

Second Look

K&H Schwanke, LLC



Inspection Services

K & H Schwanke, LLC.

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# Inspection Report



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## Definitions

NOTE: All RATINGS listed below refer to the property or item listed as inspected on this report at the time of inspection

|                        |  |
|------------------------|--|
| Functional             | The component or majority of the component was in a functional condition and is in general terms performing as intended at the time of the inspection.   |
| Marginal               | The component should be observed on a systematic basis for proper control, maintenance or repair.  |
| Unsatisfactory         | The component is not performing as intended or is in an unsafe condition. Immediate repairs / replacement is recommended / necessary.  |
| Maintain               | The component indicates either that the component should be observed on a systematic basis for proper control, maintenance and / or repair or shows a lack of or need of general maintenance and / or repair replacement.  |
| Not Applicable         | The component does not pertain to this report, cannot be inspected, or is not present. No conditions were determined.  |
| Comment                | Condition of the component requires further explanation or observation. This rating does not necessarily represent an improper condition or need for MAINTENANCE or UNSATISFACTORY condition, nor a FUNCTIONAL condition. This indicates that no condition is determined. Consider review. |
| Not Visible/Accessible | The component is not accessible / visible to inspect. This component is not a part of this home inspection or report and is not inspected.   |
| Monitor                | The component should be observed on a systematic basis for proper control, maintenance or repair.  |

## General Information

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## General Information (Continued)

Inspector Name Kent Schwanke

Company Name K&H Schwanke, LLC

Your REPORT SYSTEM is broken down into two categories.

1) The first section of the report system is the MAIN REPORT SYSTEM itself. This covers all systems inspected, the components, their ratings as well as the associated comments and conditions. Read this report system in full upon receiving the MAIN REPORT SYSTEM. Please refer to all components and all recommendations in the report.

2) The second section is the SUMMARY / MATERIAL ADVERSE FACT page. This is a list of the Material Adverse Facts, which would be considered UNSATISFACTORY ratings of the MAIN REPORT SYSTEM. Read this in full upon receiving this SUMMARY REPORT FORM.

This inspection report and Summary report are the property of K and H Schwanke LLC, dba Second Look Inspection Services or Second Look Home Inspections, and the client the inspection was performed for only. The contract is with that client only. No other person or entity may rely on or use this report without the written / signed approval of BOTH of these parties. No other potential client or party is allowed to use, purchase, sell or distribute this report. This is a private document, not allowed for public dispersal. The inspection report does not relieve any person or entity from any duty to disclose conditions that the inspection did not observe or report.

This inspection was performed in accordance with the minimum State Of Wisconsin Standards of Practice per the state requirements Wisconsin State Statute 440.975 and SPS 131 Subchapter IV of the Wisconsin Administrative Code and the in the State of Wisconsin and the American Society of Home Inspectors (ASHI) requirements also. It is important that you read and review all the included information in the Inspection Report, any pertinent emails, Inspection Binder, the Inspection Agreement, Disclosure and Conditions Form, and the Standards of Practice information included in the Binder, or emails formats. You should also fully read the attached report system in its entirety. During the inspection process, we follow the State Of Wisconsin Standards of Practice and do not deviate from that process unless requested by you, or unless there is outstanding circumstances. Outstanding circumstances would be considered, but not limited to, the fact that the property is a commercial property, a condominium, there are inaccessible or non-visible areas, visibility or accessibility is limited by finished areas or stored items, weather conditions or you have requested a limited inspection. The inspection is not technically exhaustive, nor do we guarantee or warranty any component of the structure. We do not expect that we will find all defects or issues on the property due to stored items and finished areas as well as latent, hidden situations, as well as the conditions above.

This is a confidential report intended for the client's use only. Only Second Look Inspection Services (K & H Schwanke LLC) or the client can determine who, besides the aforementioned, is allowed access to this report system. No copies are allowed for distribution without permission by the client and Second Look Inspection Services (K & H Schwanke LLC).

## General Information (Continued)

**Inspection Date:** 5/25/2017

**Time Of Inspection:** 9:00 AM

**Attendees of Inspection:** Client Present, Real Estate Agent Present **Occupancy, Utility Status:** Occupied - visibility of the interior components is limited by stored items, personal belongings as well as furniture and furnished areas. No conditions were determined for the inaccessible areas., Utilities On

**Estimated Property Age In Years:** 30-50 **Building Type and Location:** Single Family, Story and One Half, Rural

**Property Status:** Typical Condition

**Temperature:** 60+ **Weather:** Partly Cloudy **Soil Conditions:** Damp Soil

## SITE

1. **General Remarks** Not applicable.
2. **Visibility Limited By** Vegetation limited access / visibility. No conditions were determined for inaccessible areas.
3. **Functional**                      **Sidewalk:** Concrete
4. **Functional**                      **Driveways:** Asphalt
5. **Not Applicable**                **Patios:** Not Applicable
6. **Functional**                      **Grade / Drainage:** Lot is basically flat
7. **Not Applicable**                **Retaining Walls:** Not Applicable
8. **Functional**                      **Deck System:** Wood / Cedar / Treated
9. **Functional**                      **Porch / Balcony:** Open, Covered
10. **Functional**                      **Vegetation:** Proper control present.
11. **Functional**                      **Hose Faucets:** Frost free present

## Site - General Information

Proper drainage at the exterior site components is immensely important to maintain or correct if failing. Site components along with gutter / roof drainage can affect the foundation structure as well as potential of moisture intrusion into the structure. All exterior systems should be reviewed every spring and fall. Underneath vegetation, decks, or porches should also be reviewed for proper grading. Due to our severity in weather conditions, changes in the exterior components can happen quickly. Maintenance is the most important part of ownership of a property. Many components of the exteriors during the inspection will not be accessible due to weather or vegetative conditions or general accessibility limitations.

Sidewalks, driveways and patio systems are free floating slabs or components, and they tend to settle and move often which is normal and expected. Cracking, spalling and offset surfaces is also common, sealing of the cracks and correcting offsets / drainage designs should be performed. Watch the systems for potential of need for mudjacking or realignment. Mudjacking is a repair to level the walks or driveways back to original positions. Settlement can happen even after mudjacking. Monitor for trip hazards also. We recommend waterproofing concrete systems on an annual basis to help prevent further movement or deterioration.

Soil and landscape grading should pitch about one inch per foot away from the foundation for at least the first five feet. Landscape barks, stone, and mulch products often hide low grade issues. These components should be above soil grade, following the rules mentioned above. Many times when landscaping is performed with the soil level is too low or too high at the foundation, resulting in water collection and drainage towards the foundation or landscape materials in contact with the siding materials. New construction or new grading will still settle after install, so exaggeration of pitch of soils is recommended. Soil or landscape should have a clearance of two to four inches away from the siding materials / foundation. Most of these sidings have drainage plains behind them and need the appropriate clearance to drain effectively. All vegetation should be cleared a minimum of three feet from the structure as well as rooflines and air conditioning and vent systems.

Retaining walls are temporary structures that may move and settle, depending on design. These systems need tie-backs and proper drainage design. Make sure these systems are not pressing onto the foundation.

Decks, porches, stairs and balconies need proper footings and attachments to the structure. Most of the time these footings are not

## Site - General Information (Continued)

accessible to review during the inspection. All support columns need footings, as well as stair bases, and all ledger boards need bolting to the structure or a cantilever design system for safety and appropriate flashings at connection to the structure. Also appropriate wall flashings should be present to prevent moisture intrusion into the structure. If these are not present, they should be installed. Most understructures of decks and porches are not accessible for us to review. Various materials are used in these components today with their own manufacturer requirements that we cannot determine. Railing height and spacing also often change requirements, you may want to verify with your local municipality as to current requirements of all these components and make corrective measures if necessary.

Hose faucets should be winterized even if they are a frost free design. Remove all hoses and attachments from the faucets. With older homes, many times these systems are no longer in use. We randomly test these systems, we do not test all systems, and weather conditions determine if testing is allowable.

Pools, hot tubs, gas grills, external fireplaces, sprinkler systems, piers, sea walls, outbuildings and barns or sheds and all applicable components are not included in this inspection. We recommend review by specialists in these components if there is a concern. Pools and hot tubs should be GFCI electrically protected, and appropriate fencing / railing systems should be reviewed that they meet proper safety standards.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## EXTERIOR COMPONENTS

1. **General Remarks This Section:** Not applicable.



2. **Visibility Limited By:** Not applicable.

- 3. Functional      **Exterior Coverings / Framing:** Vinyl, Beveled / Lap, Metal, Panels
- 4. Functional      **Soffit / Fascia / Trim:** Metal, Wood, Vinyl
- 5. Functional      **Windows:** Vinyl, Thermopane, Double Hung, Fixed, Slider, Basement, Glass Block
- 6. Maintain        **Paint / Finishes:** Finishes are worn in random areas, repair as necessary.
- 7. Functional      **Foundation:** Concrete Block
- 8. Functional      **Stoops / Stairs / Railings:** Concrete, Wood
- 9. Functional      **Caulking / Sealants:** Functional., All sealants need to be reviewed and monitored bi-annually at connections of all dissimilar materials.
- 10. Functional     **Exterior Electrical:** Service Entrance Wires, Lights, Grounded receptacles are present., Consider updating to today's standards by installing GFCI receptacle(s).

## Exterior Components - General Information

Accessibility / visibility is often limited by vegetation, weather conditions and safety limitations. Most external components are viewed from the ground only.

It is common for structures to eventually settle and move as they age. Structural Deflection can happen to foundations, walls and roofline structures. This is common especially in older structures.

Siding, soffit, fascia, windows and doors are reviewed as an overall condition when rating these systems in the report. We review the age of the structure and gauge the rating upon this overall view and age. As these components age, it is common to have some rot, deterioration, difficulty in operation, and need for maintenance / replacement. Occasionally there are a few loose or missing components. This should be expected depending of the age and quality of the initial component design and type. Sealants from paint or stain finish to caulking needs annual maintenance and is often ignored on many properties, new and old. All dissimilar materials should have a sealant where these components meet. Masonry products can be sealed with a waterproofing finish to help prevent cracking and damage. While some of these conditions may exist, we are reviewing the overall functionality of the exterior components, not each component individually. Energy efficiency also can be a factor for you to consider whether it may be time to update. Original windows and doors especially can be very beneficial to have replaced to save energy and for better comfort inside the property. Cracked glass or missing putty should be addressed. Door weatherstripping and closure devices quite often need repair or updating. Thermopane seals on windows and doors are very often difficult to evaluate due to weather conditions / dirty window conditions, thus we cannot determine many seal failures. We do not guarantee that we can find and see failed thermopane seals. Depending on weather conditions, cleanliness of glass, and air pressure systems, seal failures are not visible.

Foundations are quite often not accessible or visible to review due to soil levels as well as ground breaker cover. Please refer to interior foundation comments of the report for a more detailed or visible review.

Exterior electrical components are reviewed as to what is able to be accessed per State of Wisconsin Requirements. Low voltage and doorbell systems are not a part of this inspection. Alarm systems, dusk to dawn and motion lights as well as low voltage light systems are not able to be reviewed during daylight hours, so these are also exempt from this inspection. Many times bulbs may be missing or burned out, but this cannot be determined or verified without removal of covers and bulbs; this is not a part of this inspection.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## ROOF AND RELATED COMPONENTS

1. General Remarks This Section Not applicable.
2. Viewing Method / Visibility Limited By Visible Portions: All Portions Visible, On roof
3. Unsatisfactory      **Sloped Roofing Material:** Composition Shingles - **The roof material has heavy wear, deterioration and / or damage. Cupping / curling along with mineral loss is also present. Replacement is necessary.**



4. Functional      **Flat Roofing Material:** Metal
5. Functional      **Roof Structure:** Gable, Medium Pitch Roof, Flat Pitch Roof
6. Functional      **Flashings / Valleys:** Metal, All flashings should be monitored annually. Sealant is used on various flashings.
7. Functional      **Chimneys and Appliance Vents:** Masonry, Metal, Metal Flue
8. Functional      **Gutter Systems:** Metal, Gutters are not installed / present in all areas. We recommend install to control water at exterior.



## Roof and Related Components - General Information

All roof life expectancies and conditions are estimated, dependant upon the day, weather conditions, visibility, accessibility and viewing method. Estimated life expectancy can vary up to one third of the predicted estimated life due to weather effects and type of viewing method. No guarantee is given for the conditions or life expectancy of the roof systems. All roof systems should be inspected every spring and fall, and minor repairs should be a normal annual expectation. Underlying components are not accessible to review, such as underlayment, nailing design, overlap and flashings. All flashings need monitoring biannually especially at vents, chimney, skylights, plumbing boots, valleys, attachments like dishes and antennas and cap areas. It is an expectation that blowing snow or rain may enter the structure since all exterior components are water shedding systems, not waterproof systems. Flat roof designs with sealants and seams need constant maintenance to perform properly.

Built up roof systems are tarred and lapped design and most of these are not easily reviewable, especially if stone covered. Tarred roof systems as well as metal roof systems again need constant review. Tile, slate and wood cedar systems most of the time cannot be walked or viewed up close safely, so again no warranty can be given, and these are always in need a minimum of an annual review. We recommend review by a roofing specialist if the roof system is of this design type.

Ice dams in Wisconsin are very common on new and old homes. Due to our extreme weather conditions, we suffer from extreme roof conditions. Use of a snow rack is recommended in winter / snow months.

Gutters, downspouts and extensions are the most important drainage system for water and snow off the roof. These needs a minimum of bi-annual maintenance, clearing of debris, and sealing of all connections. Extensions are meant to be five to six feet out from the downspout location. Too long or too short systems will cause either potential for water penetration into the foundation, or freeze-ups, backing up and plugging from debris or ice and snow, not allowing the systems to function and drain properly. Staining on elbows or connections indicates a problem that needs attention immediately.

Chimney systems are very difficult to evaluate. Many are not accessible due to roof design and pitch, sealed or capped flues, or weather conditions. Many pests find the chimneys to be a warm protective home in winter months, and many pests can block flues to not allow them to vent safely. Snow and ice also block flues. Wood burning chimneys should get annual review due to safety concerns, and appropriate rain caps / spark arrestor caps should be present. If not, these should be installed. Metal flues rust and deteriorate, and tile flues crack and spall. Masonry chimney units should be waterproofed on a regular basis to prevent water, ice and snow damages. A certified chimney specialist should be consulted regularly.

Antennas, dishes and specialty systems are not a part of a home inspection. We cannot determine functionabililty of these systems.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## GARAGE

1. General Remarks This Section Not applicable.
2. Viewing Method / Visibility Limited By All Visible
3. Functional                      **Exterior Components:** Same as House - see comments if applicable on main exterior house siding.
4. Functional                      **Wall and Attic Structure:** Wood Frame, Wood Rafters, Plywood Sheathing
5. Functional                      **General Interior:** Functional
6. Functional                      **Foundation and Floor:** Block, Concrete
7. Unsatisfactory, Comment **Roofing Components:** Same as Main - see main roof comments. **The roof material shows heavy wear and deterioration. The shingles are not designed for how low the pitch is on the roof. Consider replacement, at a minimum monitor annually. No leaking was evident. The roof material shows heavy wear and deterioration.**
8. Functional                      **Vehicle Doors & Openers:** Metal
9. Functional                      **Electrical:** GFCI Receptacle(s)
10. Not Applicable                **Plumbing:** Not Applicable

## GARAGE (Continued)

11. Not Applicable      Heating: Not Applicable  
12. Functional          Fire Separation: Functional

## Garage - General Information

Garage systems come in many different designs and locations on the property. Attached and detached garages, lean-to systems and carports are very common. Many garages are set on just a slab design built many years ago, to current designs attached to homes with footing systems. Older systems are just set on the ground without footing or foundations. Settlement and movement again is common, and many of these systems have been added onto or have had electrical run where there was none previously.

If the garage is attached to the building, then firewalls should be reviewed. A firewall protects the house from a fire in the garage spreading quickly to the home. Five-eighths sheetrock is the normal requirement on walls / ceiling area where the house is attached to the garage with common walls, as well as a fire rated door and / or attic accesses. If this property does not have firewall install, it should be considered to update this component. Many properties were built before this was a requirement.

Overhead doors are large and often heavy. Adjustment and lubrication of the doors and hinge systems should be performed annually. Check hinges for loosening bolts or nuts. There should be safety cables in the door springs if applicable, and doors should have auto-reverse systems. This was not required years ago when openers were first designed. Updating the opener would be recommended if this is not present. If there is only auto-pressure devices, we would suggest that infrared eyes are also installed for the reverse system.

Electrical systems in today's standards should have GFCI protection on receptacles in garages. This also was not required years ago but it has been required since 1978. If these systems are not present, we recommend install. Sometimes receptacles are installed purposefully to provide power without GFCI protection, such as when using a refrigerator in a garage. These should be marked as non-GFCI protected.

Plumbing water supply systems should be winterized when not in use through the cold months unless the garage is heated. No forced air heat source should be present that is branched off the main house's furnace, as this can allow carbon monoxide or gasoline fumes into the house structure. If the heat source is a gas appliance, the unit must be vented to the exterior, it cannot be a ventless system. All plumbing and heat systems should be serviced and reviewed annually.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## KITCHEN AND KITCHEN APPLIANCES

1. General Remarks Kitchen Section: Not applicable.
2. Functional      Cabinets: Natural / Painted Wood
3. Functional      Countertops: Laminate
4. Functional      Sinks: Functional.
5. Functional      Faucets: Functional.
6. Functional      Receptacles / Lighting: GFCI Present, Grounded receptacle(s) are present., Consider updating to today's standards by installing GFCI receptacle(s) where missing.
7. Kitchen Appliances
8. General Remarks This Section: The majority of the appliances are older units. Plan for replacements.
9. Functional      Range(s) / Oven(s): Functional.
10. Functional      Kitchen Exhaust Fan(s): Functional.
11. Functional      Microwave(s): Functional.
12. Functional      Garbage Disposal(s): Functional.

## KITCHEN AND KITCHEN APPLIANCES (Continued)

13. Functional                      **Refrigerator(s):** Functional. If water / ice maker systems are present, they were not tested. No conditions were determined for these systems.

## Kitchen and Kitchen Appliances - General Information

The inspection process is about structural, safety and health conditions, not cosmetic wear. Many times cabinets, countertops, floors, doors, windows, ceilings and walls will have mars, dings and wear or need repair / adjustment to function fully. This is common in many properties, depending upon the age and maintenance of the property or conditions of the property. These cosmetic conditions may be mentioned in the report but have minimal to do with functionality of the components.

Electrical systems are randomly tested. Not all components are tested during an inspection. If grounded and / or GFCI receptacles are not present, we recommend updating. The age of the home dictates the age of the fixtures; there can ungrounded or grounded receptacles, older light fixtures, or limited electrical systems in rooms due to these factors. We are inspecting to verify that the systems function appropriately only. There may be suggestions to update to today's standards, but this is not required unless the systems are installed unsafely, are damaged or missing, are not up to the standards required when the property was built. Plumbing systems also fall into this category. This inspection is not a code compliant inspection, you may want to refer to local municipality requirements in this regard.

**APPLIANCE DISCLAIMER:** Appliance inspections are not included in the requirements for an inspection per The State Of Wisconsin Standards of Practice. We have visually inspected the following appliances for your information only, and do not warranty or guarantee the appliance conditions or accuracy of the function of the appliances. There is no way we can verify that an oven heats to a specific temperature or that a dishwasher actually spins and washed dishes appropriately. Typically we only inspect ATTACHED components. No laundry appliances are inspected. No water or ice dispensing systems of refrigerators are checked.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## BATHROOM(S)

1. **General Remarks This Section:** Not applicable.
2. Functional                      **Toilet Fixtures/Sink Faucets:** Functional.
3. Functional                      **Tub(s) / Shower (s) Walls:** Tub / Shower, Fiberglass
4. Not Applicable                **Whirlpool Tubs:** Not Applicable
5. Functional                      **Receptacles / Lighting:** Grounded receptacles are present, consider updating to GFCI protected receptacles.
6. Functional                      **Ventilation:** Functional.

## Bathroom(s) - General Information

The inspection process is about structural, safety and health conditions, not cosmetic wear. Many times cabinets, countertops, floors, doors, windows, walls and ceilings will have mars, dings and wear, or need repair / adjustment to function fully. This is common in many properties depending on the age and maintenance of the property or conditions of the property. These cosmetic conditions may be mentioned in the report but have minimal impact with the functionality of the components.

Electrical systems are randomly tested. Not all components are inspected. If grounded or GFCI receptacles are not present, we recommend updating. The age of the property dictates the age of the fixtures; there can be ungrounded or grounded receptacles, older light fixtures, or limited electrical systems in the rooms due to these factors. We are inspecting to verify that the systems function appropriately only. There may be suggestions to update to today's standards, but this is not required unless the systems were installed unsafely, are damaged or missing, are not up to the standards required when the property was built. Plumbing systems also fall into this category. This inspection is not a code compliance inspection; you may want to refer to local municipality requirements in this regard.

## GENERAL INTERIORS

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. <b>General Remarks This Section:</b></li> <li>2. Functional</li> <li>3. Functional</li> <li>4. Functional</li> <li>5. Functional</li> <li>6. Functional</li> <li>7. Functional</li> <li>8. Functional</li> <li>9. Functional</li> <li>10. Comment</li> <li>11. Not Applicable</li> <li>12. Functional</li> </ol> | <p>Interior visibility / accessibility is severely limited by stored items / personal belongings / furniture. No conditions were determined for inaccessible areas. The majority of the components are not accessible to review. This includes, but is not limited to, windows, doors, floors, walls, electrical components.</p> <p><b>Floor systems:</b> Surface deterioration and / or damage is present.</p> <p><b>Walls / Ceilings:</b> Drywall / Plaster, Typical cracks noted in walls / ceiling areas.</p> <p><b>Interior Doors:</b> Functional.</p> <p><b>Exterior Entry &amp; Patio Doors:</b> Wood, Metal, Thermopane</p> <p><b>Heat Source:</b> Functional.</p> <p><b>Windows:</b> Vinyl, Thermopane</p> <p><b>Steps / Stairways:</b> Functional</p> <p><b>Electrical Interiors:</b> Functional</p> <p><b>Smoke/Carbon Monoxide Detectors:</b> Battery, Smoke and carbon monoxide systems are required in all residential properties with gas, oil, or wood burning components. Various brands of detectors have different quality, life expectancy and warranties. We recommend replacement of these systems every 5-10 years depending upon manufacturer requirements. Even if these systems are present, we do not know if they will be staying with the property. Older or the current systems may not meet current requirements; verify requirements with local municipal officials.</p> <p><b>Supplementary Heating:</b> Not Applicable.</p> <p><b>Fireplaces:</b> Wood Burner, Vents into Chimney</p> |
|--|---|

## General Interior- General Information

The inspection process is about structural, safety and health conditions, not cosmetic wear. Many times cabinets, countertops, floors, doors, windows, walls and ceilings will have mars, dings and wear, or need repair / adjustment to function fully. This is common in many properties depending on the age and maintenance of the property or conditions of the property. These cosmetic conditions may be mentioned in the report but have minimal impact with the functionality of the components.

Electrical systems are randomly tested. Not all components are inspected. If grounded or GFCI receptacles are not present, we recommend updating. The age of the property dictates the age of the fixtures; there can be ungrounded or grounded receptacles, older light fixtures, or limited electrical systems in the rooms due to these factors. We are inspecting to verify that the systems function appropriately only. There may be suggestions to update to today's standards, but this is not required unless the systems were installed unsafely, are damaged or missing, are not up to the standards required when the property was built. Plumbing systems also fall into this category. This inspection is not a code compliance inspection; you may want to refer to local municipality requirements in this regard.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

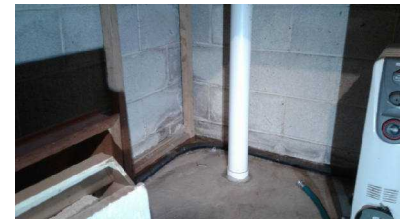
## FOUNDATION INTERIORS

1. **General Remarks This Section:** Not applicable.
2. **Foundation Type / % Visible** Basement, 75% or Less Visible



3. Functional
4. Functional

**Basement Stairs:** Enclosed Stairs  
**Visible Foundation Walls:** Block - Typical cracking into foundation wall(s) are present.



5. Functional
6. Functional
7. Functional
8. Functional
9. Monitor

**Basement Floor:** Concrete Floor  
**Bearing Walls and Beams:** Steel Beam, Masonry Bearing Wall  
**Support Columns or Piers:** Metal, Solid Wood  
**First Floor Structure:** Wood Joists, Wood Board Sheathing  
**Indications Of Moisture:** Stains / Efflorescence - Correct lot grade, gutter systems and exterior drainage at the exterior to help prevent moisture intrusion. We recommend dehumidifier use year round, controlling moisture levels below 50%.



10. Functional
11. Not Applicable

**Floor Drain / Sump System:** Floor Drain, Pit and Pump  
**Insulation:** Not Applicable

## Foundation Interiors - General Information

Inspecting a foundation or crawlspace is one of the more important parts of a home inspection. Unfortunately, it quite often is also very difficult to access and can be limited by a lack of access and visibility of the foundation walls, not only at the exterior, but also the interior areas. Visibility can be limited due to stored items, inaccessible areas or finished areas. This severely limits analysis, as well as may limit proper analysis. Due to this possibility, we do not offer a warranty or guarantee for the inspection process. Any foundation areas that are not accessible or visible are not a part of the home inspection, and no conditions were determined for these inaccessible / non-visible areas. Please refer to the accessibility / visibility limitations sections below. Consulting a foundation specialist is an option you have if you want or need an expert's opinion; this inspection is not a technically exhaustive inspection and we are not foundation experts. We do not calculate loads, strengths or adequacy of components of the foundation.

All foundation walls and floors will show cracking and some settlement and / or movement, depending upon age, design, material and soil conditions. Proper water control at the exterior is exceedingly important for the longevity and strength of the foundation. Gutter systems, lot and soil grading, and solid surfaces such as driveways, patios, decks and walkways all must pitch away from the house, and proper swale design for lot grade and water flow is essential for the structural integrity of the property. All these components should be reviewed every spring and fall, and any corrections should be performed immediately. We have found over the our inspection careers that over 90% of properties lack proper control of these components. Expect that this will be a normal maintenance need for your property. Foundations are made out of many different materials from wood, stone, block, brick and poured concrete as examples. These all function and perform differently but have the same purpose. Each design has its own potential problems, but moisture intrusion and control are the most important components to control for structural integrity. Wood components of the first floor structure are built differently depending upon the age of construction. Materials vary from wood joists, wood trusses or i-joists, to metal or poured concrete. Each may have some settlement or deteriorating conditions, but we are determining whether the structure is still functional or not.

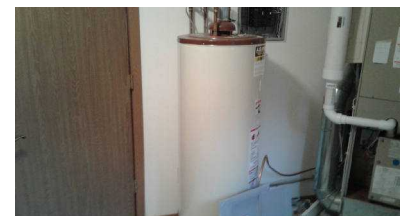
Stair systems to basements in early construction were not very safe designs. Many of these are still present in older properties. We always recommend updating especially railings if not present, but many times updates cannot be performed due to limited head and wall clearances.

Floor drains, sump pumps, and Palmer valves are water control systems in foundations and crawlspaces to control the potential of water seepage or leaks into foundations. Early systems were quite often just french drains, or ways for water to seep under the foundation, not in the foundation. Early sump pits did not have drain tiles draining into them, they simply handles seepage. Palmer valves are systems that handle drain tiles into floor drain systems. Most of these are no longer functional, but access and location many times ate not even accessible to review. You may want to have the systems examined and serviced on a regular basis.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## PLUMBING SYSTEMS

1. **General Remarks This Section:** Not applicable.
2. **Visibility Limited By:** Not Applicable.
3. **Functional**                      **Main Water Service / Supply Piping:** Public, Copper Main, Shut Off Meter, Copper Supply Lines, Steel Supply Lines
4. **Functional**                      **Waste / Drain Lines:** Public Waste, Cast Iron, Plastic, Steel, Clean Out Visible
5. **Not Applicable**                **Waste Ejector Pump Systems:** Not applicable.
6. **Functional**                      **Water Heater:** Natural Gas, 40 Gallon



7. **Water Heater Est. Date / Install Date:** 10-15 years - the appliance is approaching thee end of its design life.

## PLUMBING SYSTEMS (Continued)

Its operation was functional at the time of the inspection. Plan for replacement due to age. Monitor and service annually by a qualified contractor.

- 8. Functional                      **Water Heater Valves / Venting:** Metal venting, Vents into chimney
- 9. Functional                      **Fuel Supply Lines:** Natural Gas, Black Iron, Heat Plant, Water Heater
- 10. Not Applicable                **Plumbing Unfinished Areas:** Not applicable.
- 11. Functional                      **Laundry Connections:** Functional

## Plumbing Systems - General Information

The plumbing inspection is on visible components only. Well and septic systems, including interior systems, are not covered by this inspection and are not inspected. Components underground or under flooring systems, covered by finished areas, stored items or inaccessible areas are not inspected per Wisconsin Standards of Practice.

Plumbing supply sources are made up of either copper, steel, plastic or pex lines designs. These are the only acceptable supply types today, but original older lead lines can also be still present. Most lead has been removed in properties except for main supply lines from the city streets. If your property still has this set-up the water can be tested for lead in the water. Corrosion is common especially on valves, connection, elbows and fixtures. All supply lines should be checked annually for corrosion or leaks. Steel piping is much more prone to corrosion and leaks due to age as well as the design of the pipe systems. If corrosion is present, consider updating. Water heaters should be drained and cleaned every three months and the gas system should be serviced for proper ignition and burning annually. Water heater failure is usually caused from a lack of maintenance. Water heater life expectancy now is between 5-10 years. Vacant houses can adversely affect plumbing systems and also accelerate corrosion on faucets, shower heads and toilets. Many leaks will not show up at the inspection, but after water use begins again, they may become evident. Be aware of this possibility.

Waste line systems are built from either steel, copper, lead, plastic or cast iron. Corrosion is also common on these lines due to age, and sometimes lack of use. Cast and steel usually have the most problems due to age and design. All waste lines should be monitored and reviewed annually. Vacant houses can adversely affect plumbing systems and also accelerate corrosion on drain lines, toilet wax rings and connections.

Laundry components are visible inspections only, since no testing can be performed. Water softener or filtering systems are not as part of the inspection process. We cannot guarantee or verify function of any of these components.

Gas and oil supply lines need annual inspections to determine that they are in safe operating condition. Many times these lines are not accessible during the inspection. Many properties have older valves and quite often have lines that have been capped or are not in use. We recommend having a qualified contractor review these annually. A heating or plumbing contractor can perform this inspection when they service your heating and plumbing services annually.

Clothes dryer venting is always recommended to be hard piped systems, not flexible systems. Most flexible venting is not accepted by dryer manufacturers as safe to use and are considered potential fire hazards. If flexible venting is present, we recommend updating for safety. All dryer venting systems should be cleaned annually.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## HEATING PLANT SYSTEMS

1. **General Remarks This Section:** Not applicable. **Visibility Limited By:** Unit design
2. **Manufacturer:** Bryant **Size in BTU'S:** 75,000 **Estimated Age in Years:** 15-20 years - the heating appliance is approaching the end of its design life. Its operation was functional at the time of the inspection. Plan for replacement due to age. Monitor and service annually by a qualified HVAC contractor.

## HEATING PLANT SYSTEMS (Continued)

3. Unsatisfactory      **System Design / Heat Exchanger:** Forced Air, Gas, Blower Direct Drive - **The PVC venting is damaged at the exterior and is unsafe. This should be reviewed and corrected by a qualified heating contractor.**



4. Comment              **Vent / Draft Systems:** Induced Fan, PVC Piping, Sidewall Vent - See comments above.
5. Functional            **Distribution & Filter Systems:** Ducts, Sheet Metal, 1 Zone, Disposable Filter
6. Not Applicable      **Auxiliary Heating:** Not applicable.
7. Comment              **Asbestos Type Material:** Duct Work, Potential asbestos material(s) noted. This is not a part of this inspection process and we are not licensed or credentialed in this field. See attached binder information and consider review by a qualified contractor in this field.
8. Not Applicable      **Ventilation Systems:** Not applicable.

## Heating Plant Systems - General Information

We do not dismantle the heat plant nor any of it's components. The inspection is visual only and is not technically exhaustive. Many systems today are sealed units with minimal access to review. The inspection process is not designed to calculate loads or adequacy for sizing of heat plants to adequately heat the property. We cannot and do not attempt to determine if adequate heat flow is present to each room or if sizing capacity of the heat or return sources is appropriate. There may be more than one heat plant or source for the heating systems that are used together to heat the property which may have one system as a primary heat source subsidized by the other unit. Many times wood burning or pellet stove systems are added to the heat source design which cannot be reviewed due to either the fact they are functioning or not running at the time of the inspection. We cannot safely open and inspect a running system, nor can we start a system that is shut down.

All heating components should be serviced by a qualified heating contractor on an annual basis. Filter systems need cleaning or replacement on a monthly basis in most designs. Even extended life filter systems should be checked monthly, this can improve the energy efficiency of your property by up to 8%. Monitor snow, debris and pests at the flues and chimney areas. All chimneys and liners should also be checked annually by your heating contractor. Blocked flues not only can shut the heat plant down, but can also create carbon monoxide backdrafts into the structure.

Humidification and low voltage systems are not a part of the inspection for heat plant systems. We will not be inspecting any of these components, and no conditions are determined.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## COOLING SYSTEMS

1. General Remarks This Section: Not applicable.
2. Unit Age: 2014
3. Functional              **Central Cooling:** Functional



4. Functional              **Distribution System(s):** Same as Heating System



## COOLING SYSTEMS (Continued)

5. Not Applicable      **Additional Cooling Units:** Not applicable.

## Cooling Systems- General Information

Air conditioning cooling systems should be serviced on an annual basis by a qualified heating contractor. Both the cooling coils and the condenser / compressor units should be serviced. This should include checking linesets, insulation, vegetation clearances, fin conditions, electrical systems and disconnects and levelness of the condenser unit. Failure to perform annual maintenance can significantly increase energy use, and reduce the life and effectiveness of the units. Coolant design has changed and if your unit is using refrigerant 22, this will be eliminated in the future, so annual servicing is very important.

All external condensing units should be free and clear from vegetation, and the fins should be free and clear of debris. Units should sit level on the ground / pad supplied, and no soil or landscape materials should be in contact with the unit's housing.

Only factory supplied covers should be used to cover the condenser in the cold months. No plastic wrap should be used as this will allow excessive moisture inside the units, and attract pests nesting in the units. A board can be installed over the top if the unit is located below where snow, rain or ice may fall into the exterior units. No linesets should show corrosion or oily residue on the connections. Linesets should be fully insulated at all interior and exterior locations.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## ELECTRICAL SYSTEMS

1. **General Remarks This Section:** Not applicable.  
 2. Functional      **Main Service & Type:** 120/240 Volt 200 Amp, Ground Water  
 3. Functional      **Main Service Panel, Main Disconnect Type & Panel**  
                          **Location:** Copper, Breaker, Basement



4. Functional      **120 Volt Circuits (Main Panel):** Copper, Breakers  
 5. Functional      **240 Volt Circuits (Main Panel):** Copper, Breakers, GFCI breakers should be tripped and tested on a monthly basis.  
 6. Not Applicable      **Sub Panel(s):** Not applicable.  
 7. Maintain      **Visible Wiring (Unfinished Areas):** Non-Metallic Cable, Conduit, Receptacles, Lights, Junction Boxes - Covers are missing from electrical components. Repair as necessary.



## Electrical Systems- General Information

Electrical services should be reviewed annually for loosened wires at lugs in the panel, as well as anti-corrosive at the lug connections on aluminum connectors. Electrical demands are growing steadily in homes. We are reviewing the system as demand is currently at the property not for future demands. Your electrical demands may exceed what is currently present, but we have no method to determine your demand needs.

All panels should be free and clear from the front by three feet and thirty inches from the sides. All Ground Fault Current Interrupters (GFCI) breakers or receptacles should be tripped monthly to verify they are functional. All Arc Fault Circuits should be tested at least once a year.

Smoke Detectors and Carbon Monoxide Detectors should be tested monthly. These should be replaced about every five years or as recommended by manufacturer. The State of Wisconsin now requires carbon monoxide detectors in all properties, one each per floor.

It is common depending upon age of the property to have variances from ungrounded to grounded receptacles. We are verifying that the receptacles are functional only, updating is a decision for you to make. Some older homes still have knob and tube wiring systems, these we recommend updating as affordable due to age and design. Please refer to our accompanied Binder for additional information on these wiring systems.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## ATTIC SYSTEMS

1. **General Remarks This Section:** Not applicable.
2. **Visibility Limitations & Percent Visible:** 70% or Less Visible, Insulation limited view
3. **Functional**                      **Roof Structure:** OSB Sheathing, Wood Trusses



4. Not Applicable                      **Roof Structure (Other Areas):** Not applicable.
5. Functional                          **Attic Ventilation:** Ridge, Soffit Chutes
6. Functional                          **Exhaust Fan(s):** Bath, Kitchen
7. Functional                          **Chimneys & Flues:** Masonry, Metal
8. Functional                          **Electrical Wiring:** Cable
9. Functional                          **Plumbing Vents:** Plastic
10. Functional                         **Attic Insulation (Main Attic):** Blown-In, Batts, Fiberglass, R Value 30 - 50
11. Not Applicable                    **Attic Insulation (Other Areas):** Not applicable.
12. Functional                         **Moisture:** No evidence of moisture penetration is visible. Monitor all roof penetrations, flues, flashings, seams and seals on the roof systems bi-annually.

## Attic Systems - General Information

Attic systems access is severely limited most of the time. Insulation, vaulted or tray ceilings, stored items or finished areas severely limit the access and view. No conditions are determined for inaccessible areas.

Many types of insulation is used in attics such as fiberglass, mineral or rock wool, cellulose, wood chips, newspaper, and vermiculite. Some spray foams are also being used. If wood chips or newspaper is used, you should consider removal and updating. If vermiculite is used, there is a good chance this may contain asbestos unless it was recently installed. This can only be determined by a laboratory testing the material. Leaving this material alone is recommended, insulation can be installed over this material to help control airborne circumstances from happening. We recommend a minimum of R-19 in attics, although current systems are insulated to between R-38 to R-50 which for the actual cost to insulate to this level is well worth the investment in energy savings. All hatches / accesses should be insulated to a minimum of R-5 and up to R-19 if vertical and between R-19 to R-38 if horizontal and weatherstripping is recommended around the hatches.

Electrical in attics can vary from non-metallic cable as we use today or early types that were in cloth wound exterior and rubber type interiors, to BX or conduit, to old Knob and Tube wiring. Knob and Tube was used in homes all the way up to the 1950's. This wiring is run in cloth wound single strand wiring usually single insulation wires run with two wires, a hot and a neutral separate from each other. These are then run through porcelain knobs and tubes to protect it from combustible materials such as wood and insulation. It was not unusual to have a single insulation in basements and attic, but a second insulation was used in wall enclosure areas. Many times these system are missing the knobs and tubes thus allowing the wiring to be in contact with combustibles like wood rafters or joists. Also, the connections with this wiring was performed by removing the cloth cover and pig-tailing wiring connections, then taping over the connection with cloth tape. Many times these connections were soldered together, but many were not. This type of connection is called an air splice, which is not allowed in today's wiring. Also, sometimes people connect newer wiring to the knob and tube. Many times the connections are not in junction boxes rendering an unsafe connection. Specific plastic connectors need to be used to prevent shorts at these connections into a junction box if metal boxes are used. Knob and Tube should never be in contact with any type of insulation, as well as other combustible materials like wood as this is a fire hazard. Unfortunately it is common for someone to have blown-in insulation or covered the wiring. This is often not visible to us during the inspection process. For temporary use, the insulation can be cleared from the Knob and Tube wiring, but it can be dangerous if the connections are exposed that can shock someone. If Knob and Tube wiring is present, you should consider removal and updating the wiring circuits.

Chimneys, exhaust fans, plumbing vents and roof or ridge vents often have issues with leaks due to flashing failure, poor design, condensation issues or blown-in water or snow from high winds. Most attics have some water staining at these areas. Any roof penetration has a potential to leak. With older home designs, many times there either are no flashings, they have been sealed with tar sealants, or the flashings are old, rusted or corroded. It is important to check the attic and roof systems often to verify these flashings are performing properly. All exhaust vent systems should be insulated and vented to the exterior. Chimneys should have proper clearances from combustible materials / insulation, which is quite common to not have these clearances present. Older masonry chimneys can be unlined allowing condensation issues and deterioration. Any unlined chimney in use is a hazard and a liner should be installed if possible.

Watch for any cracked or damaged rafters or trusses; these need repair if present. Sheathing can be wood boards, plywood or oriented strandboard (OSB), and all three are prone to damage, especially OSB and plywood. Plywood and OSB tends to warp out and separate. In today's construction, we use "H" clips to control this warping. If this warping condition is happening in your attic, supports can be added. These components can delaminate from too high moisture in attic, so appropriate venting is required. The normal rule of thumb is a minimum of one square foot ventilation per three hundred feet of attic space, divided equally between high vents and low vents.

Potential mold or mildew issues may happen in attics. Pest intrusion from wasps, bugs, birds, bats, squirrels and mice is a common occurrence in attics. This is not a part of this inspection service, we recommend contacting a specialist in that field if these problems exist. We may note the potential of these problems if visible, but we are not licensed in these professions.

Any recommended repairs, maintenance and / or corrective measures should be performed by a qualified contractor specializing in this field.

## Unsatisfactory Summary

### ROOF AND RELATED COMPONENTS

1. **Sloped Roofing Material:** Composition Shingles - The roof material has heavy wear, deterioration and / or damage. Cupping / curling along with mineral loss is also present. Replacement is necessary.



### GARAGE

2. **Roofing Components:** Same as Main - see main roof comments. The roof material shows heavy wear and deterioration. The shingles are not designed for how low the pitch is on the roof. Consider replacement, at a minimum monitor annually. No leaking was evident. The roof material shows heavy wear and deterioration.

### HEATING PLANT SYSTEMS

3. **System Design / Heat Exchanger:** Forced Air, Gas, Blower Direct Drive - The PVC venting is damaged at the exterior and is unsafe. This should be reviewed and corrected by a qualified heating contractor.

