

Advanced Property Inspection

Home Inspection Report



9733 Easy St, kenosha, WI 53144
Inspection prepared for: Buyer Home
Real Estate Agent: -

Date of Inspection: 3/26/2021 Time: 8:30 AM
Age of Home: 1991 Size: 1971 Sq Ft
Weather: 34F Cloudy
Order ID: 1885

Inspector: Darren Taylor
License #672-106
Phone: 262-705-8417
Email: darren.advpi@gmail.com
kenoshahomeinspection.com



INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, snow, and personal possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. 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.

SQUARE FOOTAGE AND DATE BUILT: Square footage and year built of the home are taken from online sources such as realtor.com or the county web site and as such is subject to errors that are out of our control. Advanced Property Inspection assumes no liability for such errors.

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General Site Information

1. General Exterior Photos



Front



Right Side



Back



Left Side

Exterior of Home

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

Inspector Comments

- Visible drive and walkways in acceptable condition.

2. Grounds & Site Drainage

Inspector Comments

- Site drainage was satisfactory. The ideal property will have soils that slope away from the residence at a minimum angle of 10% and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and down spouts that discharge into area drains with catch basins that carry water away from foundations. Take all steps needed to direct water away from your foundation.

3. Exterior Wall Finish and Condition

Inspector Comments

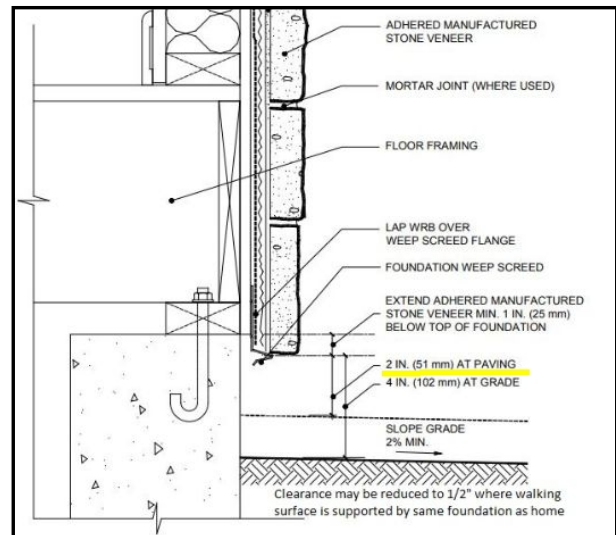
- The exterior walls of the house were covered with composite siding, masonry
- Manufactured stone veneer has been installed on the home. An inspection of the visible components has revealed that the stone veneer has not been installed in compliance with installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). The MVMA guidelines are available at <http://ncma-br.org/pdfs/masterlibrary/MVMA%20Installation%20Guide%204th%20Edition%20web.pdf>. Specific problems noted with the visible components include, but may not be limited to:

The masonry veneer had insufficient clearance to paved surfaces

The lack of proper detailing and flashing may result in water penetration behind the stone veneer, resulting in structural damage or the development of unhealthy conditions such as mold. The installation of the manufactured stone veneer should be evaluated, compared to the specific installation requirements of the stone manufacturer and the MVMA, and repaired or replaced as deemed necessary by a licensed general contractor or masonry contractor experienced with installation requirements for manufactured stone veneer. Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a non-invasive visual inspection.



Manufactured stone veneer



Stone veneer clearance to paving

4. Soffit, Fascia, Eaves & Trim

Inspector Comments

- The fascia, soffits, and trim were wood in satisfactory condition unless noted elsewhere in this report

5. Trees or Vegetation Next To Building

Inspector Comments

- No concerns on day of inspection.

6. Exterior Windows and Flashing

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. Decks, Balconies, Raised Decks, Steps, Railings

Inspector Comments

- Front porch guardrail loose.



Guardrail loose

8. GFCI Outlets, Lighting, & Door Bell

Inspector Comments

- Exterior lighting controlled by photo sensors may not light under normal inspection hours and are not tested.
- **GFCI** outlets with cover located outside and functioned as intended
- The front door bell operated today.

9. Exterior Doors and Weather Stripping

Inspector Comments

- Inspection of the exterior doors includes condition, proper operation, and weatherstripping. No concerns on day of inspection unless noted elsewhere in this report.

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. 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. Method of Evaluation

Inspector Comments

- Observed from the ground and out second floor windows

2. Roof Covering, Condition

Inspector Comments

- Asphalt or fiberglass composite shingles
- Layers: 1
- Granule loss was acceptable. No signs of mechanical damage. Shingles appear to be applied correctly. The roof was in satisfactory condition.

3. Roof Flashings, Drip Edge Flashings

Inspector Comments

- Flashing appeared to be installed correctly and serviceable in locations where they could be seen

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

Inspector Comments

- Roof penetrations were flashed correctly unless noted elsewhere in this report

5. Roof Drainage System

Inspector Comments

- The gutters were attached securely and had down spouts with proper extensions
- Under ground piping for down spouts are outside the scope of a home inspection.

Chimney1

1. Chimney Siding

Observations:

- The chimney exterior was covered with a composite siding material.



Chimney

2. Chimney Siding Condition

Observations:

- Siding covering the chimney appeared to be in serviceable condition at the time of the inspection.

3. Weather Cap - Spark Arrestor

Inspector Comments

- The chimney had functional weather caps.

4. Crown or Termination Cap

Inspector Comments

- The chimney crown was constructed using sheet metal.
- The chimney crown was in serviceable condition at the time of the inspection.

5. Chimney Flashings

Inspector Comments

- The chimney flashings were in acceptable condition

6. Chimney Flue

Inspector Comments

- The chimney had a metal flue.
- The chimney flue was inaccessible and was not inspected.

Garage

1. Garage Description

Observations:

- The home had a two-car attached garage.



Attached Garage

2. Door to Living Space

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. Service Door

Inspector Comments

- Service door was difficult to open and close.

4. Walls & Ceiling

Inspector Comments

- The visible walls and ceiling were in acceptable condition in the areas that could be observed.
- Modern homes use a layer of non-combustible drywall between the garage and home to prevent fire from spreading from garage to the home. The fire barrier between the garage and house has been broken. Recommend correction by licensed contractor.
- Peeling paint on ceiling.



Peeling paint on ceiling



Fire barrier between garage and house broken

5. Floors

Observations:

- The visible garage floor appeared to be in serviceable condition at the time of the inspection.

6. Garage Door Opener

Inspector Comments

- Garage doors and openers are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door anti-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.
- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.
- The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications, you should have it inspected by a qualified overhead door contractor or technician.
- The manual disconnect operated in a satisfactory manner at the time of the inspection.

7. Vehicle Door

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
 - Springs

8. Electrical-Garage

Observations:

- An electrical outlet in the garage had no Ground Fault Circuit Interrupter (GFCI) protection which has been required in the national electric code since 1978. I recommend a licensed electrical contractor install GFCI protection.



Failed GFCI testing

Attic, Ventilation, Insulation

1. General FYI

Observations:

- Large piles of grass/weeds in attic appears to be from wildlife activity. Recommend evaluation by pest control professional.



Garage Attic

Attic

2. Attic Ventilation Method

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 and moisture originating in the living space can create roof problems such as ice damming or attic issues such as mold.
- Soffit vents were installed as part of the attic ventilation system.
- Turtle vents, also called roof vents, were installed to ventilate the attic space.

3. Attic Ventilation Condition

Observations:

- Nail tips were not rusted. No mold or mildew noted. Decking solid. Attic ventilation appeared to be satisfactory in the visible areas at the time of the inspection.

4. Primary Attic Access Location

Inspector Comments

- The Inspector evaluated the attic from inside the attic space.
- The attic was accessed through a hatch in closet.
- No walkway was visible 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.

5. Insulation Material and Depth

Inspector Comments

- The visible attic area was insulated with blown fiberglass. The insulation was 16-20 deep.

6. Attic Vapor Retarders, Type Visible

Inspector Comments

- Vapor retarder visible

7. Exposed Attic Wiring Condition

Inspector Comments

- Attic wiring covered by insulation and not inspected

8. Roof Framing, Visible

Inspector Comments

- The roof structure was built using engineered roof trusses.
- No concerns observed on day of inspection.

9. Ventilation Pipes

Inspector Comments

- No exhaust vents observed terminating in the attic.

10. Ceiling Frame, Visible

Observations:

- Limited visibility of ceiling joists due to insulation/board coverage

Foundation

This section describes the foundation structures and any defects identified. Inspectors are not foundation specialists and are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Cracking is common in concrete basement walls. Vertical cracks less than 1/8" are commonly the result of concrete shrinking as it cures and such cracks are generally not a structural concern. I will identify as many issues as I can, but wall coverings and personal property stored in the area may limit the inspection. Also any crack has the potential for water penetration. Just because a crack may not be a structural concern does not mean water will not penetrate under some conditions.

1. Foundation Configuration

Observations:

- Foundation construction included an unfinished basement.



Basement



Basement



Basement

Basement

2. Foundation Walls

Observations:

- The visible portions of the foundation walls were constructed of poured concrete.

3. Floor Joists, Main Beam, Sub Floor, Posts

Observations:

- The main beam was wood.
- The beam supports were steel.
- The visible floor structure was in satisfactory condition.

Electrical

1. Service Drop

Observations:

- The electrical service was underground. Visible service equipment was in satisfactory condition.

2. Panel Cover Observations

Inspector Comments

- No concerns observed on day of inspection.

3. Service Panel Labels

Observations:

- No problems observed on day of inspection.

4. Service Disconnect

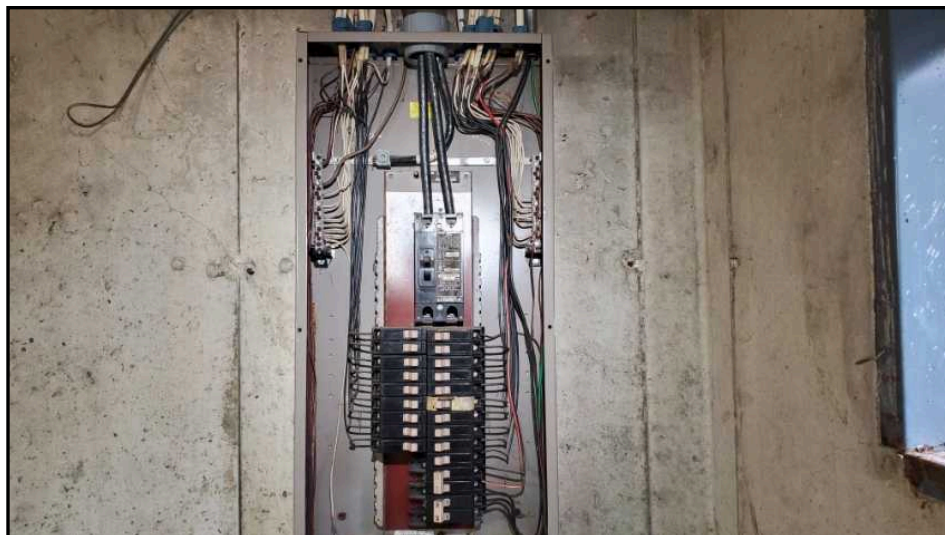
Observations:

- The main service disconnect was located at the main panel.
- 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 electrical service disconnect was rated at 200 amps.

5. Main Panel

Inspector 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.



Main Electric Panel

6. Overcurrent Protection

Observations:

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

7. Outlet and Switches

Observations:

- Non-GFCI outlets located in the basement. Recommend licensed electrical contractor upgrade to GFCI protected outlets.
- GFCI protected outlet at main electric panel failed GFCI testing. Recommend repair by licensed electrical contractor.



Failed GFCI testing

Recommend GFCI protection

8. Service Panel Wiring Defects

Observations:

- One of the grounding electrode conductors ran to water pipe. Water service into home used plastic piping and this ground did not appear functional. Recommend evaluation/repair by licensed electrical contractor.



Ground to water pipe

9. Conductors

Observations:

- Extension cord used as permanent wiring. Extension cords are intended for temporary use only and are not allowed to go through walls, floors, or cabinets. Recommend correction by licensed electrical contractor.



Extension cord



Appeared to be speaker wire

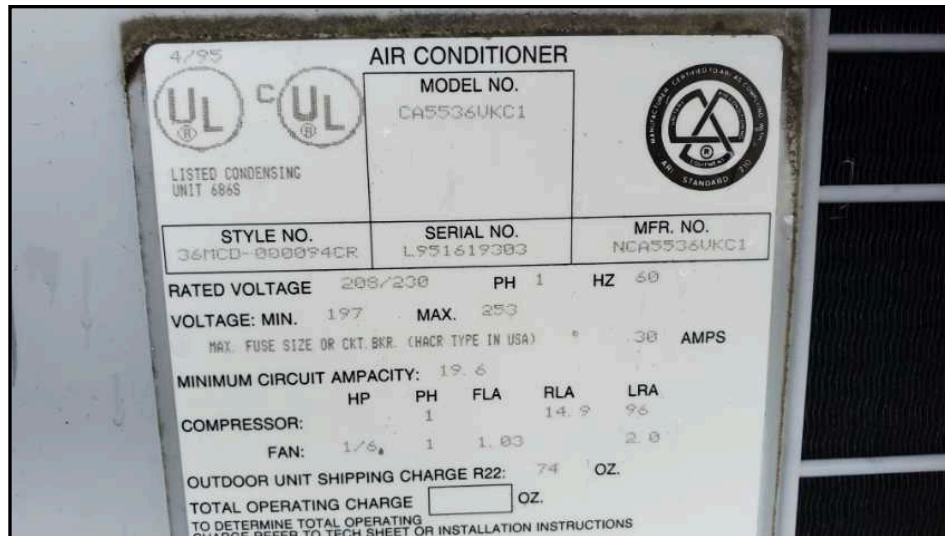
Heating & Cooling

The heating, ventilation, and air conditioning and cooling 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, ventilation while 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 and humidistat. Proper operation of zone systems is outside the scope of a home inspection. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Conditioning Condensers and Handlers

Inspector Comments

- Manufacturer: Heil
- Estimated year of manufacture: 1995
- Estimated Capacity: 3 tons
- Central air not operated because outdoor temperature was not above 60F for the last 24 hours.
- Operation below 60F may damage the compressor.



Air conditioning condenser data tag

2. Refrigerant Lines for AC Unit

Inspector Comments

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

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

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.

4. Heating Equipment

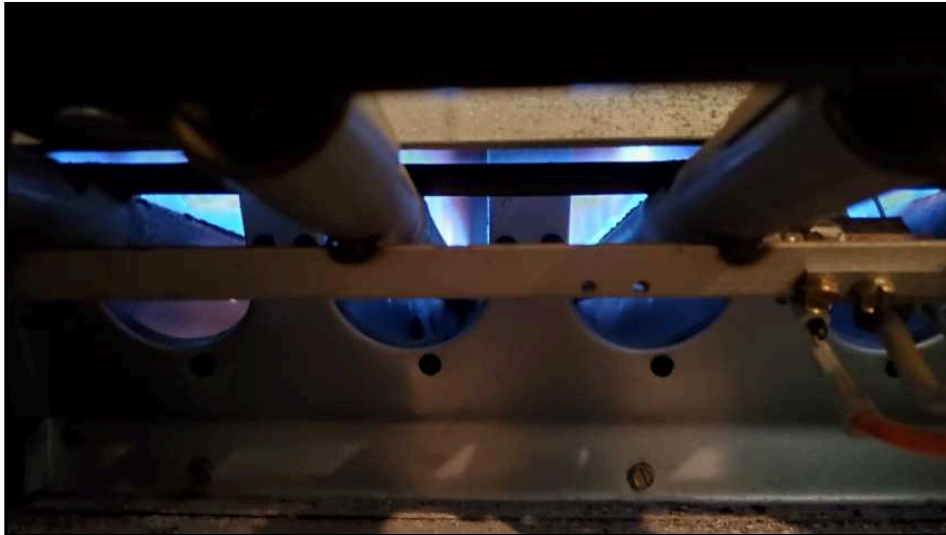
Inspector Comments

- The heating equipment responded to the call for heat.
- Manufacturer: Janitrol
- Capacity: 100,000 BTU's
- Estimated year of manufacture: 1991

5. Burners

Observations:

- Visible conditions in the combustion chamber appeared to be acceptable at the time of the inspection. Flame color was acceptable. Proper inspection of the heat exchanger requires disassembly or specialized test instruments and heat exchanger not inspected.



Furnace burners

6. Air Filters

Observations:

- The air filter for this furnace was in serviceable condition at the time of the inspection. When filter is replaced make sure arrow points in direction of air flow. 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. Remember to install filters with the arrow pointed in the direction of air flow.

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.

7. Venting

Observations:

- The visible combustion exhaust flue appeared to be properly configured and in serviceable condition at the time of the inspection.

8. Combustion Air

Observations:

- **Combustion air** supply appeared to be sufficient at the time of the inspection

9. Humidifier

Observations:

- Not present

10. Distribution

Observations:

- The visible air supply ducts were in serviceable condition on the day of the inspection

11. Thermostat / Controls

Observations:

- This furnace/boiler 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 System

1. Fuel System

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 was black iron
- The visible gas lines appeared to be in serviceable condition at the time of inspection.



Main gas shutoff valve

2. Hose Faucets

Inspector Comments

- Exterior hose faucets turned off in the basement for winter season and not ran. You will need to turn the valves on in the basement before use.

3. Public or Private Well

Inspector Comments

- Private well-not part of home inspection

4. Main Water Line, Location

Inspector Comments

- Main water line located in the basement
- The main water supply pipe appeared to be 1"HDPE (Blue Stripe)
- The main water supply shut-off valve was visually inspected and appeared to be in serviceable condition but was not operated. Operation of valves not in daily use often causes leakage at the stem and valves are therefore not operated.



Main water shutoff valve

5. Supply Lines

Inspector Comments

- The visible home water distribution pipes were a combination of half-inch and three-quarter inch copper, PEX
- No leaks were observed and the visible water distribution pipes appeared to be in serviceable condition at the time of the inspection unless noted elsewhere in this report.
- Well pump on at 20 psi, off at 45 psi. Less than expected water flow at all the faucets. Recommend further evaluation by licensed contractor.

6. Waste Lines

Inspector Comments

- 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 unless noted elsewhere in this report.

7. Sewer Cleanouts

Inspector Comments

- Most homes are equipped with a sewer cleanout. It is normally located in the basement. A cleanout looks like the end of a pipe with a cap on it. All cleanouts must be properly capped with a tight-fitting steel or plastic cap. A sewage cleanout is a point of access where a sewer lateral can be serviced in the event of a backup. Due to cost of sewer lateral repair, you may wish to hire a plumber to scope the lateral and determine it's condition before closing.

Reasons to Inspect:

- Tree roots growing into lines.
- Cesspools... After cities installed septic systems old cesspools were left in tact and connected to the sewer line.
- Many homes built in the 50's have sewer lines made from tar paper called Orangeburg pipes. These disintegrate and collapse over time. If a home has Orangeburg, the sewer line definitely needs to be replaced.

How to Inspect:

Hire a plumber with a snake camera. You can actually watch the image live on a monitor. Not only will the plumber find out if the sewer line is clean or clogged, but the inspection will disclose the condition of the sewer line as well. Ask the plumber what kind of material was used to construct the sewer line and whether that type of material is considered good construction today.

8. Sump Pumps

Inspector Comments

- I tested sump pump by lifting float and observing the water level or listening for pump to run if there was no water in sump. The pump operated at the time of inspection.

9. Water Softener

Observations:

- Water softener not function tested. Inspected for piping leaks only. No concerns unless stated elsewhere in this report

10. Radon Mitigation System

Observations:

- Not present

Water Heater

1. Water Heater Type

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.

2. Water Heater Location

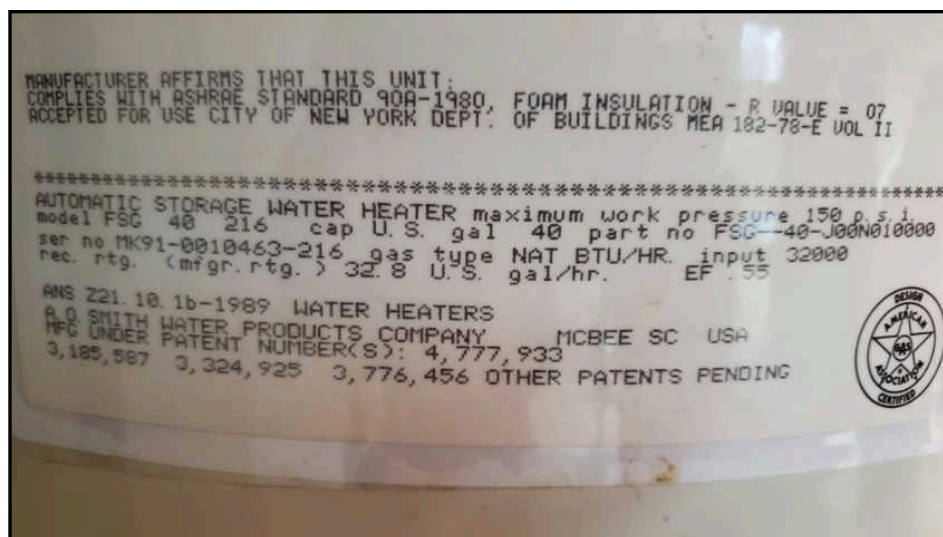
Observations:

- Gas water heaters are not allowed in sleeping rooms, bathrooms, or storage closets unless they are direct vent and obtain all combustion air directly from outdoors. The water heater was located in the basement.

3. Water Heater Data Plate Information

Observations:

- Manufacturer: AO Smith
- Capacity: 40 gallons.
Estimated Year of Manufacture: 1991



Water heater data plate

4. Water Heater Pipe Connections

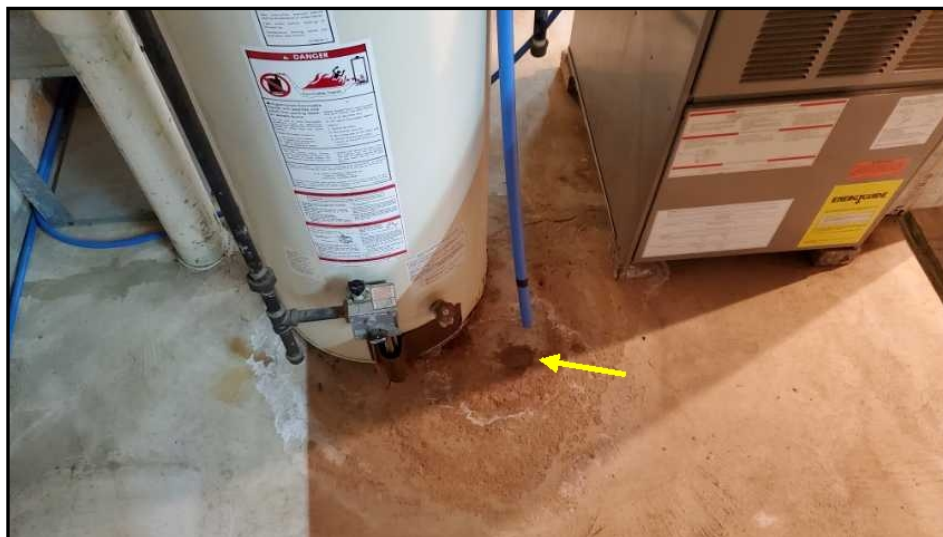
Observations:

- 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

Observations:

- **TPR valve** dripping. Recommend repair by licensed plumbing contractor.



TPR valve dripping

6. Combustion Exhaust

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

Observations:

- Gas piping inspection consists of the piping, shutoff valve, drip leg, and union. No problems noted on day of inspection.

Clothes washers and dryers do not commonly stay with the house when sold and are outside the home inspection Standards of Practice. When present, washers and dryers are only checked for operation at buyers request.

Laundry Area

1. General



Laundry area main floor

2. Plumbing Connections for Washer

Inspector Comments

- Comments: Valves Inspected - Not operated

Materials: copper supply, PVC drain

- Shutoff valves other than the fixtures themselves are not operated. These valves can break or leak when operated after years of inactivity. Consideration should be given to having these valves checked by a licensed plumber to verify satisfactory operation before the closing.

3. Dryer Power Supply

- Gas line with shutoff valve present for gas dryer.

4. Dryer Venting

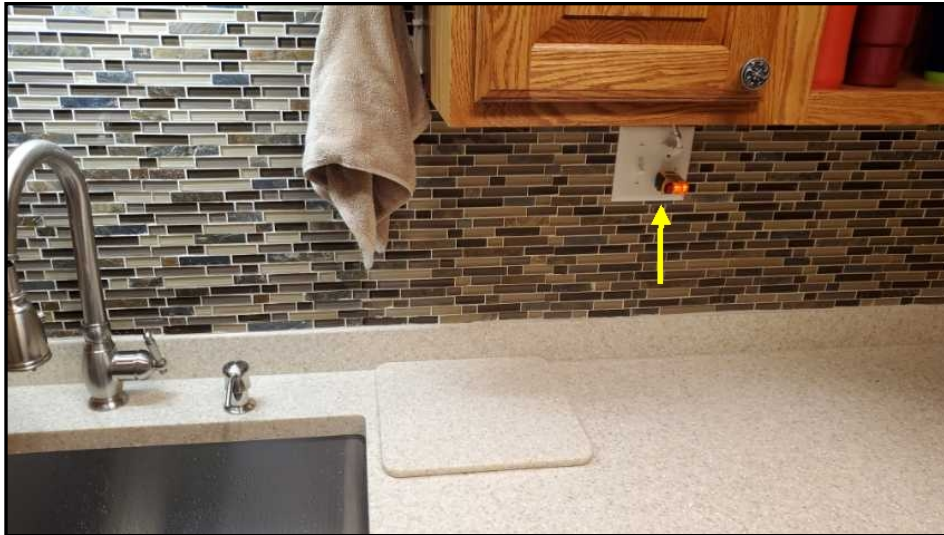
Inspector Comments

- The dryer vent pipe is properly installed into the wall. Visual inspection was limited. Recommend having the vent pipe cleaned before use.

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

Inspector Comments

- Electric receptacle in laundry next to sink did not disconnect power when GFCI protection tripped. Recommend repair by licensed electrical contractor.



Failed GFCI testing

6. Sink or Wash Basin

Inspector Comments

- The laundry room sink appeared to be in serviceable condition at the time of the inspection unless noted elsewhere.
- The laundry room sink had functional drainage at the time of the inspection.

Kitchen

1. General FYI



Kitchen



Kitchen

2. Cabinets and Countertops

Inspector Comments

- No concerns observed on day of inspection.

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

Inspector Comments

- GFCI protected outlet tripped but power remained on circuit. Recommend evaluation/repair by licensed electrical contractor.



Failed GFCI testing

4. Cooktop / Oven

Inspector Comments

- The gas range responded to controls and appeared to be in serviceable condition at the time of the inspection. The self-cleaning and convection features if present were not tested.
- Anti-tip bracket not installed. Children have been known to step on the open oven door and have the oven overturn on top of them or hot pots slide off the cook top into them causing injury. Recommend installation of anti-tip bracket.



Gas range

5. Fan / Hood

Inspector Comments

- The exhaust vent of the range hood discharged exhaust to the home exterior.
- The range hood exhaust fan and lights appeared to be in serviceable condition at the time of the inspection.

6. Microwave

Inspector Comments

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

7. Kitchen Sink and Faucet

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.

8. Sink Drainage Pipes

Inspector Comments

- Materials: PVC
- There were no visible leaks at the time of this inspection.

9. Sink Water Supply Piping and Water Valve

Inspector Comments

- Material: copper
- There were no visible leaks at the time of this inspection.

10. Water Pressure and Drainage Functional Flow

Inspector Comments

- See comment about water flow under Plumbing, Supply Lines.
- The kitchen sink had drainage at the time of the inspection.

11. Dishwasher

Inspector Comments

- The dishwasher was operated through a cycle and appeared to be in serviceable condition at the time of the inspection.
- The dishwasher drain line did not have an **air gap** device as required by modern standards. An air gap device prevents dirty water from back flowing into your dishwasher from the sink and can prevent contamination of the water supply under certain conditions. I recommend evaluation/repair by a licensed plumbing contractor.



Dishwasher drain line no air gap device

12. Food Disposal

Inspector Comments

- The food disposal responded when the switch was activated and appeared to be in serviceable condition at the time of the inspection.

13. Refrigerator

Inspector Comments

- Refrigerator cooled as expected

Bathroom Master

1. General FYI



Bathroom master

2. Tub, Shower Units

Inspector Comments

- Tub/shower unit operated as expected
- Walk in shower functioned as expected on day of inspection.
- A window in the bathroom which should have safety glass did not have the safety glass insignia. Windows in bathtubs and showers should have safety glass if the bottom of the window is less than 60 inches above a standing or walking surface. Recommend evaluation/correction by licensed contractor.



No tempered glass insignia

3. Exhaust fan

Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

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

Inspector Comments

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

5. Toilets

Inspector Comments

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

6. Bathroom Sinks, Counter Tops, Cabinets

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.

7. Drainage Pipes

Inspector Comments

- The drain pipe had no observable leaks at the time of this inspection.
- Materials: PVC

8. Water Valves and Supply Lines

Inspector Comments

- Materials: copper Valves: Not operated There were no visible leaks at the time of this inspection.

9. Bathroom Water Pressure and Drainage

Inspector Comments

- See comment about water flow under Plumbing, Supply Lines.
- Drainage appeared normal at the time of inspection.

Bathroom Upstairs 1

1. General FYI



Bathroom upstairs 1

2. Tub, Shower Units

Inspector Comments

- Tub/shower unit operated as expected

3. Exhaust fan

Observations:

- Bathroom exhaust fan failed to run when operated with normal operating controls.

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

Inspector Comments

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

5. Toilets

Inspector Comments

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

6. Bathroom Sinks, Counter Tops, Cabinets

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.

7. Drainage Pipes

Inspector Comments

- The drain pipe had no observable leaks at the time of this inspection.
- Materials: PVC

8. Water Valves and Supply Lines

Inspector Comments

- Materials: copper Valves: Not operated There were no visible leaks at the time of this inspection.

9. Bathroom Water Pressure and Drainage

Inspector Comments

- See comment about water flow under Plumbing, Supply Lines.
- Drainage appeared normal at the time of inspection.

Half Bath 1

1. General FYI



Bathroom half

2. Exhaust fan

Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

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

Inspector Comments

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

4. Toilets

Inspector Comments

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

5. Bathroom Sinks, Counter Tops, Cabinets

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.

6. Drainage Pipes

Inspector Comments

- The drain pipe had no observable leaks at the time of this inspection.
- Materials: PVC

7. Water Valves and Supply Lines

Inspector Comments

- Materials: copper Valves: Not operated There were no visible leaks at the time of this inspection.

8. Bathroom Water Pressure and Drainage

Inspector Comments

- See comment about water flow under Plumbing, Supply Lines.
- Drainage appeared normal at the time of inspection

Interior & Bedrooms

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



Bedroom



Bedroom



Bedroom



Family room



Dining room

2. Doors Interior

Observations:

- Unless specified elsewhere in this report, interior doors and hardware appeared to be in serviceable condition at the time of the inspection unless noted elsewhere in this report.

3. Floors

Inspector Comments

- Floors in the home were in serviceable condition at the time of the inspection unless noted elsewhere in this report

4. Ceilings

Observations:

- Ceilings in the home were in serviceable condition at the time of the inspection unless noted elsewhere in this report.

5. Interior Walls

Observations:

- Walls in the home interior unless noted elsewhere were in serviceable condition at the time of the inspection.

6. Interior Steps and Stairways

Inspector Comments

- Handrail loose at upper level stairway. Recommend repair by qualified contractor.



Handrail loose

7. Windows

Observations:

- Most windows in the home were wood and double hung style in satisfactory condition unless noted elsewhere in the report
- Windows upstairs had double-pane glazing in which condensation or staining was visible at the time of the inspection. This condition indicates the seal between the two panes of glass has failed. The window/s should be repaired or replaced as necessary.



Failed double pane windows

8. Ceiling Fans

Inspector Comments

- Ceiling fans function checked, operated as expected

9. Smoke Detectors

Inspector Comments

- The National Fire Protection Agency recommends smoke alarms be replaced every ten years. Smoke alarms should have either a build date or a manufacture date on the back side of the unit. Once a year you should go through the home and check the dates. Any units older than 10 years should be replaced.
- Smoke alarm failed testing. Recommend repair/replacement



Failed testing

10. Carbon Monoxide Detector

Observations:

- Carbon monoxide (CO) alarms typically have a life span of 5-7 years. Under Writers Laboratories began requiring an end of life warning on CO alarms beginning in 2009. This warning is a chirp but will sound different from the low battery warning. CO alarms should also have either a build date or a manufacture date on the back side of the unit. Once a year you should go through the home and check the dates. Any units older than 7 years or emitting the end of life warning should be replaced.
- Working carbon monoxide detector not found in upstairs, ground floor, basement. Beginning in 2011 Wisconsin law requires carbon monoxide detectors on each habitable level of the home including the basement of ALL single family homes with gas appliances, a fireplace, or an attached garage. Recommend installation of CO alarms so there is one on each habitable level of the home.

Fireplaces

1. Wood Fireplace 1

Observations:

- The family room had a wood-burning fireplace. Inspection of wood-burning fireplaces typically includes visual examination for the following components:
 - Adequate hearth
 - Presence of ember screen or doors
 - Firebox condition
 - Operable damper
 - Flue condition
 - Exterior condition
- The National Fire Protection Association recommends having your chimney inspected annually to ensure its safe operation. Homeowners should have regular annual chimney inspections to ensure that everything with your chimney and fireplace is in working order, safe to use, and operating correctly. Recommend evaluation by certified chimney sweep before first use and annually thereafter.
- Refractory lining the wall of the firebox of the wood-burning fireplace in the family room was cracked and may need repair. The Inspector recommends evaluation/repair by a certified chimney sweep.



Wood Fireplace

Cracked refractory

FINAL REPORT SUMMARY

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior of Home		
Page 2 Item: 3	Exterior Wall Finish and Condition	<ul style="list-style-type: none"> • Manufactured stone veneer has been installed on the home. An inspection of the visible components has revealed that the stone veneer has not been installed in compliance with installation guidelines provided by the Masonry Veneer Manufacturer's Association (MVMA). The MVMA guidelines are available at http://ncma-br.org/pdfs/masterlibrary/MVMA%20Installation%20Guide%204th%20Edition%20web.pdf. Specific problems noted with the visible components include, but may not be limited to: <ul style="list-style-type: none"> The masonry veneer had insufficient clearance to paved surfaces The lack of proper detailing and flashing may result in water penetration behind the stone veneer, resulting in structural damage or the development of unhealthy conditions such as mold. The installation of the manufactured stone veneer should be evaluated, compared to the specific installation requirements of the stone manufacturer and the MVMA, and repaired or replaced as deemed necessary by a licensed general contractor or masonry contractor experienced with installation requirements for manufactured stone veneer. Please note that because the water resistive barrier, metal lath, and base coat(s) of cement stucco are completely concealed behind the manufactured stone veneer, they cannot be evaluated by a non-invasive visual inspection.
Page 3 Item: 7	Decks, Balconies, Raised Decks, Steps, Railings	<ul style="list-style-type: none"> • Front porch guardrail loose.
Garage		
Page 6 Item: 3	Service Door	<ul style="list-style-type: none"> • Service door was difficult to open and close.
Page 6 Item: 4	Walls & Ceiling	<ul style="list-style-type: none"> • Modern homes use a layer of non-combustible drywall between the garage and home to prevent fire from spreading from garage to the home. The fire barrier between the garage and house has been broken. Recommend correction by licensed contractor. • Peeling paint on ceiling.
Page 7 Item: 8	Electrical-Garage	<ul style="list-style-type: none"> • An electrical outlet in the garage had no Ground Fault Circuit Interrupter (GFCI) protection which has been required in the national electric code since 1978. I recommend a licensed electrical contractor install GFCI protection.
Attic, Ventilation, Insulation		
Page 8 Item: 1	General FYI	<ul style="list-style-type: none"> • Large piles of grass/weeds in attic appears to be from wildlife activity. Recommend evaluation by pest control professional.
Electrical		
Page 11 Item: 7	Outlet and Switches	<ul style="list-style-type: none"> • Non-GFCI outlets located in the basement. Recommend licensed electrical contractor upgrade to GFCI protected outlets. • GFCI protected outlet at main electric panel failed GFCI testing. Recommend repair by licensed electrical contractor.

Page 11 Item: 8	Service Panel Wiring Defects	<ul style="list-style-type: none"> • One of the grounding electrode conductors ran to water pipe. Water service into home used plastic piping and this ground did not appear functional. Recommend evaluation/repair by licensed electrical contractor.
Page 12 Item: 9	Conductors	<ul style="list-style-type: none"> • Extension cord used as permanent wiring. Extension cords are intended for temporary use only and are not allowed to go through walls, floors, or cabinets. Recommend correction by licensed electrical contractor.
Plumbing System		
Page 16 Item: 5	Supply Lines	<ul style="list-style-type: none"> • Well pump on at 20 psi, off at 45 psi. Less than expected water flow at all the faucets. Recommend further evaluation by licensed contractor.
Water Heater		
Page 18 Item: 5	Temperature Pressure Relief Valve	<ul style="list-style-type: none"> • TPR valve dripping. Recommend repair by licensed plumbing contractor.
Laundry Area		
Page 19 Item: 5	Electrical Outlets, Ground Fault Circuits (GFCI), Lighting	<ul style="list-style-type: none"> • Electric receptacle in laundry next to sink did not disconnect power when GFCI protection tripped. Recommend repair by licensed electrical contractor.
Kitchen		
Page 21 Item: 3	Kitchen Electrical Outlets, Ground Fault Circuits (GFCI), and Lighting	<ul style="list-style-type: none"> • GFCI protected outlet tripped but power remained on circuit. Recommend evaluation/repair by licensed electrical contractor.
Page 21 Item: 4	Cooktop / Oven	<ul style="list-style-type: none"> • Anti-tip bracket not installed. Children have been known to step on the open oven door and have the oven overturn on top of them or hot pots slide off the cook top into them causing injury. Recommend installation of anti-tip bracket.
Page 22 Item: 11	Dishwasher	<ul style="list-style-type: none"> • The dishwasher drain line did not have an air gap device as required by modern standards. An air gap device prevents dirty water from back flowing into your dishwasher from the sink and can prevent contamination of the water supply under certain conditions. I recommend evaluation/repair by a licensed plumbing contractor.
Bathroom Master		
Page 23 Item: 2	Tub, Shower Units	<ul style="list-style-type: none"> • A window in the bathroom which should have safety glass did not have the safety glass insignia. Windows in bathtubs and showers should have safety glass if the bottom of the window is less than 60 inches above a standing or walking surface. Recommend evaluation/correction by licensed contractor.
Bathroom Upstairs 1		
Page 25 Item: 3	Exhaust fan	<ul style="list-style-type: none"> • Bathroom exhaust fan failed to run when operated with normal operating controls.
Interior & Bedrooms		
Page 28 Item: 6	Interior Steps and Stairways	<ul style="list-style-type: none"> • Handrail loose at upper level stairway. Recommend repair by qualified contractor.
Page 29 Item: 7	Windows	<ul style="list-style-type: none"> • Windows upstairs had double-pane glazing in which condensation or staining was visible at the time of the inspection. This condition indicates the seal between the two panes of glass has failed. The window/s should be repaired or replaced as necessary.
Page 29 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • Smoke alarm failed testing. Recommend repair/replacement

Page 30 Item: 10	Carbon Monoxide Detector	<ul style="list-style-type: none">• Working carbon monoxide detector not found in upstairs, ground floor, basement. Beginning in 2011 Wisconsin law requires carbon monoxide detectors on each habitable level of the home including the basement of ALL single family homes with gas appliances, a fireplace, or an attached garage. Recommend installation of CO alarms so there is one on each habitable level of the home.
Fireplaces		
Page 30 Item: 1	Wood Fireplace 1	<ul style="list-style-type: none">• Refractory lining the wall of the firebox of the wood-burning fireplace in the family room was cracked and may need repair. The Inspector recommends evaluation/repair by a certified chimney sweep.