US	NT
X				

Inspector Comments The main water supply pipe appeared to be 1" copper.
The main water supply shut-off was located in the basement.
Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

Main water shutoff valve

3. Supply Lines

INS	R.R.	RIA	US	NT
X				

Inspector Comments The visible home water distribution pipes were a combination of half-inch and three-quarter inch copper.
The visible water distribution pipes appeared to be in serviceable condition at the time of the inspection.

4. Waste Lines

INS	R.R.	RIA	US	NT
X				

Inspector Comments I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. For this reason we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow.
The visible drain, waste and vent (DWV) pipes were PVC.
The visible drain, waste and vent pipes appeared to be in serviceable condition at the time of the inspection.

5. Fuel System

INS	R.R.	RIA	US	NT
X				

Inspector Comments Shutoff valve present. See picture. We do not function check any fuel valves. If you smell natural gas in your home act fast. Don't delay - get completely away and call your natural gas provider. If you don't know that number call 911.
Gas supply piping is black iron and copper.
The visible gas lines appeared to be in serviceable condition at the time of inspection.

Main gas shutoff valve

6. Sump Pumps

INS	R.R.	RIA	US	NT
X				

Inspector Comments

• I tested your pump by removing your cover and slowly poured water into the sump tank. I then watched for the float to rise and trigger the pump. Once the pump engaged, the water level quickly lowered and the float shut off the pump.

Sump Pump

Water Heater

1. Water Heater Type

INS	R.R.	RIA	US	NT
X				

Observations:
• This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding.

Water Heater

2. Water Heater Location

INS	R.R.	RIA	US	NT
X				

Observations:
• The water heater was located in the basement.

3. Water Heater Data Plate Information

INS	R.R.	RIA	US	NT
X				

Observations:
• MANUFACTURER AO Smith.
• Water heater capacity was 74 gallons.
• The age of this water heater is 12 years.

4. Water Heater Pipe Connections

INS	R.R.	RIA	US	NT
X				

Observations:
• Water pipe fittings connected to this water heater appeared to be in serviceable condition at the time of the inspection.

5. Temperature Pressure Relief Valve

INS	R.R.	RIA	US	NT
X				

Observations:
• The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested) and a properly-configured pressure relief valve discharge pipe which was connected to the pressure relief valve.

6. Combustion Exhaust

INS	R.R.	RIA	US	NT
X				

Observations: The exhaust flue for this gas-fired water heater appeared to be properly configured and in serviceable condition at the time of the inspection.

7. Water Heater Gas Piping, Valve, and Drip leg

INS	R.R.	RIA	US	NT
X				

Observations: Gas piping inspection consists of the piping, shutoff valve, drip leg, and union. No problems found on the day of the inspection.

Laundry Area

1. General

INS	R.R.	RIA	US	NT
X				

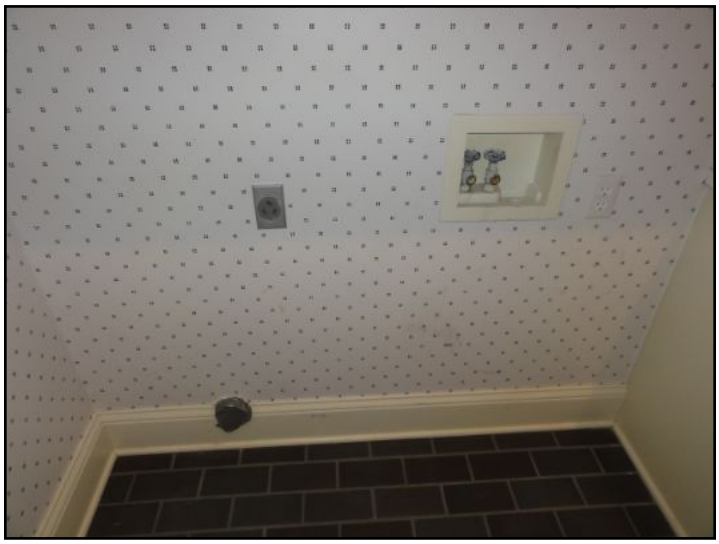
Observations: The laundry room is on the main living level. When connecting the washer you might consider replacing rubber hoses with braided stainless to safeguard against ruptured hoses. It's also a good idea to install a drip tray under the washing machine.

Laundry Area

2. Plumbing Connections for Washer

INS	R.R.	RIA	US	NT
X				

Inspector Comments Comments: Inspected - Not operated
Location: Basement
Materials: Copper supply, PVC drain.



Plumbing connections for washer

3. Dryer Power Supply

INS	R.R.	RIA	US	NT
X				

220V outlet for electric dryer present

4. Dryer Venting

INS	R.R.	RIA	US	NT
X				

Inspector Comments The dryer vent pipe is properly installed into the wall, my view is limited other than looking up from the portion which will connect to the dryer. I do recommend having the vent pipe cleaned before use.

5. Electrical Outlets, Ground Fault Circuits (GFCI), Lighting

INS	R.R.	RIA	US	NT
	X			

Inspector Comments Electrical outlet for washing machine appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by:
1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in this circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

Recommend GFCI protected outlet for washer

6. Sink or Wash Basin

INS	R.R.	RIA	US	NT
	X			

Inspector Comments
• The laundry room sink appeared to be in serviceable condition at the time of the inspection.
• The laundry room sink had functional drainage at the time of the inspection.
• Faucet wand did not shut off when tested. Recommend wand be repaired/replaced by qualified personnel.

Wand doesn't shut off

Kitchen

1. General FYI

INS	R.R.	RIA	US	NT
X				

Kitchen

Kitchen

2. Cabinets and Countertops

INS	R.R.	RIA	US	NT
X				

Inspector Comments
- No concerns observed on day of inspection.

3. Kitchen Sink and Faucet

INS	R.R.	RIA	US	NT
X				

Inspector Comments The kitchen sink appeared to be in serviceable condition at the time of the inspection.
The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

4. Sink Drainage Pipes

INS	R.R.	RIA	US	NT
X				

Inspector Comments
- There were no active leaks at the time of this inspection.
- Materials: Plastic (PVC)

5. Sink Water Supply Piping and Water Valve

INS	R.R.	RIA	US	NT
X				

Inspector Comments There were no leaks at the time of this inspection.
Material copper.

6. Water Pressure and Drainage Functional Flow

INS	R.R.	RIA	US	NT
X				

Inspector Comments The kitchen sink had adequate water flow at the time of the inspection.
The kitchen sink had drainage at the time of the inspection.

7. Kitchen Electrical Outlets, Ground Fault Circuits (GFCI), and Lighting

INS	R.R.	RIA	US	NT
	X			

Inspector Comments

Non-GFCI protected outlet within six feet of kitchen sink. Recommend upgrade to GFCI protected outlet for safety.

Non-GFCI protected outlet within six feet of sink

8. Kitchen lighting

INS	R.R.	RIA	US	NT
X				

Observations:
• No concerns observed on day of inspection.

9. Food Disposal

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• The garbage disposal responded when the switch was activated and appeared to be in serviceable condition at the time of the inspection.

10. Cooktop / Oven

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• The gas cooktop responded to all controls and appeared to be in serviceable condition at the time of the inspection.
• The electric ovens responded to controls and appeared to be in serviceable condition at the time of the inspection. The self-cleaning feature was not tested

Double oven

Cooktop

11. Fan / Hood

INS	R.R.	RIA	US	NT
X				

Inspector Comments The range hood exhaust fan and lights appeared to be in serviceable condition at the time of the inspection.

12. Refrigerator

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Refrigerator inspected and functioned as intended.

Freezer

Refrigerator

13. Dishwasher

INS	R.R.	RIA	US	NT
X				

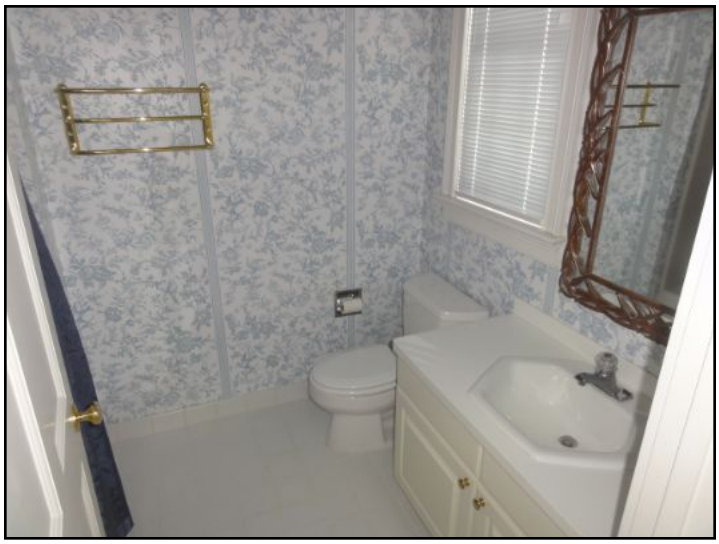
Inspector Comments
• The dishwasher was operated through a cycle and appeared to be in serviceable condition at the time of the inspection.

Bathroom Main Level

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. General FYI

INS	R.R.	RIA	US	NT



Bathroom main level

2. Tub, Shower Units

INS	R.R.	RIA	US	NT
	X			

Inspector Comments

• Caulk is missing or deteriorated at the bathtub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.

Caulk needed at shower enclosure to wall board

3. Bathroom Sinks, Counter Tops, Cabinets

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• This bathroom sink appeared to be in serviceable condition at the time of the inspection.
• The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

4. Drainage Pipes

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• The drain pipe had no observable leaks at the time of this inspection.
• Materials: PVC (Plastic)

5. Water Valves and Supply Lines

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Materials: Copper Valves: Not operated There were no active leaks at the time of this inspection.

6. Toilets

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• The toilet was flushed several times and functioned as intended. The unit is securely bolted to the floor.

7. Bathroom Water Pressure and Functional Flow

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• The water pressure in the bathroom appeared normal.
• Drainage appeared normal at the time of inspection.

8. Bathroom, Electrical Outlets, Ground Fault Circuits (GFCI), Lighting

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Ground fault circuit interrupters were located correctly and function check was successful. The lighting functioned properly.

9. Exhaust fan

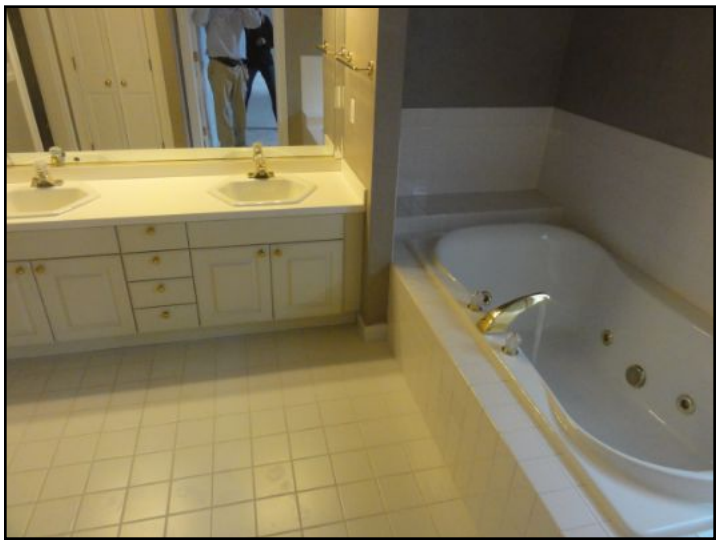
INS	R.R.	RIA	US	NT
X				

Observations:
• This bathroom had an operable source of ventilation at the time of the inspection.

Bathroom Master

1. General FYI

INS	R.R.	RIA	US	NT
X				



Master bathroom

2. Tub, Shower Units

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Jetted tub appeared to function as intended.

3. Walk In Shower(s)

INS	R.R.	RIA	US	NT
X				

Inspector Comments Walk in shower appeared to function as intended.

4. Bathroom Sinks, Counter Tops, Cabinets

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• This bathroom sink appeared to be in serviceable condition at the time of the inspection.
• The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

5. Drainage Pipes

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• There were no observable leaks at the time of this inspection.
• Materials: PVC (Plastic)

6. Water Valves and Supply Lines

INS	R.R.	RIA	US	NT
X				

Inspector Comments Materials: Copper
Valves: Not operated
There were no active leaks at the time of this inspection.

7. Toilets

INS	R.R.	RIA	US	NT
X				

Inspector Comments The toilet was flushed several times and functioned as intended. The unit is securely bolted to the floor.

8. Bathroom Water Pressure, Drainage and Functional Flow

INS	R.R.	RIA	US	NT
X				

Inspector Comments
- The water pressure in the bathrooms was normal.
- Drainage appeared normal at the time of inspection.

9. Bathroom, Electrical Outlets, Ground Fault Circuits (GFCI), Lighting

INS	R.R.	RIA	US	NT
X				

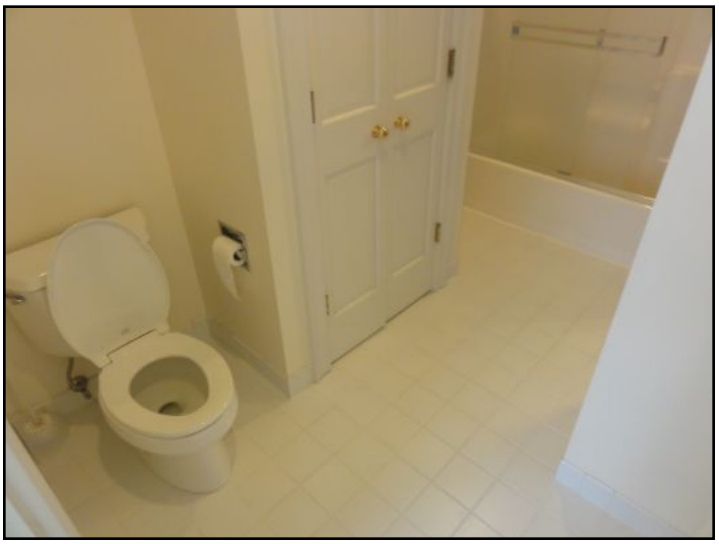
Inspector Comments
- Ground fault circuit interrupters were located properly and function check was successful. The lighting functioned properly. Exhaust fan functioned as intended when turned on by the wall switch.

Bathroom Upstairs #1

1. General FYI

INS	R.R.	RIA	US	NT
X				

Bathroom upstairs



Bathroom upstairs

2. Tub, Shower Units

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Tub and shower unit functioned as intended.

3. Bathroom Sinks, Counter Tops, Cabinets

INS	R.R.	RIA	US	NT
	X			

Inspector Comments
• This bathroom sink appeared to be in serviceable condition at the time of the inspection.
• The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.
• The bathroom cabinets and counter top were serviceable at the time of the inspection.
• The sink in this bathroom had an inoperable stopper.

Faucet stopper needs repair

4. Drainage Pipes

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• There were no observable leaks at the time of this inspection.
• Materials: PVC (Plastic)

5. Water Valves and Supply Lines

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Materials: Copper
Valves: Not operated
There were no active leaks at the time of this inspection.

6. Toilets

INS	R.R.	RIA	US	NT
X				

Inspector Comments The toilet was flushed several times and functioned as intended. The unit is securely bolted to the floor.

7. Bathroom Water Pressure, Drainage and Functional Flow

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• The water pressure in the bathrooms was normal. The PVC drain showed no signs of leaks.
• Drainage appeared normal at the time of inspection.

8. Bathroom, Electrical Outlets, Ground Fault Circuits (GFCI), Lighting

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Ground fault circuit interrupters were located properly and function check was successful. The lighting functioned properly. Exhaust fan functioned as intended when turned on by the wall switch.

9. Exhaust fan

INS	R.R.	RIA	US	NT
X				

Observations:
• This bathroom had an operable source of ventilation at the time of the inspection.

Half Bath

1. General FYI

INS	R.R.	RIA	US	NT
X				

Half bath

2. Bathroom Sinks, Counter Tops, Cabinets

INS	R.R.	RIA	US	NT
	X			

Inspector Comments
• This bathroom sink appeared to be in serviceable condition at the time of the inspection.
• The faucet at this bathroom sink was inoperable at the time of the inspection. Recommend correction by licensed plumber.

3. Drainage Pipes

INS	R.R.	RIA	US	NT
				X

Inspector Comments
• Lack of water at the sink prevented testing for leaks.

4. Water Valves and Supply Lines

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Materials: Copper
Valves: Not operated
There were no active leaks at the time of this inspection.

5. Toilets

INS	R.R.	RIA	US	NT
X				

Inspector Comments The toilet was flushed several times and functioned as intended. The unit is securely bolted to the floor.

6. Bathroom Water Pressure, Drainage and Functional Flow

INS	R.R.	RIA	US	NT
				X

Inspector Comments
• Lack of water at sink prevented testing pressure and drainage.

7. Bathroom, Electrical Outlets, Ground Fault Circuits (GFCI), Lighting

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Ground fault circuit interrupters were located properly and function check was successful. The lighting functioned properly. Exhaust fan functioned as intended when turned on by the wall switch.

Interior Of The Rest of Building

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. General for your information

INS	R.R.	RIA	US	NT

Den

Front Entry

Family room

Dining room

2. Doors Interior

INS	R.R.	RIA	US	NT
X				

Observations:

• Interior doors and hardware appeared to be in serviceable condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

3. Floors

INS	R.R.	RIA	US	NT
X				

Inspector Comments
• Floor in the home appeared to be in serviceable condition at the time of the inspection.

4. Ceilings

INS	R.R.	RIA	US	NT
X				

Observations:
• All ceilings in the home appeared to be in serviceable condition at the time of the inspection.

5. Interior Walls

INS	R.R.	RIA	US	NT
X				

Observations:
• All walls in the home interior unless noted elsewhere appeared to be in serviceable condition at the time of the inspection.

6. Interior Steps and Stairways

INS	R.R.	RIA	US	NT
	X			

Inspector Comments Upstairs handrail loose. Handrails should be able to withstand a 200 pound load in any direction. Recommend correction buy licensed contractor.
Handrail doesn't meet minimum height requirement of 34 inches from stair toe to top of handrail. Recommend consultation with licensed contractor to evaluate options.

Basement stairs

Handrail for stairway to upper level loose

Stairway to upper level

Handrail 30" tall

7. Windows

INS	R.R.	RIA	US	NT
X				

Observations: Most windows in the home were wood and were double hung. The Inspector observed no deficiencies in windows of the home at the time of the inspection unless noted elsewhere.

8. Gas Fireplace

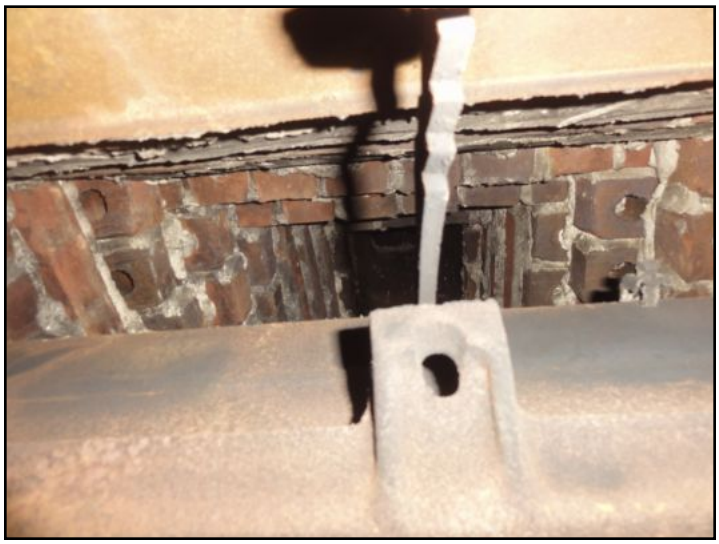
INS	R.R.	RIA	US	NT
	X			

Observations:

- The den had a gas-fueled fireplace.
- The gas fireplace in the den appeared to have the gas turned off and was not operated. The Inspector recommends an examination of this fireplace and any necessary work be performed by a qualified contractor.
- The gas-fired fireplace in the den had an operable damper. Because the toxic products of gas combustion are not visible to the human eye, if the damper were closed while the fireplace was in operation, dangerously high levels of toxic exhaust gas could accumulate in the home. The damper should be fixed in an open position in a manner that will not allow it to be closed.

Gas fireplace has closeable damper

Gas fireplace appears to have gas shut off.



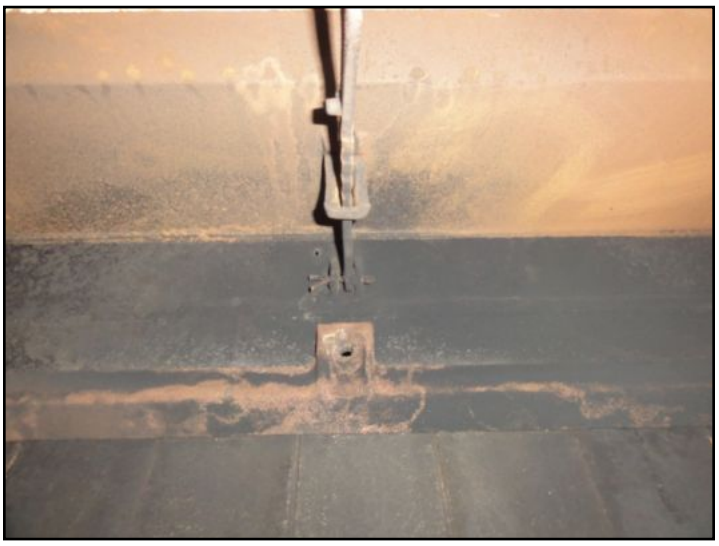
Flue den fireplace

9. Fireplace #2

INS	R.R.	RIA	US	NT
	X			

Observations: The family room had a gas-fueled fireplace.
The gas fireplace in the family room didn't have the pilot light lit and was not operated. The Inspector recommends an examination of this fireplace and any necessary work be performed by a qualified contractor.
The gas-fired fireplace in the family room had an operable damper. Because the toxic products of gas combustion are not visible to the human eye, if the damper were closed while the fireplace was in operation, dangerously high levels of toxic exhaust gas could accumulate in the home. The damper should be fixed in an open position in a manner that will not allow it to be closed.

Pilot not lit in family room fireplace



Closeable damper in family room gas fireplace

Flue family room fireplace

10. Smoke Detectors

INS	R.R.	RIA	US	NT
	X			

Inspector Comments Smoke detector missing, non-operational, or beyond recommended life span. Nearly all Wisconsin homes require a smoke detector and CO detector on each level of the home including the basement. Recommend installation of smoke detectors so there is one on each floor including the basement.

11. Carbon Monoxide Detector

INS	R.R.	RIA	US	NT
	X			

Observations:

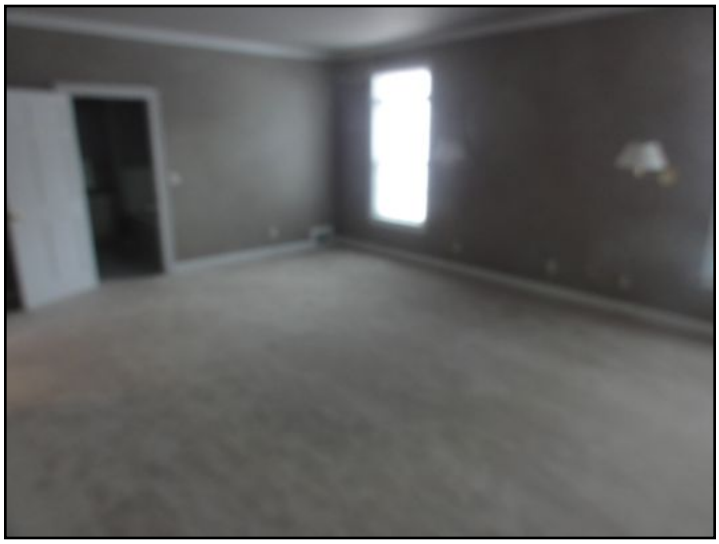
- Working carbon monoxide detectors not found on each level. Beginning in 2011 Wisconsin law requires carbon monoxide detectors on every level of the home including the basement of ALL single family homes with gas heat, a fireplace, or an attached garage. Recommend installation of CO detectors so there is one on each level of the home.

Bedrooms

1. General

INS	R.R.	RIA	US	NT
X				

Observations: The bedrooms appeared to be in serviceable condition at the time of the inspection.
Inspection of bedrooms typically includes examination of the following:
-Switches and outlets
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.



Bedroom

Bedroom

Bedroom

Bedroom downstairs

2. Doors Interior

INS	R.R.	RIA	US	NT
	X			

Observations:
• The latch of the door to this bedroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly.

Strike plate needs adjustment to latch door

3. Floors

INS	R.R.	RIA	US	NT
X				

Inspector Comments The bedroom floors appeared to be in serviceable condition at the time of the inspection.

4. Ceilings

INS	R.R.	RIA	US	NT
X				

Observations:
• The bedroom ceilings appeared to be in serviceable condition at the time of the inspection.

5. Interior Walls

INS	R.R.	RIA	US	NT
X				

Observations: The walls in the bedrooms appeared to be in serviceable condition at the time of the inspection.

6. Windows

INS	R.R.	RIA	US	NT
	X			

Observations: Most windows in the bedrooms were wood and double hung
Three windows in the master bedroom couldn't be locked because of misalignment of the latching mechanism. Recommend correction by qualified personnel.

Three windows in master bedroom don't lock properly

7. Electrical & Lighting

INS	R.R.	RIA	US	NT
X				

Observations: No problems noted in the electrical consisting of wall outlets, lighting, and switches.

FINAL REPORT SUMMARY

Garage		
Page 3 Item: 3	Walls & Ceiling	It appears the fire barrier between the garage and house has been broken by the installation of drop down attic stairs. Recommend correction by licensed contractor.
Page 4 Item: 6	Garage Door Opener	The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by building codes since 1993. Although photo sensors may not have been required at the time of construction, the Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.
Page 4 Item: 7	Electrical	An outlet in the garage was missing a cover plate at the time of the inspection. This condition left energized electrical components exposed to touch. This shock/electrocution hazard should be corrected by a qualified personnel.
Page 5 Item: 8	Exterior Walls, Trim, & Windows	Garage window stuck in the closed position. Recommend correction by qualified personnel.
Exterior of Home		
Page 6 Item: 2	Soffit, Fascia, Eaves & Trim	Small areas of wood trim need scraping and painting.
Page 7 Item: 9	GFCI Outlets & Lighting	• Exterior light at back door didn't light. Try replacing bulb before consulting with licensed electrical contractor for repair. • Exterior outlet was loose in the wall. Recommend repair by licensed electrical contractor.
Roof Material Type and Condition		
Page 9 Item: 5	Roof Drainage System	• There does not appear to be a kickout flashing where the gutter meets the wall. This allows water to run around the end of the gutter and down the fascia or wall. Recommend correction by licensed roofing contractor.
Attic, Ventilation, Insulation		
Page 12 Item: 5	Roof Framing, Visible	Wall sheathing in the attic had areas of discoloration that appeared to be the result of moisture intrusion. Sheathing did not have elevated moisture levels at the time of the inspection. The source of the leaks may have been corrected or the freezing weather may be preventing water from entering at this time of year. Recommend evaluation by licensed contractor.
Page 13 Item: 6	Bathroom Ventilation	• Condensate appears to be leaking out of uninsulated bathroom vent pipe. If enough condensate leaks out it may result in staining of the interior ceiling or cause structural damage. Recommend qualified personnel insulate vent pipes in unconditioned spaces to prevent condensation.
Page 14 Item: 7	Flue Pipes	• Water heater flue pipe doesn't maintain one inch minimum clearance. Recommend the flue pipe be clearanced by qualified personnel.
Chimney1		
Page 16 Item: 2	Weather Cap - Spark Arrestor	The chimney(s) had no weather cap. The Inspector recommends that an approved weather cap be installed to prevent moisture and animal entry.
Chimney2		
Page 17 Item: 2	Weather Cap - Spark Arrestor	The chimney(s) had no weather cap. The Inspector recommends that an approved weather cap be installed to prevent moisture and animal entry.
Foundation		

Page 18 Item: 2	Foundation Walls	One crack about an 1/8" across in the poured concrete foundation wall appeared to be consistent with cracking caused by differential settlement. "Differential settlement" is the term used to describe portions of the foundation settling at different rates. Differential settlement creates stress on a foundation that is relieved by cracking. Differential settlement can be caused by the effects of moisture on certain types of soil, or by poor compaction at the time of original construction. If the crack was larger I might recommend evaluation by a foundation contractor, but the small size of the crack over the age of the home shows there is little movement. However, you should monitor this area and if any significant change occurs consult with a foundation specialist.
Page 19 Item: 3	Floor Joists, Main Beam, Posts	• A couple floor joist braces were partially removed, probably for plumbing access. I recommend these braces be replaced.
Electrical		
Page 22 Item: 7	Outlet and Switches	Missing switch cover in attic. This is a shock hazard. Recommend correction by qualified personnel.
Page 22 Item: 9	Service Panel Wiring Defects	• Neutrals sharing lug on bus with another wire. While not SPECIFICALLY called out in the National Electrical Code until 2002, this has been a requirement by manufacturers markings as per NEC 110.3(b). While it doesn't appear the local authority with jurisdiction (building code inspector) enforces this, you should consider evaluation/repair by licensed electrical contractor.
Laundry Area		
Page 32 Item: 5	Electrical Outlets, Ground Fault Circuits (GFCI), Lighting	Electrical outlet for washing machine appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by: 1. Replacing the current standard outlets with GFCI outlets 2. Replacing the outlet in this circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.
Page 32 Item: 6	Sink or Wash Basin	• Faucet wand did not shut off when tested. Recommend wand be repaired/replaced by qualified personnel.
Kitchen		
Page 34 Item: 7	Kitchen Electrical Outlets, Ground Fault Circuits (GFCI), and Lighting	Non-GFCI protected outlet within six feet of kitchen sink. Recommend upgrade to GFCI protected outlet for safety.
Bathroom Main Level		
Page 37 Item: 2	Tub, Shower Units	• Caulk is missing or deteriorated at the bathtub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.
Bathroom Upstairs #1		
Page 41 Item: 3	Bathroom Sinks, Counter Tops, Cabinets	• The sink in this bathroom had an inoperable stopper.
Half Bath		

Page 43 Item: 2	Bathroom Sinks, Counter Tops, Cabinets	• The faucet at this bathroom sink was inoperable at the time of the inspection. Recommend correction by licensed plumber.
Interior Of The Rest of Building		
Page 45 Item: 6	Interior Steps and Stairways	Upstairs handrail loose. Handrails should be able to withstand a 200 pound load in any direction. Recommend correction buy licensed contractor. Handrail doesn't meet minimum height requirement of 34 inches from stair toe to top of handrail. Recommend consultation with licensed contractor to evaluate options.
Page 46 Item: 8	Gas Fireplace	• The gas fireplace in the den appeared to have the gas turned off and was not operated. The Inspector recommends an examination of this fireplace and any necessary work be performed by a qualified contractor. • The gas-fired fireplace in the den had an operable damper. Because the toxic products of gas combustion are not visible to the human eye, if the damper were closed while the fireplace was in operation, dangerously high levels of toxic exhaust gas could accumulate in the home. The damper should be fixed in an open position in a manner that will not allow it to be closed.
Page 47 Item: 9	Fireplace #2	The gas fireplace in the family room didn't have the pilot light lit and was not operated. The Inspector recommends an examination of this fireplace and any necessary work be performed by a qualified contractor. The gas-fired fireplace in the family room had an operable damper. Because the toxic products of gas combustion are not visible to the human eye, if the damper were closed while the fireplace was in operation, dangerously high levels of toxic exhaust gas could accumulate in the home. The damper should be fixed in an open position in a manner that will not allow it to be closed.
Page 48 Item: 10	Smoke Detectors	Smoke detector missing, non-operational, or beyond recommended life span. Nearly all Wisconsin homes require a smoke detector and CO detector on each level of the home including the basement. Recommend installation of smoke detectors so there is one on each floor including the basement.
Page 48 Item: 11	Carbon Monoxide Detector	• Working carbon monoxide detectors not found on each level. Beginning in 2011 Wisconsin law requires carbon monoxide detectors on every level of the home including the basement of ALL single family homes with gas heat, a fireplace, or an attached garage. Recommend installation of CO detectors so there is one on each level of the home.
Bedrooms		
Page 49 Item: 2	Doors Interior	• The latch of the door to this bedroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly.
Page 50 Item: 6	Windows	Three windows in the master bedroom couldn't be locked because of misalignment of the latching mechanism. Recommend correction by qualified personnel.