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SINGLE FAMILY REPORT

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TABLE OF CONTENTS

1: Inspection Details	3
2: Grounds / Exterior	7
3: Roof System(s)	17
4: Chimney(s) / Vent(s)	22
5: Attic	24
6: Interior Rooms	27
7: Bathroom(s)	35
8: Kitchen(s) / Laundry	37
9: Basement	39
10: Plumbing	48
11: Air Conditioning	53
12: Forced Air Heating System(s)	54
13: Electrical	57
14: Reference Information	65
Standards of Practice	66

1: INSPECTION DETAILS

Information

In Attendance	Occupancy	Style
Tenant(s)	Occupied	Single family
Ground Cover	General Appearance	Main Entrance Faces
Wet	Satisfactory	East
		For the sake of the report
Temperature (approximate)	Current Weather Conditions	The Following Items Have Been Excluded From The Inspection
49 Fahrenheit (F)	Cloudy, Light Rain	Fire extinguishers, Phone/Cable systems, Underground electrical, Low voltage systems, Timers, Storm windows, Safety glass, Condensation pump, Antenna/Satellite, Tenant's personal property

Life Cycles and Cost Estimates

A guide to life cycles and cost estimates.

Educational Link

Overview

Inspection Overview

Thank you for choosing HomesightT, Inc. home inspection service to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home. It is not intended to reflect the value of the property, or to make any representation as to the

advisability of purchase. **Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind nor is it a code compliant inspection.** HomesightT, Inc. endeavors to perform all

inspections in substantial compliance with the Wisconsin State Home Inspector Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. This report is effectively a snapshot of the property, intended to record the conditions on the given date and time of the inspection. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted and may not be used in whole or in part without HomesightT,

Inc. express written permission. Again, thank you very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Phone: 414-321-1070

Clientcare@myhsight.com

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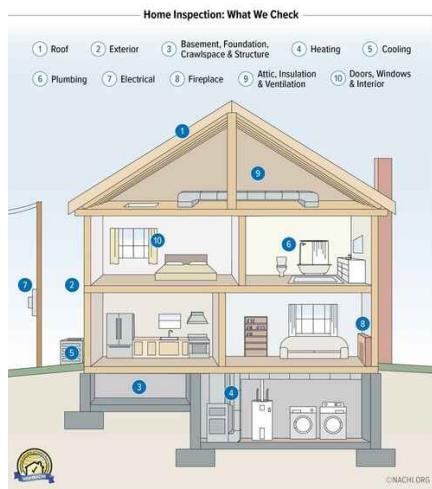
Scope of the Inspection

Scope of the Inspection

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

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

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



Use Of Photos/Videos

Photos, Videos

Your report includes many photographs and/or short videos. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component as a whole at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Definitions Used In This Report

Explained

Ratings and their definitions

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

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

- **Defect / Needs Repair / Further Evaluation** – A condition of any component of an improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, could significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced could significantly shorten or adversely affect the expected normal life of the component of the improvement.
- **Monitor / Maintenance** – Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement, upgrade and/or maintenance.
- **Safety Hazard** – An item that poses a safety issue to occupants of the property (house, grounds, etc.)

**Not all reasons for component category placement will be displayed in this report.*

***Pictures/Videos in report do NOT depict all concerns with that component. It is recommended the component be evaluated by a professional to find all defects related to the reported component before closing.*

Protecting You

Your Inspection Includes FREE Warranties and Services

RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous recalls with home appliances.

SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.

MoldSafe - If you move into your new home and new mold grow is discovered, your covered for remediation.

125 Day Warranty - We back all of our inspections with a 125 Day Limited Structural and Mechanical Warranty.

For a period of 125 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.

Platinum Roof Protection Plan - Handles the repair of leaks to your homes roof for a period of 5 years following the date of inspection

NXT Structural Warranty - FREE 1-year Structural Warranty with every home inspection.

Porch Home Assistant Gold - FREE membership for life with full home inspection and \$100 handyman coupons



Free Moving Concierge

Recent Flip

This home appears to have recently been flipped. Current owners purchased the property, performed repairs/updates and now attempting to resell. Work performed may not have been performed by a professional or permitted. Extensive changes to the home that typically require building permits are observed. Recommend consulting with the local building inspector's department to provide proof of required permits/inspections.

What Really Matters in a Home Inspection

Home/Condominium maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your HomesightT, Inc. professional inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. The written report, checklists, photos. Inspectors observations and comments onsite, as well as the sellers disclosure and things you may have noticed personally, can easily make the inspection and purchasing process overwhelming. However, in addition to pointing out certain major or minor imperfections, it is likely that your inspection report also includes many helpful maintenance recommendations, the life expediencies for the various mechanical systems and components in the home, and other property features and conditions it will be useful to know about.

The key issues that really matter fall into four categories:

1. Major defects, such as a structural failure;
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. Safety hazards, such as an exposed wires or a live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest in their own disclosures and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

Remember, home ownership is both a joyful experience and an important responsibility, so be sure to call on your HomesightT, Inc. professional inspector to help you understand the kind of annual maintenance plan that will help keep your family safe and your home in good condition for years to come.

[Home Set-up and Maintenance](#)

Elevation pictures



2: GROUNDS / EXTERIOR

		IN	NI	NP	R
2.1	Flatwork	X			X
2.2	Landscaping	X			X
2.3	Siding / Trim / Caulking	X			X
2.4	Hose Bib(s)			X	
2.5	Porch(es) / Stoop(s) / Step(s)	X			X
2.6	Fencing / Privacy Wall(s)	X			X
2.7	Retaining wall(s) / Planter(s)	X			X
2.8	Exterior Door(s)	X			X
2.9	Exterior Wall Construction	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Flatwork: Material(s)

Concrete, Field stone

Flatwork: General Observations

Public walkway(s) not inspected,
 Cracks, Spalling surfaces, Trip hazard(s) - caution!,
 Settled/Raised surfaces
 Not all visible/verified.

Landscaping: General Observations

Recommend general grading improvements, Trees/Bushes not evaluated

Siding / Trim / Caulking:
Siding/Trim Material(s)

Vinyl, Wood

Siding / Trim / Caulking: Siding
Layers

Unknown

Siding / Trim / Caulking: General Observations

Caulk/sealing requires periodic maintenance, Recommend caulking around windows/doors/masonry sills or ledges/corners/utility penetrations, Stains/dirt, Common damaged areas, Loose area(s)

Hose Bib(s): General Observations

Common corrosion

Porch(es) / Stoop(s) / Step(s):
Material(s)

Wood, Concrete

Porch(es) / Stoop(s) / Step(s):
General Observations

Crack(s), Settled

Fencing / Privacy Wall(s) :
Material(s)

Wood

Fencing / Privacy Wall(s) : General Observations

Damaged/Loose wood, DIY

installations/repairs

Retaining wall(s) / Planter(s):
Material(s)

Pavers

Retaining wall(s) / Planter(s):
General Observations

Loose area(s), Damaged area(s)

Exterior Door(s): General
Observations

Inserts/Screens not accounted for, Common dents/damage, Door(s) rub, Worn finish

Exterior Wall Construction:
Material(s)

Not all visible, Wood framed

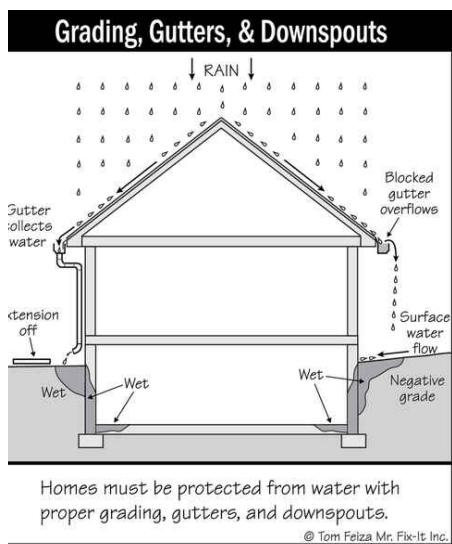
Flatwork: Concrete may trap water

Concrete and/or landscape materials may trap water close to home/garage. Recommend professional evaluate further as needed.



Landscaping: Grading Recommendations

In general grading should have a pitch of 1" drop per foot extended for 6' away from the home with no siding-to-dirt contact. Evaluate/Repair as needed per professional.



035

Lead/Asbestos 1978

In general, due to age, the exterior of this house/garage may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

Limitations

Limitations

LIMITATIONS

Height, Finishings/cladding, Foliage, Debris

Siding / Trim / Caulking

INSPECTION LIMITED BY:

Height

Hose Bib(s)

INSPECTION LIMITED BY:

None visible/verified

Hose Bib(s)

NOT TESTED

Due to hose faucets not being tested today consult owner as needed to verify proper operation.

Exterior Wall Construction

INSPECTION LIMITED BY:

Finishings/Cladding

Recommendations

2.1.1 Flatwork



Defect/Needs Repair/Further Evaluation

FLATWORK CONCERNS

Flat surfaces appear to need repair - if not corrected additional damage, leaks and/or safety hazards may exist. Recommend professional evaluate/repair as needed.

Recommendation

Contact a qualified concrete contractor.



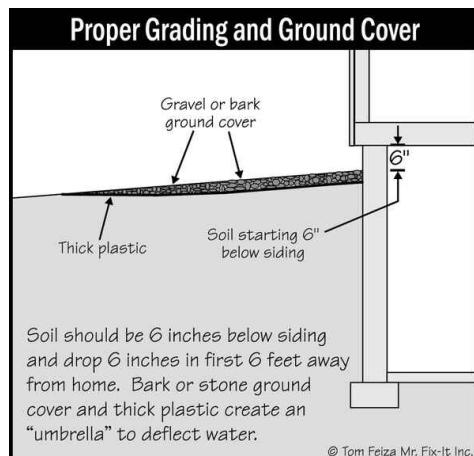
2.2.1 Landscaping

GRADING RECOMMENDATIONS

In general grading should have a pitch of 1" drop per foot extended for 6' away from the structure(s) with no siding-to-dirt contact. Some grading improvements may be difficult to pitch properly due to having little room to work with (concrete close to the structure) and/or because the grading is already touching or being close to siding. This may ultimately affect foundation drainage - evaluate/repair as needed per professional.

Recommendation

Contact a qualified landscaping contractor



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2.2.2 Landscaping

LARGE TREE TRUNK(S) CLOSE TO HOME

Large tree trunk(s) are close to the home - if not corrected damage may result. Recommend having professional remove them.

Recommendation

Contact a qualified professional.



2.3.1 Siding / Trim / Caulking

SIDING/TRIM CONCERNS

Siding/trim appears to have issues. If not corrected moisture seepage/damage may result. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified siding specialist.



Defect/Needs Repair/Further Evaluation



Exposed wood



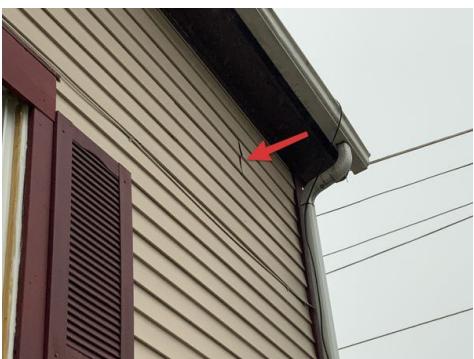
Missing caulk



Loose areas



Deteriorated paint



Loose areas



DIY installation



Exposed wood



Peeling paint



Deteriorated paint



Peeling paint



Loose/damaged areas



Deteriorated paint



Deteriorated wood/paint



Missing caulk



Damaged areas



Deteriorated paint



Loose areas with sub-standard installation and deteriorated paint



Deteriorated paint



DIY installation with gaps and missing caulk



Deteriorated wood



Loose/wavy areas with DIY repairs



Exposed wood

2.3.2 Siding / Trim / Caulking



Defect/Needs Repair/Further Evaluation

EXPOSED AREAS OF FOUNDATION

Exposed areas of the foundation show cracks/movement - if not repaired future damage and/or moisture intrusion may occur. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified professional.



2.5.1 Porch(es) / Stoop(s) / Step(s)

PORCH/STEPS CONCERNS

Porch/steps appear to have issues which may lead to future damage and/or potential safety hazards if not repaired - recommend professional evaluate/repair.

Recommendation

Contact a qualified professional.



No fall protection



Cracks



Damage



Damage



Damaged



Missing balusters



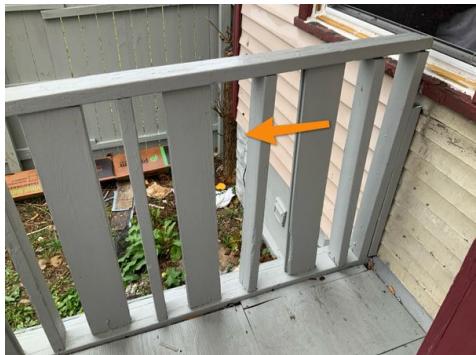
Recommend railing



Loose stair treads



DIY installation



Balusters too far apart



DIY supports

2.6.1 Fencing / Privacy Wall(s)

LOOSE/DAMAGED AREA(S)

Evidence of loose and damaged area(s). If not repaired additional damage may occur. Recommend professional evaluate further for repair.

Recommendation

Contact a qualified fencing contractor



Defect/Needs Repair/Further Evaluation



2.7.1 Retaining wall(s) / Planter(s)

LOOSE/DAMAGED AREA(S)

Evidence of loose and damaged area(s) - if not repaired additional damage may occur. Recommend professional evaluate further for repair.

Recommendation

Contact a qualified professional.



2.8.1 Exterior Door(s)

REPAIRS RECOMMENDED AT DOOR(S)

In general the exterior door(s) appear to need repair - if not repaired the door(s) may not operate as intended. Recommend professional evaluate further and repair as needed.

Recommendation

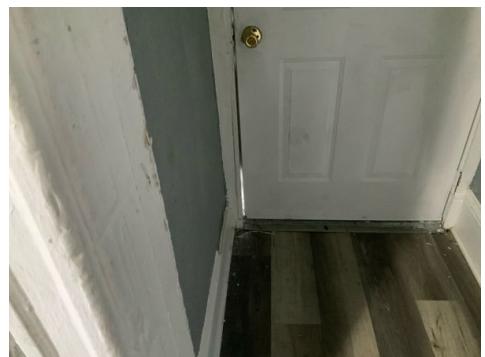
Contact a qualified door repair/installation contractor.



Does not close/latch



Recommend chain for wind protection



Damaged/missing weather seal

3: ROOF SYSTEM(S)

		IN	NI	NP	R
3.1	Roof Covering(s)	X			X
3.2	Flashings	X			X
3.3	Roof Drainage System(s)	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Inspection Method

Ground, With Binoculars

Roof Visibility

All

Estimated Layer(s)

Appears to be 1 layer

Estimated Age of Coverings

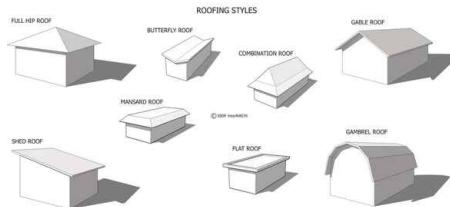
5-10 years

Roof Type/Style

Gable

Pitch

Steep


Covering(s)

Composite

Flashings

Metal, Lead

Roof Covering(s): General Observations

Nail popping, Common granular loss - monitor, Ice & water shield not verified – consult owner/professional as needed to confirm

Flashings: General Observations

Past repairs/sealing, Loose area(s), Not all visible/verified

Roof Drainage System(s): Material(s)

Metal

Roof Drainage System(s): General Observations

Evidence of possible leaking seams/corners, Common dents/damage, Insides not visible

Picture(s)

Roof Covering(s): Construction Grade Shingles Life Expectancy

In general - most composite construction grade roof systems are expected to last approximately 15-20 years.

Roof Covering(s): Composite Roof Systems Life Expectancy

In general - composite roof systems are expected to last approximately 20-25 years.

Flashings: Step flashing not visible

Step flashings not visible/verified at chimney due to flashing being extended onto roof - commonly found - possibly improper which may result in leaks/damage. Consult roofer to confirm proper installation.



Roof Drainage System(s): Water and Ice of Surfaces

Downspouts may direct water/ice on flatwork surfaces (common) caution! It may be difficult to re-direct without creating a trip hazard. Evaluate/Repair as needed per professional.



Limitations

Limitations

LIMITATIONS

Height, Rain

General

WET CONDITIONS

Wet roofing materials can sometimes make evaluating/confirming age and identifying damage/defects difficult.



Flashings

INSPECTION LIMITED BY:

Height

Recommendations

3.1.1 Roof Covering(s)

ROOF CONCERN



Defect/Needs Repair/Further Evaluation

Parts of the roof system on the house appears to be aged (different types of shingles noted) with lifting shingles and nail pops. Monitor and consider budgeting for repairs and/or replacement as needed.

Recommendation

Contact a qualified roofing professional.



Aged South



Aged Porch



Aged Porch



Lifting shingles and nail pops North



Lifting shingles Ridge



Lifting shingles Ridge

3.1.2 Roof Covering(s)



Monitor/Maintenance

ROOF APPEARS TO HAVE DIFFERENT SHINGLES

The composite shingles appear to have been replaced at different times. This may indicate DIY or sub-standard installation. Consult professional to ensure installation is proper and that no immediate repair is needed.

Recommendation

Contact a qualified roofing professional.



South



North

3.2.1 Flashings

**FLASHING CONCERN**

Defect/Needs Repair/Further Evaluation

Recommendation

Contact a qualified roofing professional.



Damaged/missing



Gap in attic



Improper installations

3.3.1 Roof Drainage System(s)



Defect/Needs Repair/Further Evaluation

GUTTER/DOWNSPOUT CONCERNS

Evidence of gutter/downspout issues - if not repaired future leaks and moisture damage may occur.
Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified gutter contractor



Leaks noted



Damaged

4: CHIMNEY(S) / VENT(S)

		IN	NI	NP	R
4.1	Chase(s)	X			X
4.2	Flue(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Visibility

Percent

Inspection Method

Ground, With Binoculars, In Attic, Brick
In Basement

Chase(s): Material(s)

Chase(s): General Observations

Loose/cracked/deteriorated
mortar joints, Past repairs
apparent, Not all visible/verified

Flue(s): General Observations

Flue(s) not evaluated

Picture(s)



Flue(s): Flues Not Inspected

Inspection of the chimney flue(s) is beyond the scope of a home inspection. Any reporting on this component is only performed as a courtesy and is not part of the home inspection per WI State Home Inspector Statutes.

Limitations

Limitations

INSPECTION LIMITED BY:

Height, Finishings, Rain

Limitations

FLUES NOT INSPECTED

Inspection of the chimney flue(s) is beyond the scope of a home inspection. Any reporting on this component is only performed as a courtesy and is not part of the home inspection per WI State Home Inspector Statutes.

Chase(s)

INSPECTION LIMITED BY:

Finishings

Flue(s)

FLUES NOT INSPECTED

Inspection of the chimney flue(s) is beyond the scope of a home inspection. Any reporting on this component is only performed as a courtesy and is not part of the home inspection per WI State Home Inspector Statutes.

Recommendations

4.1.1 Chase(s)

LOOSE/DETERIORATED MORTAR JOINTS



Damaged/loose/deteriorating mortar joints with past repairs - monitor. Recommend consulting qualified professional for evaluation/repairs as needed.

Recommendation

Contact a qualified chimney contractor.



4.1.2 Chase(s)

CLEAN-OUT(S) FULL



Chimney clean-out(s) in the basement are full of ashes and/or debris. Recommend re-evaluation by a qualified person after proper cleaning is completed.

Recommendation

Contact a qualified professional.



5: ATTIC

		IN	NI	NP	R
5.1	Access	X			X
5.2	Insulation	X			
5.3	Vapor Barrier(s)		X		
5.4	Ventilation System	X			X
5.5	Exhaust Fan(s)			X	
5.6	Roof Structure / Sheathing	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Access: Entrance(s)

Scuttlehole(s)

Access: Location(s)

Bedroom hall

Access: Inspected From:

Access panel(s)

Access: General Observations

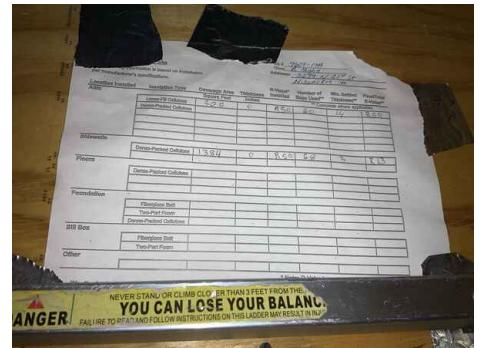
Minimal access

Access: Not all attic areas accessible

Not all attic areas were accessible to inspect.



Painted shut


Insulation: Where Installed

Floor

Insulation: Approximate Inches

10-15"

Insulation: Approximate R-Value

R-25+

Insulation: General Observations

Insulation restricts general inspection view, Not all visible/verified

Ventilation System: Type(s)

Gable

Ventilation System: General Observations

Recommend additional ventilation

Roof Structure / Sheathing: Sheathing Type

OSB, Ix Wood

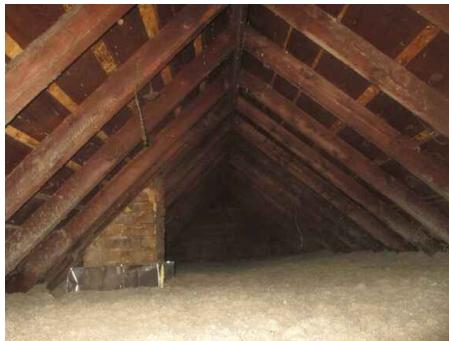
Roof Structure / Sheathing: Structure Type

Wood rafters/joists

Roof Structure / Sheathing: General Observations

Inspector can not verify leak history, Inspector can not predict future leaks, Not all visible/verified

Access: Picture(s)



Ventilation System: No soffit vents

The house does not appear to have soffit vents (common in older homes). Soffit vents are recommended when there are roof vents to complete the attic ventilation system - recommend professional evaluate further to ensure proper attic ventilation.

Limitations

Limitations

LIMITATIONS

Insulation

Vapor Barrier(s)

INSPECTION LIMITED BY:

Insulation, Minimal access

Recommendations

5.1.1 Access



Defect/Needs Repair/Further Evaluation

RECOMMEND COVER

Recommend cover at attic access to help with heating and drafts.
Consult professional for repair options.

Recommendation

Contact a qualified professional.



5.4.1 Ventilation System

RECOMMEND VENTILATION IMPROVEMENTS

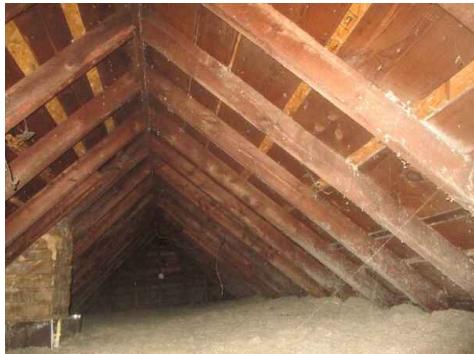
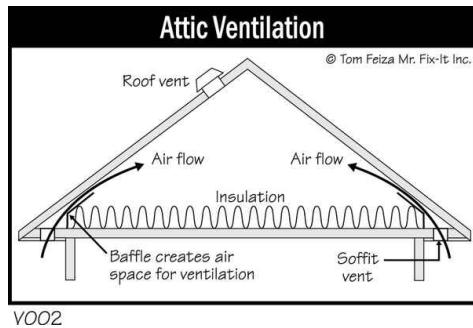
Attic ventilation appears to need improvement - if not corrected moisture issues may result. Recommend professional evaluate further.

Recommendation

Contact a qualified professional.



Defect/Needs Repair/Further Evaluation



6: INTERIOR ROOMS

		IN	NI	NP	R
6.1	Stairs	X			X
6.2	Built-In Cabinetry	X			
6.3	Walls and Ceilings	X			X
6.4	Windows (representative number)	X			X
6.5	Interior Doors (representative number)	X			X
6.6	Floors	X			X
6.7	Smoke/CO Detectors	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Stairs: General Observations

Handrail(s) missing, Baluster gaps too far apart (4" max.) – possible safety hazard with small children

Windows (representative number): Material(s)

Wood, Vinyl

Built-In Cabinetry: General Observations

Wear and tear, DIY paint, Common scratches/damage, Doors/drawers rub/stick

Windows (representative number): General Observations

Representative number of windows operated, Window treatments not inspected, Dirty glass/screens/sill area(s), Screens not inventoried, Screens missing, May be drafty, Boarded up

Walls and Ceilings: General Observations

Common cracks/nail pops, DIY repairs/patching, Insulation inside walls not evaluated

Interior Doors (representative number): General Observations

Common damage/scratches on door(s)/trim, Door(s) removed, Door(s) rub, DIY paint, Scratched/damaged areas

Floors: General Observations

Uneven surfaces at threshold(s) – caution!, Cosmetic floor damage/stains, Floors slope, Common squeaks/creaks, Loose transition strip(s)

Smoke/CO Detectors: General Observations

Recommend maintaining working smoke and CO detectors on all floors including the basement. Consult professional for recommended/specific locations, Smoke detectors not visible/verified on all floors, CO detectors not visible/verified on all floors

Windows (representative number): Leaking Glass Disclaimer

In general - signs of lost seals in thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been visible at the time of the inspection. Windows are only checked for obvious fogging.

Not a Lead/Asbestos Inspection

This is not a Lead/Asbestos inspection. In general due to age the interior of this house/garage may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the

presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

Not a Mold Inspection

Mold inspection is beyond the scope of a home inspection. Any reporting on the presence of mold/microbial growth/substances is only performed as a courtesy, and is not part of the home inspection per WI State Statutes.

Not a Pest Inspection

Pest inspection is beyond the scope of a home inspection. Any reporting on the presence of pests is only performed as a courtesy not part of the home inspection per WI State Statutes.

In General - Storage/Furniture Limits Inspection

In general rugs, storage, furniture, window treatments and/or carpeting restricts interior inspection - common when house is occupied.



Storage in Closets Limit Inspection

Storage in closets and/or cabinetry restricts todays view/inspection (common).

Pests

Evidence of past pests (ex: feces and/or nesting materials). Consult owner/pest professional.



House has a strong cigarette odor

In general the house has a strong cigarette odor that may be difficult to get rid of. Contact a house cleaning professional for evaluation and corrective action.



Limitations

Limitations

LIMITATIONS

Storage, Finishings, Furnishings, Furniture, Window treatments, Rug(s), Tenant(s) sleeping and/or occupying room(s)

Walls and Ceilings

INSPECTION LIMITED BY:

Furniture, Storage, Furnishings

Windows (representative number)

INSPECTION LIMITED BY:

Storage, Furniture, Window treatments

Floors

INSPECTION LIMITED BY:

Storage, Furniture, Finishings, Rugs

Recommendations

6.1.1 Stairs

**STAIRS CONCERNS**

Stairs appear to show issues which may result into potential safety hazards. Recommend repair per professional.

Recommendation

Contact a qualified professional.



Missing handrail



Loose/damaged tread(s)



Balusters too far apart

6.3.1 Walls and Ceilings

INTERIOR OBSERVATIONS

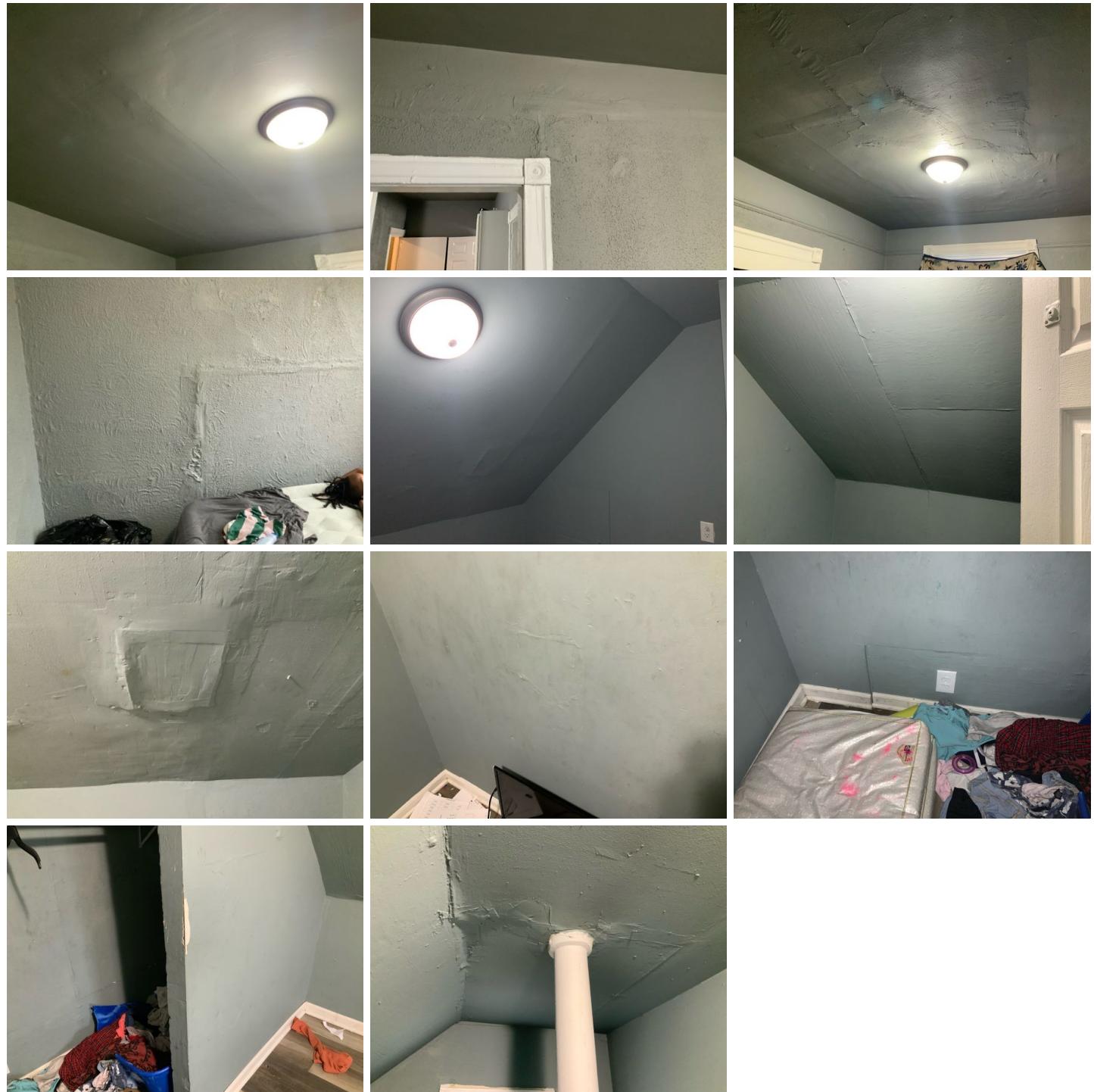
Interior walls and ceilings show peeling paint, patching, damage and moisture stains (dry with meter today). Consult owner on history and professional as needed.

Recommendation

Contact a qualified professional.



Defect/Needs Repair/Further Evaluation



6.4.1 Windows (representative number)

 Defect/Needs Repair/Further Evaluation**WINDOW CONCERNS**

Window(s) appear to have issues - if not repaired the window(s) may not operate as intended.
Recommend professional evaluate/repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.



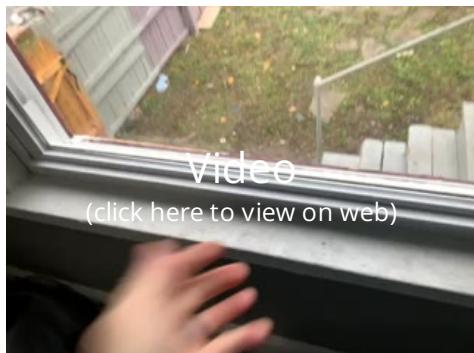
Damaged/missing screens



Damaged/missing screens



Sash falls Living Room



video

(click here to view on web)



Damaged glass Living Room



Poor condition Bedroom

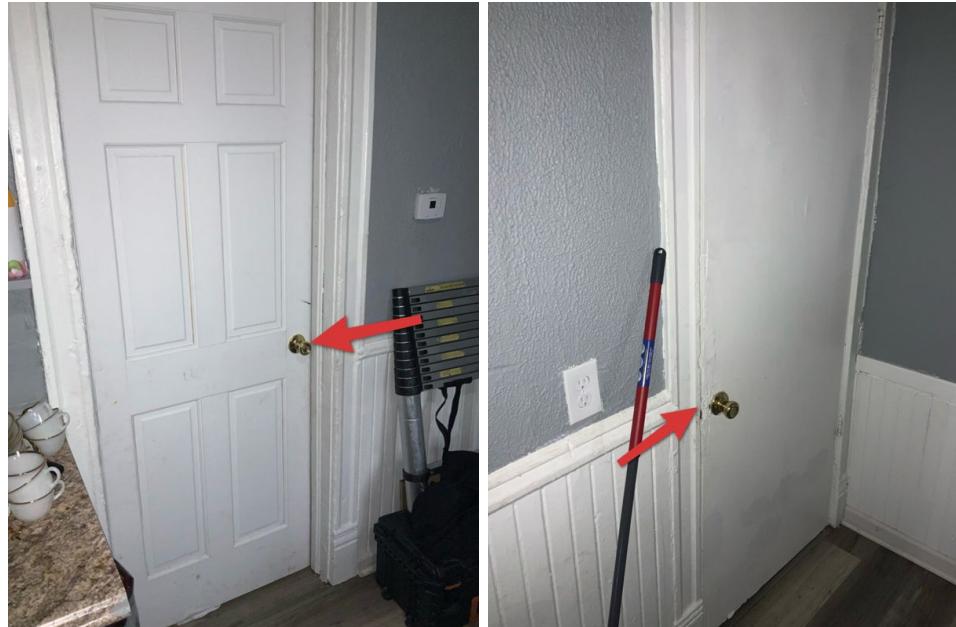
6.5.1 Interior Doors (representative number)

REPAIR(S) RECOMMENDED

Door(s) appear to need repair - if not corrected the doors may not operate as intended. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified door repair/installation contractor.



Does not latch Bedroom

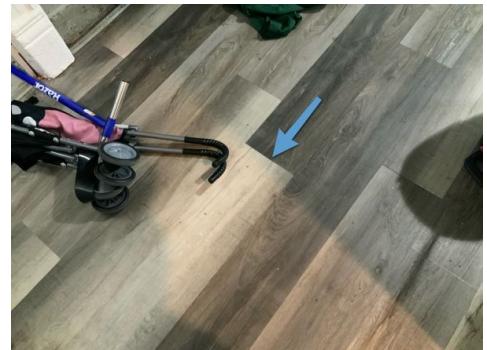
6.6.1 Floors

DIY INSTALLATION

Evidence of DIY installations which may reduce the life expectancy of the floor coverings and appears to have cosmetic deficiencies. Recommend professional evaluate as needed.

Recommendation

Contact a qualified professional.



6.6.2 Floors

FLOOR(S) SLOPE - REASON UNKNOWN

Floor(s) appear to slope in areas - this may be from age, damaged framing and/or amateur modifications (though not confirmed). SEE ALSO: Structure in Basement Section. Consult qualified professional/engineer as needed for evaluation/repairs.

Recommendation

Contact a qualified professional engineer



6.7.1 Smoke/CO Detectors

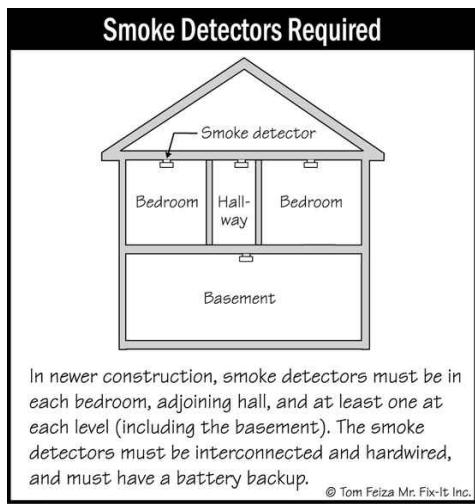
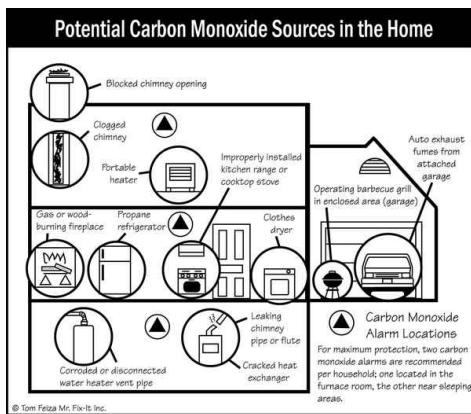
RECOMMEND SMOKE/CO DETECTORS

Safety Hazard

Recommend working smoke and CO detectors on all floors including basement - consult professional on recommended locations.

Recommendation

Contact a qualified professional.



E116

7: BATHROOM(S)

		IN	NI	NP	R
7.1	Vanities / Pedestal(s)	X			
7.2	Shower / Tub Surround(s)	X			
7.3	Exhaust Fan(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Vanities / Pedestal(s): General Observations

Dirty, Evidence of past leaks/damage, Loose hardware

Shower / Tub Surround(s): Material(s)

Fiberglass/Plastic

Shower / Tub Surround(s): General Observations

Dirty/stained, Recommend repairing/updating caulk/sealing

Exhaust Fan(s): None visible

None visible

Upgrades Apparent in Bathroom(s)

Upgrades apparent in bathroom(s) recommend reviewing applicable city installation permits to ensure code compliance.

Limitations

Limitations

LIMITATIONS

Storage, Finishings

Recommendations

7.3.1 Exhaust Fan(s)



Defect/Needs Repair/Further Evaluation

**RECOMMEND
EXHAUST FAN**

Exhaust fans are recommended in all bathrooms without a window to control moisture. Recommend installing per professional.

Recommendation

Contact a qualified professional.



8: KITCHEN(S) / LAUNDRY

		IN	NI	NP	R
8.1	Countertops / Cabinets	X			X
8.2	Dishwasher(s)			X	
8.3	Disposal(s)			X	
8.4	Range / Oven / Stove top(s)			X	
8.5	Microwave(s)			X	
8.6	Exhaust fan(s)			X	
8.7	Refrigerator(s)	X			
8.8	Washer(s) / Dryer(s)	X			
8.9	Dryer Ventilation	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Countertops / Cabinets: General Observations

Damaged area(s), Loose area(s)

Refrigerator(s): General Observations

Temperature(s) not tested/verified, Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments, Dirty

Washer(s) / Dryer(s): Appliances Present

Washer, Dryer

Washer(s) / Dryer(s): Additional Comments

Washer plumbing not operated, Appliances are not part of home inspection per WI state statutes

Dryer Ventilation: General Observations

Cleaning history unknown, Not hooked up

Dryer Ventilation: Termination Window


Loose cover

Washer(s) / Dryer(s): Confirm proper operation

The washer and dryer were not inspected (not part of home inspection per WI state statutes). Confirm with owner and/or professional before closing to ensure proper operation and installation.

Appliances Briefly Tested

Appliances that were tested were only tested briefly as a courtesy, to confirm gas/electric/water connections - not part of the home inspection per WI State Statutes.

Limitations

Limitations

LIMITATIONS

Storage, Appliances, Finishings, Furnishings

Countertops / Cabinets

INSPECTION LIMITED BY:

Storage

Refrigerator(s)

INSPECTION LIMITED BY:

Storage

Recommendations

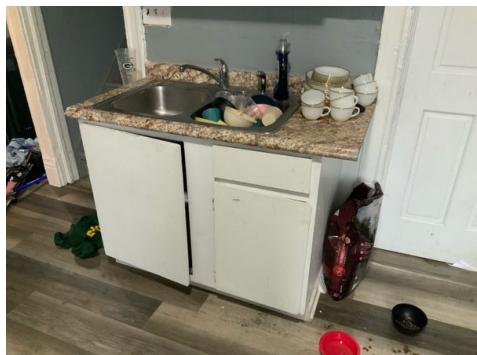
8.1.1 Countertops / Cabinets

LOOSE/DAMAGED AREA(S)

Loose/damaged area(s) observed today - if not repaired additional damage may result. Consult professional for corrective action.

Recommendation

Contact a qualified professional.



Defect/Needs Repair/Further Evaluation

8.9.1 Dryer Ventilation

NOT INSTALLED

Dryer venting is not hooked up to an exterior vent hood - potential safety hazard from lint build up. Recommend repair per professional.

Recommendation

Contact a qualified professional.



Safety Hazard



9: BASEMENT

		IN	NI	NP	R
9.1	Stairs	X			X
9.2	Floor	X			X
9.3	General Moisture Observations	X			X
9.4	Foundation Walls	X			X
9.5	Drain Tile	X			
9.6	Sump Pump(s) / Crock(s)			X	
9.7	Palmer Valve	X			
9.8	Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Stairs: General Observations

Squeaks/creaks

Floor: Material(s)

Concrete

Floor: General Observations

Floor drain(s) not tested, Not all visible, Loose/damaged tiles

Walls not visible

Not all visible

General Moisture Observations:
General Observations

Inspector cannot verify seepage history, Inspector cannot predict future seepage, SEE ALSO: Landscaping in Grounds/Exterior Section, Recommend maintaining a de-humidifier, Not all visible/verified

Foundation Walls: Material(s)

Concrete block

Foundation Walls: General Observations

Cracks, Potential movement, Not all visible/verified

Drain Tile: General Observations

No visible evidence suggesting possible drain tile issues today (perimeter staining)

Palmer Valve: Location

Not found – may be in house trap (consult professional)

Palmer Valve: General Observations

Floor drain covered

Structure: Material(s)

Wood

Structure: General Observations

Indication of moisture stains/damage, Recommend firestop at gaps in sub-floor (potential hazard in the event of a fire)

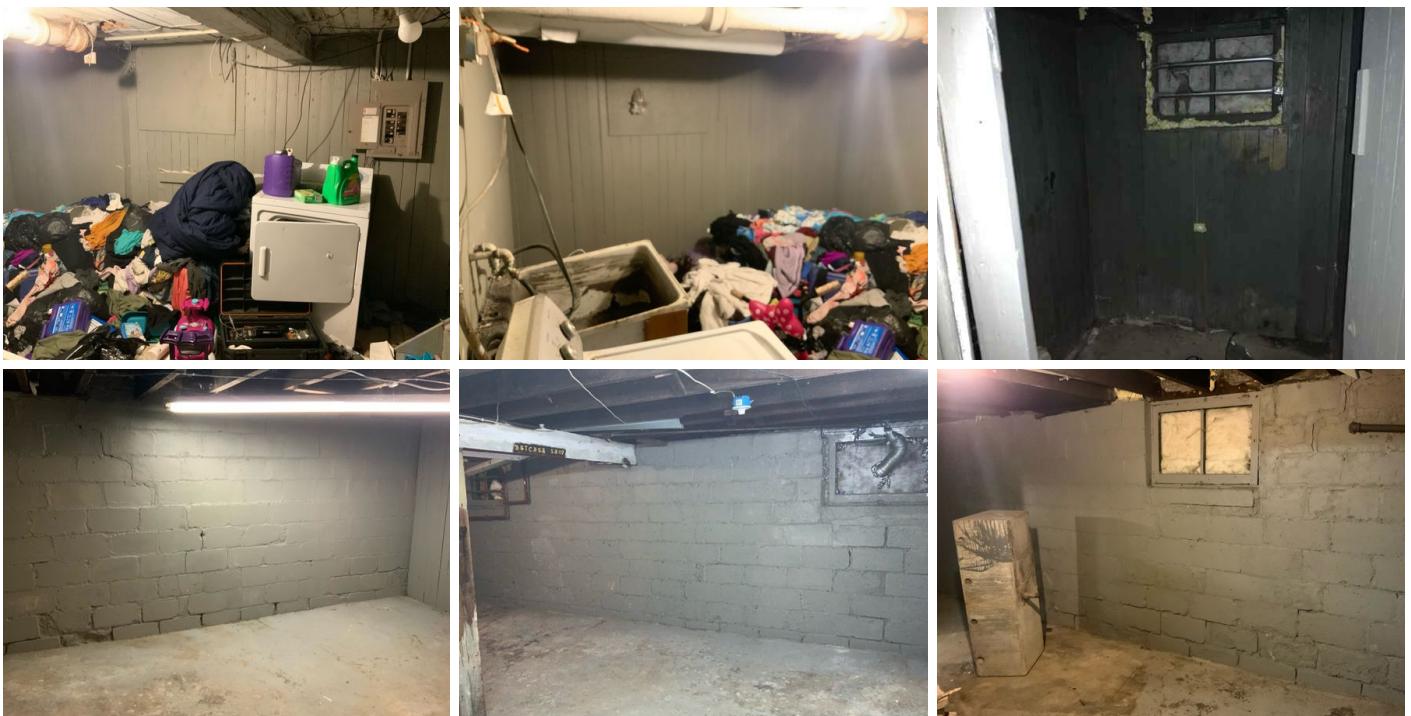
Low Head Clearance

The basement has low head clearance areas - caution!



Pictures or Video

Inspection Restricted by: Finishings, paint and/or storage.



General Moisture Observations: Repairing Exterior Grading May Help Prevent Moisture Intrusion

Repairing all exterior grading concerns mentioned in this report may help prevent moisture intrusion.

Foundation Walls: Repairing Exterior Grading May Help Prevent Future Movement

Repairing all exterior grading concerns mentioned in this report may help prevent future wall movement.

Drain Tile: Drain Tile Not Visible Disclaimer

Drain tile is a non-visible component of the home because it is buried under the ground, therefore the present of or effectiveness of the drain tile can not be physically determined. Consult owner to confirm a dry basement.

Drain Tile: House May Not Have Drain Tile

This house may not have drain tile to facilitate foundation drainage or may have drain tile that is incomplete and/or not as effective as it once was common in older homes. To achieve a completely dry basement repairs may be expensive. Anticipate seasonal dampness/seepage. Consult professional for additional information.

Palmer Valve: Palmer Valve Condition/Presence is Unknown

The condition or presence of the Palmer valve could not be verified. This valve can affect foundation drainage if not operating properly. It is recommended a professional evaluate/confirm proper operation of this valve.

Basement finishings not inspected

Basement finishings were not inspected - beyond the scope of a home inspection.

Evidence of Pests

Evidence of past pests (ex: feces and/or nesting materials). Consult owner/pest professional.

In General - Foam Sealing in Basement

In general there is evidence of amateur foam sealing. This may have been completed to attempt repairs related to (though not limited to) seepage, pests and/or drafts. This work is usually performed by an amateur and may require maintenance monitor/repair per professional as needed. Consult owner on any history.



Basement exhaust fan concerns

Exhaust fan in basement does not appear operational and shows DIY installation - evaluate/repair as needed.



Limitations

Limitations

LIMITATIONS

Storage, Appliances, Paint, Mechanicals/Ductwork, Floor drain not visible/verified, Debris, Tenants personal property

Drain Tile

INSPECTION LIMITED BY:

Component buried - normal installation

Drain Tile

DRAIN TILE NOT VISIBLE DISCLAIMER

Drain tile is a non-visible component of the home because it is buried under the ground, therefore the present of or effectiveness of the drain tile can not be physically determined. Consult owner to confirm a dry basement.

Recommendations

9.1.1 Stairs

**STAIRS CONCERNS**

Stairs appear to show issues which may result into potential safety hazards. Recommend repair per professional.

Recommendation

Contact a qualified professional.



Missing handrail with storage on steps



Missing handrail with storage on steps



Sub-standard installation with storage on steps



Sub-standard size steps with storage on steps

9.2.1 Floor

CRACK(S) - MONITOR

Crack(s) with uneven surfaces noted in area(s) - monitor. Recommend professional evaluate/repair as needed.

Recommendation

Contact a foundation contractor.



9.3.1 General Moisture Observations

EVIDENCE OF MOISTURE INTRUSION

Defect/Needs Repair/Further Evaluation

Evidence today of past/active water seepage in basement. Recommend all exterior grading be pitch away from the home (1" per foot extended for 6 feet). Also ensure all gutters and downspouts are clean and extended 6 feet away from the house. If seepage continues recommend professional evaluate further for repair recommendations.

Recommendation

Contact a foundation contractor.



9.3.2 General Moisture Observations

POTENTIAL MICROBIAL GROWTH

Safety Hazard

There were signs of possible microbial growth in the basement. Contact a qualified mold mitigation professional to assess and take corrective action.

Recommendation

Contact a qualified mold remediation contractor



9.3.3 General Moisture Observations



Defect/Needs Repair/Further Evaluation

STAINS ON INTERIOR FRAMING/FINISHINGS

Moisture stains/damage noted at interior basement framing/finishings appears to be from (though not limited to) seasonal flooding, plumbing leaks and/or past sewer back up - though not confirmed. Consult owner on history and professional for corrective action.

Recommendation

Contact a foundation contractor.



9.4.1 Foundation Walls

CRACKS/MOVEMENT - MAY NEED REPAIR

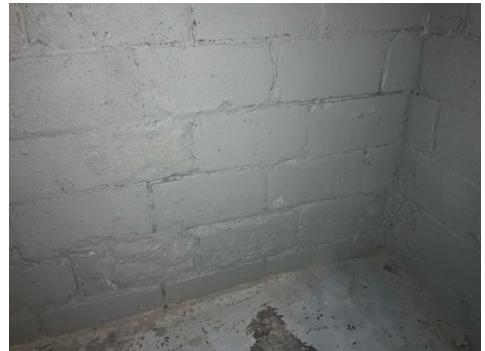


Defect/Needs Repair/Further Evaluation

Wall(s) appear to show cracks with potential movement/displacement (measured over 1/2" out of plumb in areas with laser level) and may need repair - recommend professional evaluate further and repair as needed.

Recommendation

Contact a foundation contractor.



9.8.1 Structure

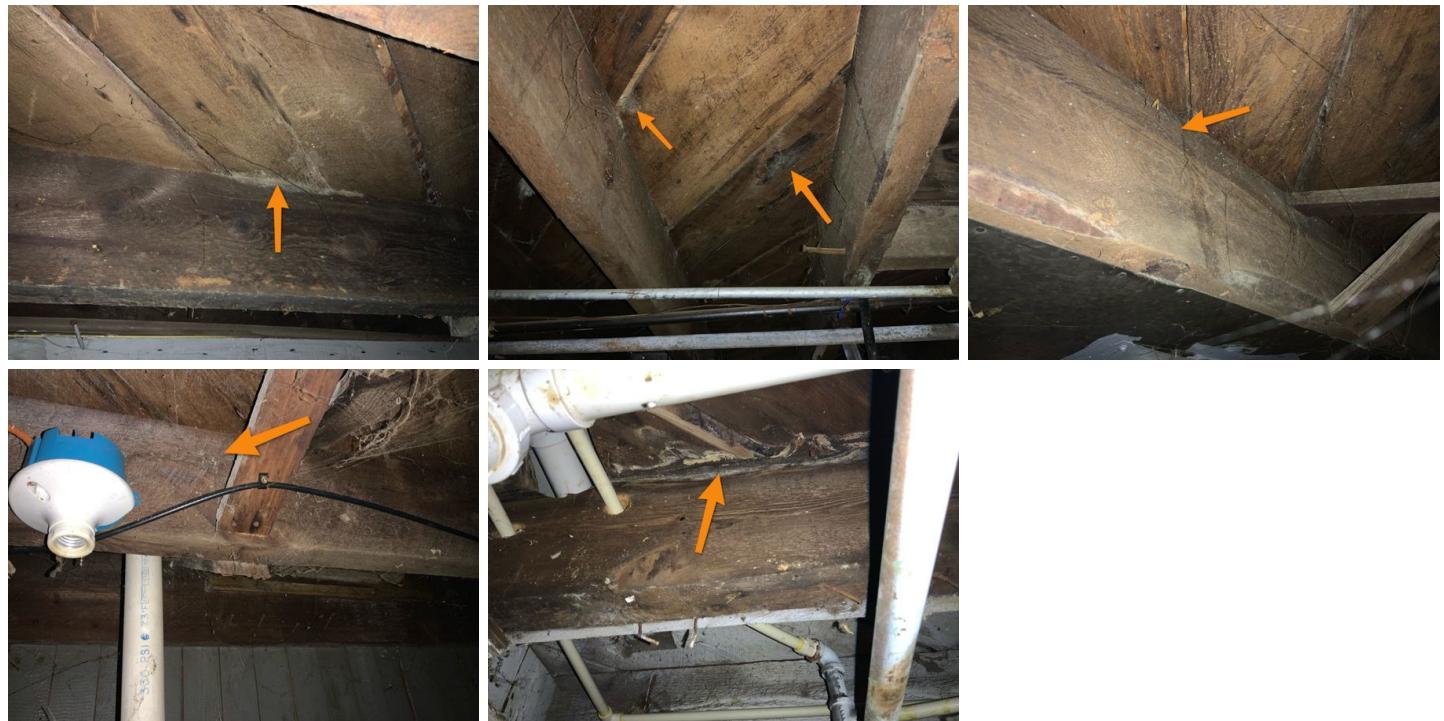
POTENTIAL MICROBIAL GROWTH

There were signs of potential microbial growth in the basement. Contact a qualified mold mitigation professional to assess and take corrective action.



Recommendation

Contact a qualified mold remediation contractor



9.8.2 Structure

STRUCTURE CONCERNS

Past modifications/repairs noted in the basement with moisture stains, damaged wood and leaning support(s). SEE ALSO: Floors in Interior Rooms Section. Recommend professional evaluate further.

Recommendation

Contact a qualified structural engineer.



Defect/Needs Repair/Further Evaluation



10: PLUMBING

		IN	NI	NP	R
10.1	Sink(s)	X			X
10.2	Tub(s) / Shower(s)	X			X
10.3	Toilet(s)	X			
10.4	Water Entry Piping	X			
10.5	Water Heater(s)	X			X
10.6	Water Supply Lines	X			X
10.7	Drain Pipes	X			
10.8	DWV Pipes	X			X
10.9	Gas Supply Lines	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Sink(s): General Observations

Updates – review permits,
Evidence of past leaks

Tub(s) / Shower(s): General Observations

Updates – review permits,
Evidence of past leaks

Toilet(s): General Observations

Updates – review permits,
Evidence of past leaks

Water Entry Piping: Material

Copper/Galvanized

Water Entry Piping: General Observations

Valve not operated, Not all
visible, Covered by
clothes/storage

Water Entry Piping: Location

Basement

Water Heater(s): Picture(s)



Water Heater(s): Type

Gas

Water Heater(s): Estimated Manufacture Date(s)

2022



Water Heater(s): Gallon Capacity

40

Water Heater(s): General Observations

Confirm installation permits

Water Heater(s): Water Heater Life Expectancy

Water Supply Lines: Material(s)
Galvanized, Plastic, Copper

Water Supply Lines: General Observations

Valves were not operated, Not all visible/verified, Corrosion, Updates – review permits, Evidence of past leaks

Drain Pipes: General Observations

Not all visible/verified, Updates – review permits, Evidence of past leaks

DWV Pipes: Material(s)
Galvanized, Cast Iron, Plastic

Drain Pipes: Material(s)
Galvanized, Plastic

DWV Pipes: General Observations

Not all visible/verified, Corroded, Pits, Updates – review permits, Evidence of past leaks

Gas Supply Lines: Main Fuel Shut-Off Location
Outside at meter

Gas Supply Lines: Type of Fuel
Gas

Gas Supply Lines: Material(s)
Black iron



Gas Supply Lines: General Observations

Visual inspection only, Valves not operated, Not all visible/verified

Water Supply Lines: Galvanized pipe concerns

Galvanized pipes corrode from the inside which may lead to low water flow and potential leaks over time. Monitor for these conditions and consult a professional for corrective action as needed.



Newly Remodeled

In general fixtures, fittings and valves in some newly remodeled homes are not regularly used. There were no leaks noted at the time of the inspection however, as occupants more routinely use fixtures, new leaks may develop. It is recommended to routinely check all fixtures, fittings and valves for leaks for a period of time after occupancy.

Limitations

A water heaters life expectancy is approximately 12-15 years.

Limitations

LIMITATIONS

Storage, Finishings

Water Supply Lines

INSPECTION LIMITED BY:

Access, Finishings

Drain Pipes

INSPECTION LIMITED BY:

Access, Finishings

Gas Supply Lines

INSPECTION LIMITED BY:

Access, Finishings

Recommendations

10.1.1 Sink(s)



Defect/Needs Repair/Further Evaluation

SUB-STANDARD PLUMBING

Sub-Standard plumbing and/or repairs observed today. If not corrected leaks/damage may result. Recommend professional evaluate further.

Recommendation

Contact a qualified plumbing contractor.



Basement

10.1.2 Sink(s)

LEAK NOTED

Washer plumbing at the sink leaks - if not repaired additional leaks will occur. Recommend repair per professional.

Recommendation

Contact a qualified plumbing contractor.



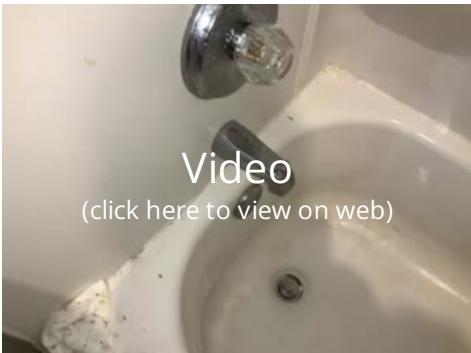
10.2.1 Tub(s) / Shower(s)

PLUMBING LOOSE AT WALL

Shower plumbing is loose at the wall - if not repaired leaks may occur. Recommend repair per professional.

Recommendation

Contact a qualified professional.



10.5.1 Water Heater(s)

SUB-STANDARD INSTALLATION

The water heater appears to operate however it shows potential DIY installation - recommend professional evaluate further and install properly.

Recommendation

Contact a qualified plumbing contractor.



10.6.1 Water Supply Lines



Defect/Needs Repair/Further Evaluation

CORRODED WATER SUPPLY LINES/VALVES

Water supply lines/valves show corrosion in area(s) - monitor. If not repaired future leaks may occur. Recommend professional evaluate and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



10.8.1 DWV Pipes



Defect/Needs Repair/Further Evaluation

CORROSION/PITS

DWV (drain, waste and ventilation) pipes show corrosion/pits in area(s) with evidence of sub-standard repairs - recommend professional evaluate further for repair options.

Recommendation

Contact a qualified plumbing contractor.



10.9.1 Gas Supply Lines



Safety Hazard

CAP MISSING

Unused gas line is missing a cap - if not repaired a gas leak may occur. Recommend installing a cap per professional.

Recommendation

Contact a qualified plumbing contractor.



11: AIR CONDITIONING

		IN	NI	NP	R
11.1	General Remarks		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Limitations

General Remarks

AC SYSTEM NOT INSTALLED

AC System not present on the property at the time of the inspection. Window, wall and/or floor units are not inspected per WI State Standards.

12: FORCED AIR HEATING SYSTEM(S)

		IN	NI	NP	R
12.1	Condition(s)	X			
12.2	Distribution / Filter	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Type

Forced air

Estimated Manufacture Date(s)

2017

Energy Source

Gas



Circulation

Direct drive

Location of Thermostat(s) / Control(s)

Main Floor

Condition(s): General Observations

Cleaning history unknown, Recommend annual professional cleaning/tune-up/evaluation

Condition(s): CO Reading (Normal Range 5-35 PPM)

21

Distribution / Filter: Material(s)

Metal ductwork

Distribution / Filter: Type

Cold air returns, Supply ducts



Distribution / Filter: General Observations

Proper air distribution/balancing not verified, Not all visible/verified, Mechanical dampers not operated, Air loss area(s)

Furnace Life Expectancy

A furnaces life expectancy is approximately 15-20 years.

Picture(s)



Condition(s): Cleaning history

Cleaning/Service history unknown - In general, HVAC systems typically require regular (every 1-3 years) preventative/diagnostic maintenance to continue operating at peak efficiency - Consult owner to confirm cleaning/maintenance history.

Distribution / Filter: Multi-Story Homes

Some multi-story homes can commonly have HVAC air distribution challenges to upper floor levels. Consult owner on history and professional as needed for repair options.

Limitations

Limitations

LIMITATIONS

Finishings

Recommendations

12.2.1 Distribution / Filter

DIRTY FILTER(S)

Filter(s) appear dirty at furnace(s) - recommend replacing to ensure proper operation of furnace(s).

Recommendation

Recommended DIY Project



12.2.2 Distribution / Filter



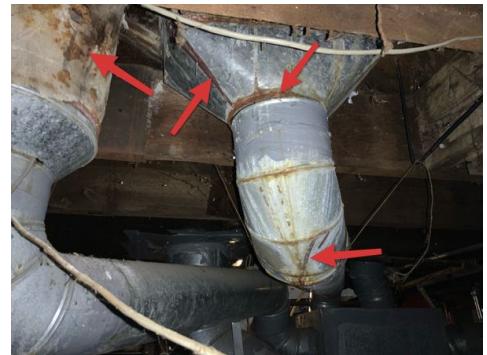
Defect/Needs Repair/Further Evaluation

RUSTED HVAC DUCTS

HVAC distribution ducts are rusty/corroded in areas (reason unknown) possibly due to past plumbing leaks (though not confirmed). Consult owner/professional and repair as needed.

Recommendation

Contact a qualified heating and cooling contractor



12.2.3 Distribution / Filter



Safety Hazard

WHITE TAPE ON DUCTS MAY CONTAIN ASBESTOS

White tape on distribution ducts appear to be suspect asbestos material - commonly found. Recommend removing/testing per professional.

Recommendation

Contact a qualified professional.



12.2.4 Distribution / Filter



Defect/Needs Repair/Further Evaluation

AIR LOSS AREA(S)

Air loss areas noted at ductwork - if not corrected air flow may be compromised. Recommend repair per professional.

Recommendation

Contact a qualified HVAC professional.



13: ELECTRICAL

		IN	NI	NP	R
13.1	Service Drop	X			
13.2	Main Panel(s)	X			X
13.3	Main Panel Conductors	X			
13.4	Branch Wire Conductors	X			X
13.5	Outlets / Switches (Representative number)	X			X
13.6	Fixtures (Representative number)	X			X
13.7	General Remarks	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Drop: Picture(s)

Service Drop: Type

Overhead

Service Drop: General
Observations

Meter rating not determined

Main Panel(s): Picture(s)
Main Panel(s): General Observations

Breakers removed

Location

Basement



Size - Total Amps 100	Size - Volts 120/240	Type Breakers
Grounding Appears grounded	Bonding Appears bonded	GFCI's/AFCI's No
Wire Chase NM cable, Conduit	Main Panel Conductors: Main Wire Type Copper	Branch Wire Conductors: Branch Wire Type Copper
Branch Wire Conductors: General Observations Circuits not traced for label accuracy, Circuits loads not evaluated	Outlets / Switches (Representative number): General Observations Recommend GFCI protection at all outlets near a water source, Function of switches is unknown, 220v outlet(s) not tested, Representative number of outlets and switches were operated, Specialty outlet(s) and/or switches not tested, Outlets/switches covered - may be low voltage/cable (not confirmed), Not all outlets were accessible/tested due to storage/furniture and/or sensitive electronic equipment plugged in	Fixtures (Representative number): General Observations Bulbs missing/not installed, Not all tested

Main Panel(s): Bonding/Grounding Not All Visible/Verified

Proper bonding/grounding not verified at all plumbing/gas systems consult professional and repair/verify as needed.

Main Panel(s): Grounds Not Physically Visible/Verified

Plumbing ground connections not physically visible/verified (common). Recommend repair/verifying per professional.

Outlets / Switches (Representative number): Function of all switches is unknown

The function of all switches is unknown. Consult owner as needed to confirm proper operation and/or professional for repair.



Switch unknown - foreign object fell out when operating

Fixtures (Representative number): Not All Light Fixtures Operated

Proper operation of all fixtures was not possible due to switches being unknown/solar features/timers/motion detectors/bulb issues and/or fixtures not operating, etc. Consult owner to confirm proper operation and/or professional for repair.

Limitations

Limitations

LIMITATIONS

Height, Switches unknown, Finishings, Storage, Furniture

Recommendations

13.2.1 Main Panel(s)

Safety Hazard

OPEN KNOCK-OUTS AT PANEL

Open knock-outs noted at the panel - if not capped children are able to stick their fingers in the hole(s) resulting in possible shock. Recommend capping per professional.

Recommendation

Contact a qualified professional.



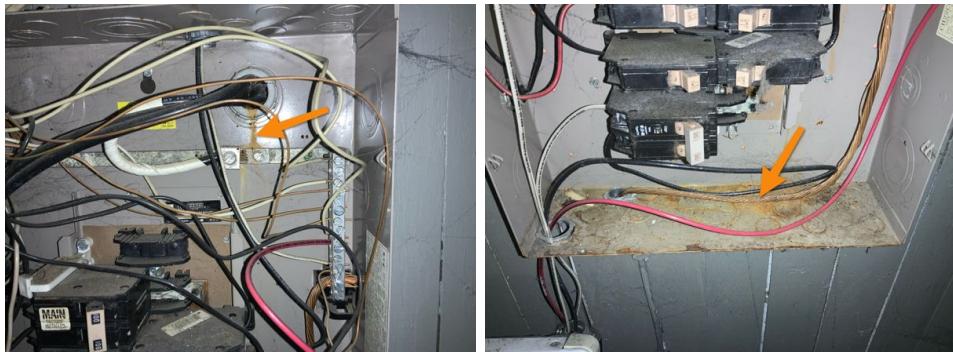
13.2.2 Main Panel(s)

**CORROSION IN PANEL(S)**

Evidence today of corrosion in the panel(s) (corrosion gives evidence to past moisture - not recommended). Recommend professional evaluate further.

Recommendation

Contact a qualified electrical contractor.



13.4.1 Branch Wire Conductors

**MULTI-TAPPING**

There is multi tapping of circuit breakers present in the electric panel. Multi tapping is when two or more wires are connected to one circuit breaker. Modern standards do not allow for two wires to be connected to one circuit breaker. This is considered a safety hazard that must be corrected. Contact a qualified electrical contractor to correct double tapping in electrical panel.

[Educational Link](#)

Recommendation

Contact a qualified electrical contractor.

13.4.2 Branch Wire

Conductors



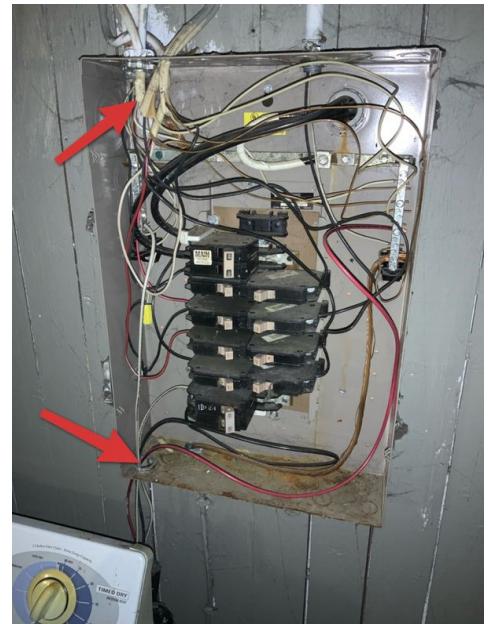
Defect/Needs Repair/Further Evaluation

EVIDENCE OF DIY WIRING IN PANEL

Evidence of DIY wiring in the panel - confirm permits for added circuits. Consult professional as needed for repair options.

Recommendation

Contact a qualified electrical contractor.



13.5.1 Outlets / Switches (Representative number)



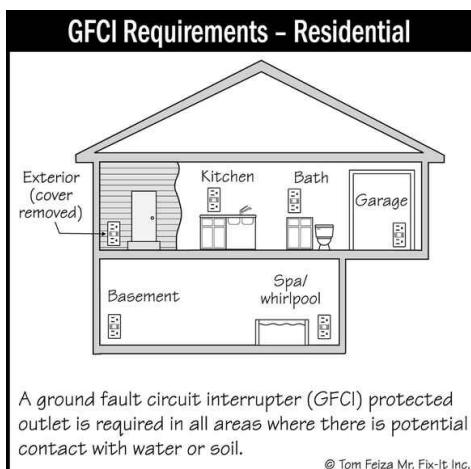
Safety Hazard

RECOMMEND GFCI PROTECTION

The outlets appear typical for the age of the home and garage however it is now recommended that ALL outlets near water be GFCI protected - consider updating (example pictures below). Consult professional for suggested installation locations.

Recommendation

Contact a qualified electrical contractor.



E117



13.5.2 Outlets / Switches (Representative number)

**COVER(S) MISSING**

There were missing and/or damaged cover(s) observed - if not corrected safety hazards exist. Recommend professional evaluate/repair.

Recommendation

Contact a qualified electrical contractor.



Bathroom

13.5.3 Outlets / Switches (Representative number)

**MIS-WIRED OUTLET(S)**

There were mis-wired outlet(s) observed (common). If not corrected safety hazards exist. Recommend professional evaluate/repair.

Recommendation

Contact a qualified electrical contractor.



Kitchen

13.5.4 Outlets / Switches

(Representative number)



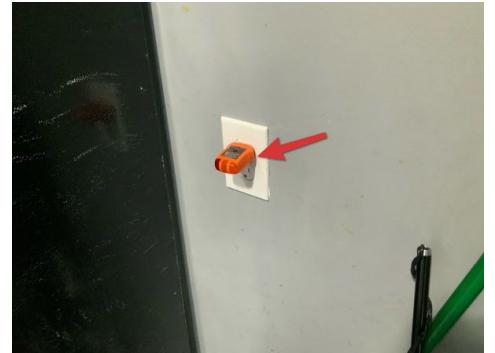
Defect/Needs Repair/Further Evaluation

OUTLET(S) DID NOT OPERATE

Not all outlets appeared to operate - recommend professional evaluate/repair for future use.

Recommendation

Contact a qualified electrical contractor.



Kitchen

13.6.1 Fixtures (Representative number)

**LOOSE LIGHT FIXTURE(S)**

Loose light fixture with exposed wires - if not repaired a safety hazard exists. Recommend repair per professional.

Recommendation

Contact a qualified professional.



Bathroom



Bathroom



Stairwell



Basement

13.7.1 General Remarks

**SUB-STANDARD INSTALLATION(S)**

In general there appears to be areas of sub-standard wiring (commonly found) which may present common safety hazards. Recommend professional evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



Basement



13.7.2 General Remarks

EXPOSED WIRES

Evidence of exposed wires - if not repaired a safety hazard exists.
Recommend repair per professional.

Recommendation

Contact a qualified electrical contractor.



Basement

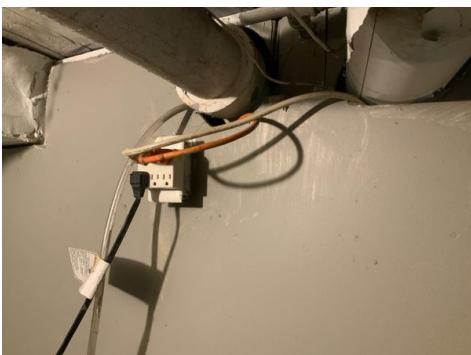
13.7.3 General Remarks

EXTENSION CORD WIRING

Extension cord wiring is not recommended for long term use - extension cord rating not determined.
Recommend repair per professional.

Recommendation

Contact a qualified professional.



Basement

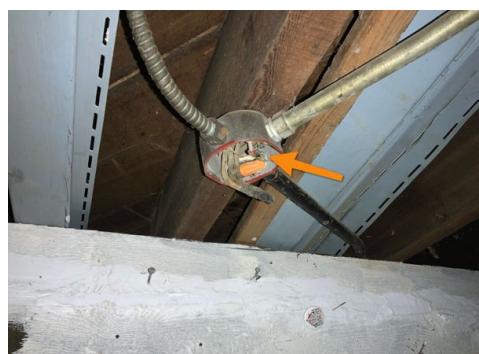
13.7.4 General Remarks

OPEN JUNCTION BOX(ES)

Open electrical junction box(es) and/or knock out(s) observed (commonly found) if not repaired potential safety hazards exist. Recommend installing cover per professional.

Recommendation

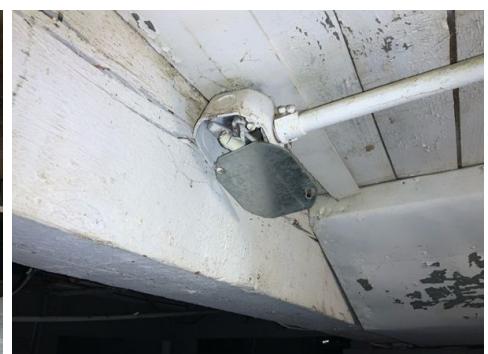
Contact a handyman or DIY project



Basement



Basement



Basement

14: REFERENCE INFORMATION

Information

Roof, Flashings and Chimneys	Exterior	Structure
Educational Link	Educational Link	Educational Link
Electrical	Heating	Cooling and Heat Pumps
Educational Link	Educational Link	Educational Link
Insulation	Plumbing	Interior
Educational Link	Educational Link	Educational Link
Appliances	Life Cycles and Cost Estimates	Supplementary
Educational Link	Educational Link	Educational Link
Property Set-up and Maintenance	More About Home Inspections	How to Operate Your Home Guide
Educational Link	Educational Link	Educational Website

STANDARDS OF PRACTICE

Inspection Details

WI State Home Inspector Standards:

RL 134.02 General Requirements.

(1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. RL 134.03 to detect observable condition of an improvement to residential real property. A reasonable competent and diligent home inspection is not required to be technically exhaustive.

(2) This section does not require a home inspector to do any of the following:

- (a) Offer a warranty or guarantee of any kind.
- (b) Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.
- (c) Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.
- (d) Operate any component of an improvement to residential real property that is inoperable.
- (e) Operate any component of an improvement to residential real property that does not respond to normal operating controls.
- (f) Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.
- (g) Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.
- (h) Evaluate acoustic characteristics of a component of an improvement to residential real property.
- (i) Project or estimate the operating costs of a component of an improvement to residential real property.
- (j) Predict future conditions, including the failure of a component of an improvement to residential real property.
- (k) Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms.
- (l) Inspect cosmetic items, underground items or items not permanently installed.
- (m) Inspect for the presence of any hazardous substances.
- (n) Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property.

Grounds / Exterior

A home inspector shall observe and describe the condition of all of the following:

1. Wall claddings, including type.
2. Flashings and trim.
3. Entryway doors and at least one window per side of a dwelling unit.
4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing.
5. Decks, balconies, stoops, steps and porches including railings.
6. Eaves, soffits and fascias.
7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.

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

A home inspector is not required to observe the following:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.

2. Locks, latches or other security devices or systems.
3. Intercom systems.
4. Fences or privacy walls.
5. Insulation or vapor barriers in exterior walls.
6. Safety glazing.
7. Garage door operator remote control transmitters.
8. Geological or soil conditions.
9. Recreational facilities.
10. Out-buildings other than garages and carports.
11. Trees, shrubs and other vegetation.

Roof System(s)

A home inspector shall observe and describe the condition of all of the following:

1. Roof coverings, including type.
2. Roof drainage systems.
3. Flashings.
4. Skylights, chimneys and roof penetrations.
5. Signs of leaks or abnormal condensation on building components.

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

A home inspector is not required to do any of the following:

1. Walk on the roofing.
2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors.
3. Observe internal gutter and downspout systems and related underground drainage piping.

Chimney(s) / Vent(s)

A home inspector shall observe and describe the condition of all of the following:

1. Roof coverings, including type.
2. Roof drainage systems.
3. Flashings.
4. Skylights, chimneys and roof penetrations.
5. Signs of leaks or abnormal condensation on building components.

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

A home inspector is not required to do any of the following:

1. Walk on the roofing.
2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors.
3. Observe internal gutter and downspout systems and related underground drainage piping.

Attic

A home inspector shall observe and describe the condition of all of the following:

1. The presence or absence of insulation in unfinished spaces.
2. Ventilation of attics and foundation areas.
3. Kitchen, bathroom, and laundry venting systems.

A home inspector is not required to observe any of the following:

1. Concealed insulation.
2. Venting equipment which is integrated with household appliances.

Interior Rooms

A home inspector shall observe and describe the condition of all of the following:

1. Walls, ceilings and floors.
2. Steps, stairways, balconies and railings.
3. Counters and all sink base cabinets.
4. A random sample of doors and windows.
5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.
2. Carpeting.
3. Draperies, blinds or other window treatments.
4. Household appliances.
5. Recreational facilities or another dwelling unit

Bathroom(s)

A home inspector shall observe and describe the condition of all of the following:

1. Walls, ceilings and floors.
2. Steps, stairways, balconies and railings.
3. Counters and all sink base cabinets.
4. A random sample of doors and windows.
5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.
2. Carpeting.
3. Draperies, blinds or other window treatments.
4. Household appliances.
5. Recreational facilities or another dwelling unit.

Kitchen(s) / Laundry

A home inspector shall observe and describe the condition of all of the following:

1. Walls, ceilings and floors.
2. Steps, stairways, balconies and railings.
3. Counters and all sink base cabinets.
4. A random sample of doors and windows.
5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.
2. Carpeting.
3. Draperies, blinds or other window treatments.
4. Household appliances.
5. Recreational facilities or another dwelling unit

Basement

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

COLUMNS. A home inspector shall observe and describe the type and condition of columns.

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

Plumbing

A home inspector shall observe and describe the condition of all of the following:

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

A home inspector is not required to do any of the following:

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

Air Conditioning

A home inspector shall observe and describe the condition of all of the following:

1. Cooling and air handling equipment, including type and energy source.
2. Normal operating controls.
3. The presence of an installed cooling source in each room.

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

A home inspector is not required to do any of the following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.
2. Observe non-central air conditioners.
3. Observe the uniformity or adequacy of cool-air supply to the various rooms.
4. Operate electronic air filters.
5. Observe the pressure of the system coolant or determine the presence of leakage.
6. Test the electrical current drawn by the unit.

Forced Air Heating System(s)

A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system:

1. Heating equipment and distribution systems.
2. Normal operating controls and energy source.
3. Automatic safety controls.
4. Exterior surfaces of chimneys, flues and vents.
5. Solid fuel heating devices.
6. The presence of an installed heat source in each room.

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

A home inspector is not required to do any of the following:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage.
2. Operate automatic safety controls.
3. Ignite or extinguish fuel fires.
4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.
5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Electrical

A home inspector shall observe and describe the condition of all of the following:

1. Service entrance conductors.
2. Service equipment, grounding equipment, main over current device.
3. Main and distribution panels, including their location.
4. Amperage and voltage ratings of the service, including whether service type is overhead or underground.
5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring.
6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls.

7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.
8. The operation of ground fault circuit interrupters.
9. The functionality of the power sources for smoke detectors.

A home inspector is not required to do any of the following:

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

Reference Information

The links connect you to a series of documents that will help you understand your property and how it works. These are in addition to links attached to specific items in the report